

SURVEY FORM FOR UP TOURISM HERITAGE PROPERTIES SURVEY

Date of implementation: 27.11.2024

File No. VIS-20 <u>24</u> -20 <u>25</u> PL- <u>522-468-687</u>	Date: <u>11/01/2025</u> <u>12/01/2025</u>	Time: <u>-</u>
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UP Tourism, Royal Theatre,
Charkhari, Mohaba.

IMPORTANT INSTRUCTIONS TO SURVEYOR

Not
provided

1. Collect all as build drawing of building/any component available at site.
2. Previous lease deed providing information about possession details.
3. Collect all other details from the Revenue Department (Tehsil) related to land and property.
- ✓ 4. Take Google Map Location.
- ✓ 5. Do check the encroachment on the site with complete details.
- ✓ 6. Please take proper and enough photographs of the site.
- ✓ 7. Please do confirm the Circle Rate of the Property on the site.
- ✓ 8. Please do check the site neighborhood properly and for what will be its best use upon redevelopment.

GENERAL DETAILS

1.	Name of the Surveyor	<u>Rajat kumar</u>								
2.	Property Name	<u>"Royal Theatre"</u>								
3.	Property Address	<u>Royal Theatre, Mouza- Maharajanagar N.Z.A, Tehsil- charkhari, Mohaba- 210427</u>								
4.	Property Documents collected	<p>Ownership Documents: <input type="checkbox"/> Sale Deed, <input type="checkbox"/> Registered Will, <input type="checkbox"/> Relinquishment Deed, <input type="checkbox"/> Transfer Deed, <input type="checkbox"/> Conveyance Deed, <input type="checkbox"/> Allotment Letter, <input type="checkbox"/> Possession Letter, <input checked="" type="checkbox"/> Khatauni, <input type="checkbox"/> Mutation Documents</p> <p>Map: <input type="checkbox"/> Cizra Map, <input type="checkbox"/> Approved Map, <input type="checkbox"/> Site Plan</p> <p>Utility Bills: <input type="checkbox"/> Electricity Bill & payment receipt, <input type="checkbox"/> Water Bill & payment receipt, <input type="checkbox"/> House Tax demand & payment receipt</p> <p>Any Other document:</p> <p><u>5 Pice & photograph</u></p>								
5.	Property shown by	<table border="1"> <thead> <tr> <th>Name</th> <th>Contact No.</th> </tr> </thead> <tbody> <tr> <td><u>(लक्ष्मण सिंह) → Mr. Laxman Singh</u></td> <td><u>9198478731</u></td> </tr> </tbody> </table>			Name	Contact No.	<u>(लक्ष्मण सिंह) → Mr. Laxman Singh</u>	<u>9198478731</u>		
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<u>(लक्ष्मण सिंह) → Mr. Laxman Singh</u>	<u>9198478731</u>									
6.	UP Tourism Officer accompanied	<table border="1"> <thead> <tr> <th>Name</th> <th>Designation</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td><u>" "</u></td> <td><u>" "</u></td> <td><u>" "</u></td> </tr> </tbody> </table>			Name	Designation	Number	<u>" "</u>	<u>" "</u>	<u>" "</u>
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7.	Tehsil Office Person Details	<table border="1"> <thead> <tr> <th>Name</th> <th>Designation</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td><u>" "</u></td> <td><u>" "</u></td> <td><u>" "</u></td> </tr> </tbody> </table>			Name	Designation	Number	<u>" "</u>	<u>" "</u>	<u>" "</u>
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<u>" "</u>	<u>" "</u>	<u>" "</u>								

Details informed by Lehlapel →

Gate no. 1068 - Building (Royal Theatre).
1067 - water tank
1074 - Guest House.
1070 - Gate (main)
1076 - Mandir

(1077) (1075) [] - mandir passage
↓ left
Right

1078
Gate no.

8.	Survey Type	<input checked="" type="checkbox"/> Full survey (inside-out with measurements & photographs) <input type="checkbox"/> Half Survey (Measurements from outside & photographs) <input type="checkbox"/> Only photographs taken (No measurements)
9.	Reason for Half survey or only photographs taken	<input type="checkbox"/> Property was locked, <input type="checkbox"/> Possesses didn't allow to inspect the property,
10.	How Property is Identified	<input type="checkbox"/> From schedule of the properties mentioned in the deed, <input type="checkbox"/> From name plate displayed on the property, <input type="checkbox"/> Identified by the owner/ owner representative, <input type="checkbox"/> Enquired from nearby people, <input checked="" type="checkbox"/> By Lekhpal.
11.	Is Lekhpal able to locate the clear boundaries?	<input checked="" type="checkbox"/> Demarcated the land inside the boundaries "Mela Ground".
12.	Is cadastral (Sizra Map) collected from Lekhpal?	<input checked="" type="checkbox"/> Photographs taken as Cirra is drawn in a cloth.
13.	Property Measurement	<input type="checkbox"/> Self-measured, <input checked="" type="checkbox"/> Sample measurement only, <input type="checkbox"/> No measurement
14.	Reason for no measurement	<input type="checkbox"/> Property was locked, <input type="checkbox"/> Very Large Property, practically not possible to measure the entire area <input type="checkbox"/> Any other Reason:

