

SURVEY FORM FOR UP TOURISM HERITAGE PROPERTIES SURVEY

Date of implementation: 27.11.2024

File No. VIS-2024-2025 PL- 522-468-688	Date: 21/03/25	Time: 11:30 am
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IMPORTANT INSTRUCTIONS TO SURVEYOR

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	Manmohan & Anny		
2.	Property Name	Mastani Mahal		
3.	Property Address	Belatal, Jaitpur, UP - 210423.		
4.	Property Documents collected	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 Map: <input checked="" type="checkbox"/> Cizra Map, <input type="checkbox"/> Approved Map, <input type="checkbox"/> Site Plan Utility Bills: <input type="checkbox"/> Electricity Bill & payment receipt, <input type="checkbox"/> Water Bill & payment receipt, <input type="checkbox"/> House Tax demand & payment receipt Any Other document:		
5.	Property shown by	Name	Contact No.	
		Mr Rambaboo Singh	798560 8613	
6.	UP Tourism Officer accompanied	Name	Designation	Number
		Mr. Chidiagupt	TIO	7388249475
7.	Tehsil Office Person Details	Name	Designation	Number

		Rambhoo Singh	Lekhpal	7985608613
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 checked="" type="checkbox"/> Identified by the owner/ owner representative, <input checked="" type="checkbox"/> Enquired from nearby people,		
11.	Is Lekhpal able to locate the clear boundaries?	yes		
12.	Is cadastral (Sizra Map) collected from Lekhpal?	yes		
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
2.	Property Survey no. (Gata No., Khasra No.)
3.	Details of the encroachment found on the site
4.	Prevailing circle rate of the land

U.P. Court

☒ Free Hold, ☐ Lease Hold

School is constructed after taking permission from SDM office as per information provided to us

Rs 22645 per Hectare for road (5774 sqm)

LOCATION DETAILS					
1.	Adjoining Properties (Match it with papers with the help of compass or Sun direction and also confirm it with nearby people)	East	West	North	
2.	Property Facing	South			
3.	Nearby Landmark				
4.	Ward Name/ No.				
5.	Zone Name				
6.	Main Road Name & Width	Name	Width	Distance from property	
7.	Approach Road Name & Width				

Ruins of Badal Mahal

Village Belatal

Entrance Sr. Secondary School

Vacant land

☐ East Facing, ☒ North Facing, ☐ West Facing, ☐ South Facing,
☐ North-East Facing, ☐ South-West Facing, ☐ South-East Facing,
☐ North-West Facing

Itself is a landmark and Sr. Secondary School

Belatal

Taitpur

Kulbahad Newgonglad 25-30 ft

450mtr

Internal Road

8.	Type of locality	<input type="checkbox"/> Within Main city, <input type="checkbox"/> Within Good Urban developed Area, <input 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 type="checkbox"/> Remote area, <input type="checkbox"/> Backward, <input checked="" 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 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 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	35 km					
12.	Utilities/ Facilities in the locality	<input type="checkbox"/> Lifts, <input 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					
13.	Proximity to civic amenities	School	Hospital	Market	Metro	Railway Station	Airport
		~50mtr	~50mtr	~50mtr	—	~3-5km	—
14.	Any new development in surrounding area	NO					
15.	Jurisdiction limits	<input type="checkbox"/> Nagar Nigam, <input type="checkbox"/> Nagar Panchayat, <input checked="" type="checkbox"/> Gram Panchayat, <input type="checkbox"/> Nagar Palika Parishad, <input type="checkbox"/> Area not within any municipal limits @ Belastar					
16.	Jurisdiction Development Authority Name	<input type="checkbox"/> DDA, , Any other Development Authority: <input checked="" 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 checked="" 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 Hotels in nearby vicinity					
19.	Class of hotels in nearby location	N.A.					
20.	Major neighboring attractions and catchment in the area	Jaitpur Fort, Belasagar, Angani Mata Temple					
21.	Best usage of the property as per the location?	Wedding Venue, place for cultural events can be developed as Tourist destination					

PHYSICAL DETAILS

1.	Land Area	As per Title deed	As per Map	As per site survey
		~5.324 Hec	—	~4.5216 Hectare

2.	Description of the Assets	Heritage Property
3.	Demarcation of land as per Government Record	No demarcation
4.	Demarcation actually found on the ground	No demarcation
5.	Details of the encroachment found on the site	A govt Sr. Sec School is constructed and land is also owned by the School
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 checked="" type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries
9.	Is the property merged or colluded with any other property	Yes, as it is not demarcated
10.	Property possessed by at the time of survey	Govt Sr. Sec. School
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 type="checkbox"/> Normal frontage, <input checked="" 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 checked="" type="checkbox"/> Abandoned, <input type="checkbox"/> No in Use, <input type="checkbox"/> Any other use:
16.	Best usage of the property as per the location?	Marriage Place, Tourist place