OWNERSHIP DETAILS

1.	Name of the Property Owner as per Govt. record/ documents	UP Govt. → (Khetanama as → "Parham").
2.	Property Survey no. (Gata No., Khasra No.)	<input checked="" type="checkbox"/> Free Hold, <input type="checkbox"/> Lease Hold (1078 Gata No.) → Informed by Lekhpal (Khetani Khasra No. 348).
3.	Details of the encroachment found on the site	(Under Nagae Police). Charkhari
4.	Prevailing circle rate of the land	Re 5600 / Sq. m (Document provided by Lekhpal)

LOCATION DETAILS

1.	Adjoining Properties (Match it with papers with the help of compass or Sun direction and also confirm it with nearby people)	<table border="1"> <thead> <tr> <th>East</th> <th>West</th> <th>North</th> <th>South</th> </tr> </thead> <tbody> <tr> <td>Gomant party Munni Beshan W/o Aziz Khan (Green Bag).</td> <td>Road to Block/ Library. Lake</td> <td>Primary School/ Block Head office.</td> <td>Charkhari By-pass/ Lake.</td> </tr> </tbody> </table>	East	West	North	South	Gomant party Munni Beshan W/o Aziz Khan (Green Bag).	Road to Block/ Library. Lake	Primary School/ Block Head office.	Charkhari By-pass/ Lake.
East	West	North	South							
Gomant party Munni Beshan W/o Aziz Khan (Green Bag).	Road to Block/ Library. Lake	Primary School/ Block Head office.	Charkhari By-pass/ Lake.							
2.	Property Facing	<input type="checkbox"/> East Facing, <input type="checkbox"/> North Facing, <input type="checkbox"/> West Facing, <input checked="" type="checkbox"/> South Facing, <input type="checkbox"/> North-East Facing, <input type="checkbox"/> South-West Facing, <input type="checkbox"/> South-East Facing, <input type="checkbox"/> North-West Facing								
3.	Nearby Landmark	Itself is a Landmark.								
4.	Ward Name/ No.	-								
5.	Zone Name	Tehsil → Charkhari - Mahoba								
6.	Main Road Name & Width	<table border="1"> <thead> <tr> <th>Name</th> <th>Width</th> <th>Distance from property</th> </tr> </thead> <tbody> <tr> <td>Charkhari By-pass Road</td> <td>(20-25 ft)</td> <td>Adjacent.</td> </tr> </tbody> </table>	Name	Width	Distance from property	Charkhari By-pass Road	(20-25 ft)	Adjacent.		
Name	Width	Distance from property								
Charkhari By-pass Road	(20-25 ft)	Adjacent.								
7.	Approach Road Name & Width	Charkhari By-pass (20-25 ft) road also known as Mahoba - Mushkang Jilla marg.								

Mahoba - Mushkang Jilla marg.
 Jarpadi marg.

8.	Type of locality	<input type="checkbox"/> Within Main city, <input type="checkbox"/> Within Good Urban developed Area, <input checked="" type="checkbox"/> Within developing area, <input type="checkbox"/> Highly posh locality, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> In interiors, <input checked="" type="checkbox"/> Remote area, <input type="checkbox"/> Backward, <input type="checkbox"/> Average, <input type="checkbox"/> Poor					
9.	Special Location consideration of the property	<input type="checkbox"/> Park Facing, <input type="checkbox"/> Pool Facing, <input checked="" type="checkbox"/> Road Facing, <input type="checkbox"/> Entrance North-East Facing, <input type="checkbox"/> Sunlight facing					
10.	Characteristics of the locality	<input type="checkbox"/> Urban developed, <input type="checkbox"/> Urban developing, <input checked="" type="checkbox"/> Semi Urban, <input checked="" type="checkbox"/> Rural, <input type="checkbox"/> Backward, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional					
11.	Distance of the property from the main city	20km (Mahota).					
12.	Utilities/ Facilities in the locality	<input type="checkbox"/> Lifts, <input checked="" type="checkbox"/> Garden, <input type="checkbox"/> Landscaping, <input type="checkbox"/> Swimming Pool, <input type="checkbox"/> Gym, <input type="checkbox"/> Club House, <input type="checkbox"/> Walk Trails, <input type="checkbox"/> Kids play zone, <input type="checkbox"/> 100% Power Backup — (adjacent) → Govardan park.					
13.	Proximity to civic amenities (Informed by representative).	School	Hospital	Market	Metro	Railway Station	Airport
		1km	1.5km	1km	—	10km (charanka Road)	—
14.	Any new development in surrounding area	—					
15.	Jurisdiction limits	<input type="checkbox"/> Nagar Nigam, <input type="checkbox"/> Nagar Panchayat, <input type="checkbox"/> Gram Panchayat, <input type="checkbox"/> Nagar Palika Parishad, <input type="checkbox"/> Area not within any municipal limits ^{Charlton Nagar Palika.}					
16.	Jurisdiction Development Authority Name	<input type="checkbox"/> DDA, , Any other Development Authority: <input type="checkbox"/> Area not within any development authority limits					
17.	Municipal Corporation Name	<input type="checkbox"/> NDMC, <input type="checkbox"/> SDMC, <input type="checkbox"/> EDMC, <input type="checkbox"/> Area not within any municipal limits, <input type="checkbox"/> Any other Municipal Corporation/ Municipality:					
18.	Nearby number of hotels in the vicinity and its numbers and distance	NO. (In 20 km) . (only few small-mid Guest House)					
19.	Class of hotels in nearby location	11					
20.	Major neighboring attractions and catchment in the area	Total Talab - 3km. (not such any attraction but surrounded by few beautiful lakes)					
21.	Best usage of the property as per the location?	Resorts, Wedding Hall, can be developed as Tourist place as Royal Theatre.					

PHYSICAL DETAILS

1.	Land Area	As per Title deed	As per Map	As per site survey
		3.667 Hectare.	—	As per Google Earth (inside the boundary shown by laptop (6.31 Acre)
		or (9.31 Acre) after conversion		

2.	Description of the Assets	"Royal Theatre" situated at Charbhai (Many local say it was built by King Machhan Singh around (1880s - 1890s).
3.	Demarcation of land as per Government Record	✓ 3.667 Hectare (as per Docx) ✓ 9.00 Acre (as per work order issued by Tourism)
4.	Demarcation actually found on the ground	~ 6.31 Acre (As data shown by telephat on Google Earth)
5.	Details of the encroachment found on the site	Cannot Comment. (Not shown or informed by telephat) * (All land area inside boundary under Nagar Palika Charbhai)
6.	Are Boundaries matched	<input type="checkbox"/> Yes, <input type="checkbox"/> No, <input checked="" type="checkbox"/> No relevant papers available to match the boundaries, <input type="checkbox"/> Boundaries not mentioned in available documents
7.	Is Independent access available to the property	<input checked="" type="checkbox"/> Clear independent access is available, <input type="checkbox"/> Access available in sharing of other adjoining property, <input type="checkbox"/> No clear access is available, <input type="checkbox"/> Access is closed due to dispute
8.	Is property clearly demarcated with permanent boundaries?	<input type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries * Partially demarcated
9.	Is the property merged or colluded with any other property	Cannot Comment.
10.	Property possessed by at the time of survey	Nagar Palika - Charbhai
11.	Land Type	<input checked="" type="checkbox"/> Solid, <input type="checkbox"/> Rocky, <input type="checkbox"/> Marsh Land, <input type="checkbox"/> Reclaimed Land, <input type="checkbox"/> Water logged, <input type="checkbox"/> Land locked
12.	Shape of the Land	<input type="checkbox"/> Square, <input type="checkbox"/> Rectangular, <input type="checkbox"/> Trapezium, <input type="checkbox"/> Triangular, <input type="checkbox"/> Trapezoid, <input checked="" type="checkbox"/> Irregular, <input type="checkbox"/> NA
13.	Level of Land	<input checked="" type="checkbox"/> On road level, <input type="checkbox"/> Below road level, <input type="checkbox"/> Above road level, <input type="checkbox"/> NA
14.	Frontage to depth ratio	<input checked="" type="checkbox"/> Normal frontage, <input type="checkbox"/> Less frontage, <input type="checkbox"/> Large frontage, <input type="checkbox"/> NA
15.	Current activity carried out in the property	<input type="checkbox"/> Residential purpose, <input type="checkbox"/> Commercial purpose, <input type="checkbox"/> Godown, <input type="checkbox"/> Office, <input type="checkbox"/> Industrial, <input type="checkbox"/> Vacant, <input type="checkbox"/> Locked, <input type="checkbox"/> Abandoned, <input type="checkbox"/> No in Use, <input type="checkbox"/> Any other use: * Mela * Mandir * Godown for mela items.
16.	Best usage of the property as per the location?	Tourism, Resort, Hotel, wedding Banquet etc.

BUILDING/ CONSTRUCTION/ UTILITY DETAILS

1.	Building Type	<input type="checkbox"/> RCC Framed Structure, <input checked="" type="checkbox"/> Load bearing Pillar Beam column, <input checked="" type="checkbox"/> Ordinary brick wall structure, <input type="checkbox"/> Iron trusses & Pillars, <input type="checkbox"/> Scrap abandoned structure
2.	Roof	a. Make: <input checked="" type="checkbox"/> RBC, <input type="checkbox"/> RCC, <input type="checkbox"/> GI Shed, <input checked="" type="checkbox"/> Tin Shed, <input type="checkbox"/> Stone Patla b. Height: separate sheet provided. c. Finish: <input checked="" type="checkbox"/> Simple plaster, <input type="checkbox"/> POP Punning, <input type="checkbox"/> POP False Ceiling, <input type="checkbox"/> Coved roof, <input checked="" type="checkbox"/> No plaster
3.	Flooring	<input type="checkbox"/> Vitrified tiles, <input type="checkbox"/> Ceramic Tiles, <input type="checkbox"/> Simple marble, <input type="checkbox"/> Marble chips, <input type="checkbox"/> Mosaic, <input type="checkbox"/> Granite, <input type="checkbox"/> Italian Marble, <input type="checkbox"/> Kota stone, <input checked="" type="checkbox"/> pattern

		<input type="checkbox"/> Wooden, <input checked="" type="checkbox"/> PCC, <input type="checkbox"/> Imported Marble, <input type="checkbox"/> Pavers, <input type="checkbox"/> Chequered Tiles, <input type="checkbox"/> Brick Tiles, <input type="checkbox"/> No Flooring, <input type="checkbox"/> Under construction, <input type="checkbox"/> Any other type:								
4.	Appearance/ Condition of the Building	Internal - <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input checked="" type="checkbox"/> Poor <input type="checkbox"/> Under construction, <input type="checkbox"/> Abandoned <input type="checkbox"/> No Survey External - <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input checked="" type="checkbox"/> Poor, <input type="checkbox"/> Under construction, <input type="checkbox"/> Abandoned								
5.	Maintenance of the Building	<input type="checkbox"/> Very Good, <input type="checkbox"/> Average, <input checked="" type="checkbox"/> Poor, <input type="checkbox"/> Under construction								
6.	Interior decoration	<input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input checked="" type="checkbox"/> Simple, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Below average, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey								
7.	Interior Finishing	<input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input checked="" type="checkbox"/> Simple, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Below average, <input type="checkbox"/> Under construction, <input type="checkbox"/> Abandoned, <input type="checkbox"/> No Survey (Street Light & mandir by Nagar Palika)								
8.	Exterior Finishing	<input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input checked="" type="checkbox"/> Simple, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Below average, <input type="checkbox"/> Poor, <input type="checkbox"/> Under construction, <input type="checkbox"/> Abandoned, <input type="checkbox"/> No Survey								
9.	Class of Electrical fittings	<input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input checked="" type="checkbox"/> Simple, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Below average, <input type="checkbox"/> Poor, <input type="checkbox"/> Under construction, <input type="checkbox"/> No fittings, <input type="checkbox"/> No Survey								
10.	Class of Sanitary/ Plumbing & water supply fittings	<input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input checked="" type="checkbox"/> Simple, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Below average, <input type="checkbox"/> Poor, <input type="checkbox"/> Under construction, <input type="checkbox"/> No fittings, <input type="checkbox"/> No Survey								
11.	Water arrangements	<input type="checkbox"/> Jet pump, <input type="checkbox"/> Submersible, <input type="checkbox"/> Jal board supply <input checked="" type="checkbox"/> Handpumps								
12.	Age of Building/ Recent Improvements done	188 BS-1 (As per locale). 189 BS-1 well - 2.								
13.	Maintenance of the Building	<input type="checkbox"/> Very Good, <input type="checkbox"/> Average, <input checked="" type="checkbox"/> Poor								
14.	Defects in the building in detail	-								
15.	Boundary Wall (Only for individual property)	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Common boundary wall of a complex <table border="1"> <thead> <tr> <th>Running Mtr.</th> <th>Height</th> <th>Width</th> <th>Finish</th> </tr> </thead> <tbody> <tr> <td>~ 530 mtr</td> <td>~ 5ft</td> <td>30mm</td> <td>Simple plaster wall.</td> </tr> </tbody> </table>	Running Mtr.	Height	Width	Finish	~ 530 mtr	~ 5ft	30mm	Simple plaster wall.
Running Mtr.	Height	Width	Finish							
~ 530 mtr	~ 5ft	30mm	Simple plaster wall.							
16.	Special Comments/ Observations, if any	poor maintenance of Main Royal Theatre & its adjacent building / cracks / slabs got collapsed found at side.								

SCHEDULE OF TREES

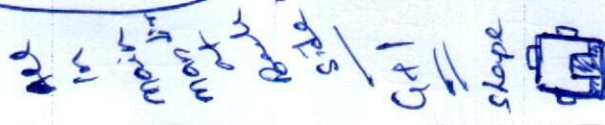
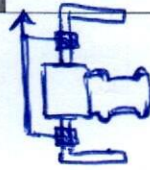
Type of Tree	No. of Trees	Girth Of Tree	Height of Tree	Mark general location of trees in the property
x - Separate sheet provided by topographical team - x				

Inner

S.No.	Structure Name	Number of floors	Height of each floor	Outer Measurement	Number of Internal Partitions / Rooms	Internal Partition Measurements	Type of construction	Condition of the Structure	Is Electrical Fittings available?	Is Sanitary/plumbing/arrangements available?	Current Use	Part of Encroachment?
01.	Royal Theatre (Stage Blocks)	GF	Middle 41-45 ft Brick wall 41-30 ft	L-60 ft B-60 ft (Inner) measurement	only Hall	-	Brick wall / Truss / Iron truss	Poor	NO	NO	Using by Nagar Palika Char Khairi keeping thing, freely	-
02.	Royal Theatre (Back side Blocks)	GF	Middle 41-30 ft Brick wall 41-20 ft	L-12 ft B-62 ft (Inner) measurement	"	-	"	"	"	"	"	(mela Halls, Matren, chowisek).
03.	Building Adjacent to Royal Theatre (Ruined condition)	GF & 1st (maybe)	Open no slab now	L-15 ft B-12 ft	-	-	Brick wall only now	"	"	"	Ruined Condition (vacant) Poor stage.	-
04.	Mandir shape Right (side)	GF	L-30 ft B-10 ft	L-25 ft for Gumbha at 4 corner H-11.8 ft for passage	only Passage	-	Brick wall	Ang	"	"	for Mandir purpose.	-
05.	" (Left side)	GF	27 ft - 10 ft	"	"	-	"	"	"	"	"	-

Inner measurements.

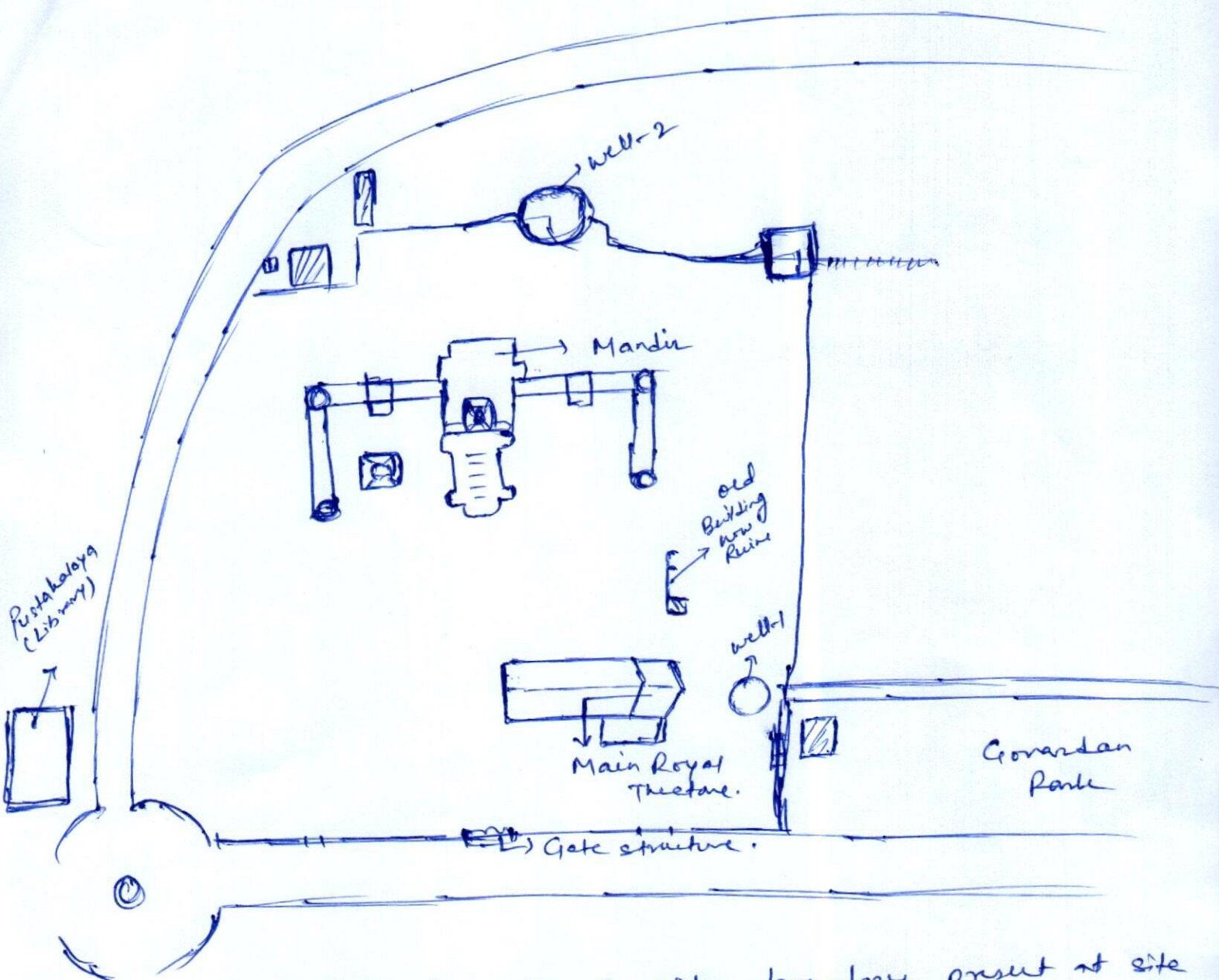
S.No.	Structure Name	Number of floors	Height of each floor	Outer Measurement	Number of Internal Partitions / Rooms	Internal Partition Measurements	Type of construction	Condition of the Structure	Is Electrical Fittings available?	Is Sanitary/plumbing/arrangements available?	Current Use	Part of Encroachment?
06.	Small mandir adjacent to passage both sides (out portion)	GF	H-13ft	L-15ft B-9ft	only one	-	Ree	Arg	no	no	mandir purpose.	-
07.	Main old Mandir (Bale)	GF	H-20ft	L-50ft B-50ft	Hall, stairs 5 Rooms with mezzanine	-	"	"	"	"	"	-
08.	mezzanine area X 2 both side (In main mandir)	GF + mezz.	H-8ft H-12ft	L-20ft B-10ft	1 Room / Floor GF - 1 Mezz - 1 (Both side)	-	"	"	"	"	"	-
09.	Mandir Bale top floor middle area (Yagn Ave)	1st	H-24ft middle (Gumbaz) Kachh	L-21ft B-21ft	open Hall, Pillars	-	"	"	"	"	"	-
10.	stairs out top x 2 (Both side)	1st	H-10ft	L-10ft B-4.5ft	stairs	-	"	"	"	"	"	-



S.No.	Structure Name	Number of floors	Height of each floor	Outer Measurement	Number of Internal Partitions / Rooms	Internal Partition Measurements	Type of construction	Condition of the Structure	Is Electrical Fittings available?	Is Sanitary/plumbing/arrangements available?	Current Use	Part of Encroachment?
11.	Mandir front portion Hall side	G/F	H-15ft Approx.	W-250 87.4 ft or 2649 sq. ft.	Hall open	-	Rce	Arg	yes	no	Mandir Hall	-
12.	Godown small shed attached with Royal Theatre main shed	G/F	H-10ft (Arg)	W-60ft B-20ft	Two Rooms	200 sq ft -	Finished Brick wall	poor	NO	NO	Godown	Magar Palace things kept.
13.	Yagn Salan	G/F W side	H-24ft middle H-15ft skirting slope	L-30ft B-30ft	Open Hall	-	Rce	Arg	NO	NO	Yagn Salan mandar purpose	-
14.	Gate Structure	passage Q+1 structure each side	H-18ft middle H-5ft each firm each side	L-12ft B-12ft L-12ft B-4ft each side	-	-	Rce	"	"	"	Entrance to Mela Ground	-
15.	Water tank Building inside Goranla park out of scope taken if required	G+1	H-10ft	L-20ft B-20ft	2 Room on each floor with stairs	-	Rce	"	"	"	water tank Building	-

* There is also 2 wells one behind mandir one in front of Royal theatre.

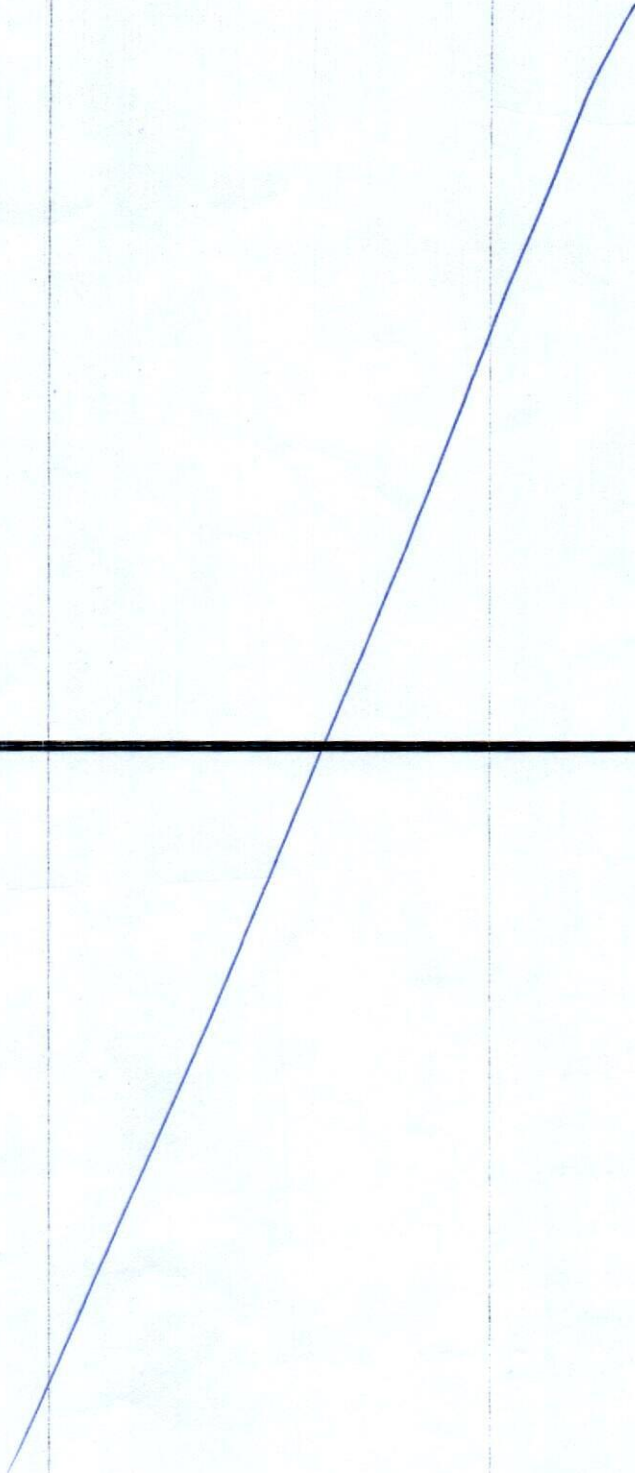
* Not to Scale just to give an idea.



- * There is only 3 side boundary present at site boundary from Library or Internal Road side is not present as ~~there~~ there is a road towards Block office charlehari done with the help of lekhpal
- * Land demarcation comes around 6.31 Acre on Google Earth, when asked about difference in area and where is the remaining part Lekhpal didn't say anything on it, just said they staying few properties are Block office, Govardan park, Mela office all maintained by Nagar Palika Charlehari only and under them only.
- * Lekhpal didn't sign on survey form in any page and decided to sign straight away.

DRAW SITE KEY PLAN & SKETCH PL

u Already made site key plan on
pg no. 8



PROPERTY MARKET COMPARABLE RATE INFORMATION DETAILS

(Available for Sale or Transaction already happened in past)

S.No	Particulars	Subject Property	Comparable 1	Comparable 2	Comparable 3
1.	Name (source of information)	NA	Gita Building material & Reseller (Local people & Dealer)		Laxman Singh
2.	Contact No.	NA	8787006267		9198478731
3.	Type of source of information (Seller/ Property dealer/ nearby people)	NA	Nearby Person		Lehhpal of phot area.
4.	Rates/ Price informed (in Rs. with unit)	NA	Rs 30-35 / aas/ Bigha		Rs 40-50 / aas/ Bigha
5.	Rates Type (Sale/ Buy)	NA	Buy		Buy
6.	Shape of the Property (Square, Rectangular, Irregular)		Similar		Similar
7.	Area/ Size of the Property		4		4
8.	Legal Status (clear, negative, weak)/ No. of owners		clean		clean
9.	Location/ surrounding/ neighborhood comparison with the subject property (Similar, Lower, Better, Highly Better than the subject Property)	Base Case	Similar		Similar
10.	Distance from the subject Property	0	"		"
11.	Other factors (Corner, 2 side open, North-East facing, Park facing, Legal/ Financial encumbrance, etc.)		"		"
12.	Approach road width		"		7
13.	Level of Land (Below/ On/ Above road level)		—		—
14.	Frontage to depth ratio (Normal, Less, Large)		—		—
15.	Present Use		—		—
16.	Any other details/ Discussion held	NA	As per discussion rates on these area near to royal theatre will be around Rs 30-35 / aas/ Bigha		As per him rates will be Rs 40-50 / aas/ Bigha near to Royal Theatre.
17.	Present expected Sale Value of the overall property?		Rs 30-35 / aas/ Bigha		

Note - ~~Rs~~
I Area is 2.25 Bigha.

UNDERTAKING BY THE CUSTOMER

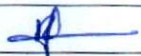
I confirm that I have made the inspection of the subject property to the surveyor of R.K Associates, which is correct property in question for which the documents have been provided/ submitted by me. I further confirm that I am aware of all the information related to the subject property and I have provided all its information to the surveyor true to the best of my knowledge. I understand that any false or manipulative information provided by me will be considered as cheating with the professional organization since it will lead to incorrect valuation report and I'd be solely responsible for this unlawful act and will bear the charges for the changes/ modifications which have to undergo due to the false information. I also undertake that I have not given any cash or in kind to any member of R.K Associates to influence the Value of the Property or favor any individual or organization and the same is not accepted or asked by the member of R.K Associates. Any such act will lead to cancellation of the material prepared by R.K Associates with forfeiting of the fees and i'll be completely responsible for its repercussions and legal actions taken for it.

IMPORTANT: We have not authorized any of our person/ Surveyor to take Cash or kind from the customers in any situation. In case Surveyor or any member of R.K Associates asks for any money or kind from you then kindly please inform on number +91-9958632707, 0120-4110117. Our Valuation process is very stringent and have multiple check points to ensure correct & error free reports to keep the lending agency risk free. In case Surveyor claims that he would be able to arbitrary effect the Valuation figures unfairly or as per your requirement & need, then he is making a false claim to you and we request you to complaint such act immediately on the number provided above.

Name	Laxman Singh
Relationship with owner	Lehhpal - charbhar
Signature	* Didn't Sign
Mobile No.	9198478731
Date	11/01/25 & 12/01/2025

UNDERTAKING BY THE SURVEYOR

I confirm that I have carried out the Survey of the property properly as per the fair professional best practices and Valuation & Survey policy guidelines issued by R.K Associates. I have not taken any cash or kind from the customer nor have I come into any kind of influence of the customer / bank for arbitrary providing the Property Valuation as per one's need. I further state that I have not given any assurances to the customer nor given any wrong or false information or statement. In case at any point of time it is found that I have done any kind of fraudulent activity in this case and misled the company then I understand its legal consequences and appropriate penal action which company can take against me. Also in regard to it any monetary or reputation loss will be recovered from me by the company.

For File No.	VIS(2024-25)-PL522-468-687.
Surveyor Name	Rajat Kumar
Signature	
Date	11/01/2025 & 12/01/2025

UNDERTAKING BY THE PREPARER

I confirm that this Valuation Report is prepared as per the fair professional best practices and Valuation & Survey Policy Guidelines issued by the organization. I also confirm that without any personal interest, partiality or prejudice, I have worked on this Valuation assignment. Rates adopted for the asset is based on various facts, information collected from the site came to my knowledge during the course of the assignment and I have taken all sincere efforts to review, cross check & confirm this data/ information from all different angles using my prudent approach without any biasedness or pressure. I have prepared the report based on true facts & information as per best of my knowledge & case facts. I understand that any false information provided by me will lead to the incorrect valuation report and I'd be solely responsible for it and will bear the losses which will be put on the Company in form of monetary or reputation loss by its client or statutory bodies.

I also undertake that I did not come into any influence by the customer, Bank representative (officer or agent), colleagues, coworkers or any other person to arbitrary change the Valuation figures or facts unethically or illegitimately which may put the public money at risk which is in the form of Bank deposits.

In case at any point of time in future, if I am found guilty of illegitimately distorting the facts in the Valuation or any other professional services which company offers in the market on being influenced by the customer or Bank representative (officer or agent) or for whatsoever reason then I'd solely responsible of any such act and I understand that the Company can take appropriate legal action against me which may include suspension from the current roles & responsibilities or termination from the employment with immediate effect.

I also undertake that I have not taken any cash, favor or in kind from the customer for favoring any individual or organization by unfair means.

I also undertake that I'll not prepare any report on incomplete Survey form which is not properly filled as per the Company guidelines and in case I am preparing it which is creating an incorrect report then I'd be responsible for its consequences.

For File No.	
Preparer Name	
Signature	
Date	