BUILDING/ CONSTRUCTION/ UTILITY DETAILS

1.	Building Type	<input type="checkbox"/> RCC Framed Structure, <input 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 type="checkbox"/> Tin Shed, <input type="checkbox"/> Stone Patla b. Height: As mentioned in building sheet c. Finish: <input 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 type="checkbox"/> Wooden, <input type="checkbox"/> PCC, <input type="checkbox"/> Imported Marble, <input type="checkbox"/> Pavers, <input type="checkbox"/> Chequered Tiles, <input type="checkbox"/> Brick Tiles, <input checked="" 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 type="checkbox"/> Poor <input type="checkbox"/> Under construction, <input checked="" 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 type="checkbox"/> Poor, <input type="checkbox"/> Under construction, <input checked="" type="checkbox"/> Abandoned																							
5.	Maintenance of the Building	<input type="checkbox"/> Very Good, <input type="checkbox"/> Average, <input 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 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 type="checkbox"/> Simple, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Below average, <input type="checkbox"/> Under construction, <input checked="" type="checkbox"/> Abandoned, <input type="checkbox"/> No Survey																							
8.	Exterior Finishing	<input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input 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 checked="" 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 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 checked="" 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 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 checked="" 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																							
12.	Age of Building/ Recent Improvements done	30 years		- 1720																					
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 type="checkbox"/> Yes, <input checked="" 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></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td></tr> </tbody> </table>				Running Mtr.	Height	Width	Finish																
Running Mtr.	Height	Width	Finish																						
16.	Special Comments/ Observations, if any																								

SCHEDULE OF TREES				
Type of Tree	No. of Trees	Girth Of Tree	Height of Tree	Mark general location of trees in the property

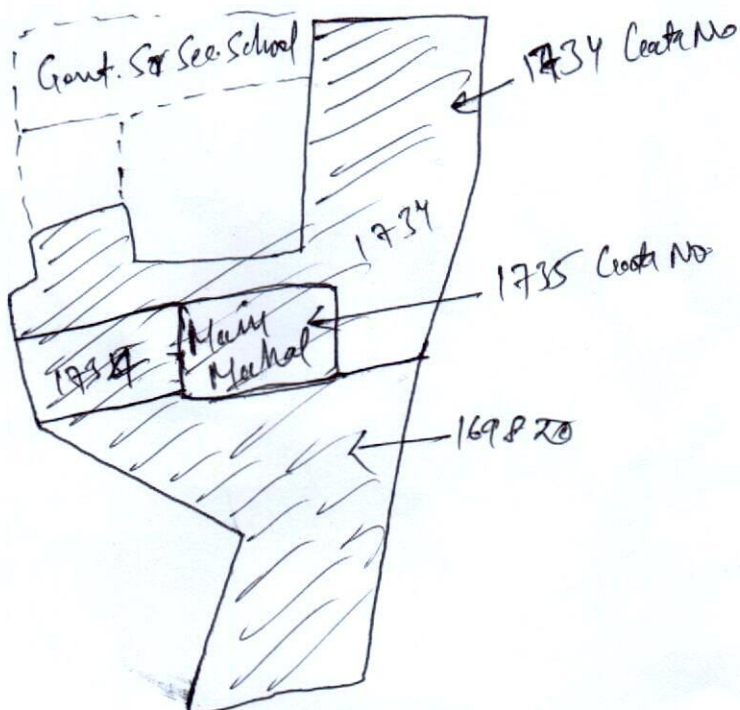
S.No.	Structure Name	Number of floors	Height of each floor	Outer Measurement	Number of Internal Partitions / Rooms	Internal Partition Measurements	Type of construction	Condition of the Structure	Is Electrical Fittings available?	Is Sanitary/plumbing arrangements available?	Current Use	Part of Encroachment?
1.	Entrance left structure.	Grf	3.67m	~ 66sqm	-	-	load Bearing	poor.	No	No	Vacant	No.
2.	Entrance and Royal court	Grf	5.1mtr	~ 150sqm			load Bearing	poor	No	No	Ruin	No
3.)	Main Mahal structure	Grf	3.7mtr	~ 250sqm			load Bearing	poor	No	No	Ruiny	No
4.)	Mahal structure 2	Grf	3.7mtr	~ 55sqm			load Bearing	poor	No	No	Ruiny	No


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?

As per information provided and extent of site identified by Mr. Ram Baboo Singh (Lekhpal) Belatal. The land on which Mastani Mahal is built comes under Gram Panchayat, Belatal (बेलताल) and owned by Govt. Sr. Sec. School, Belatal. So, as per information provided Mastani Mahal is having no right on the land parcel as per Khata / Khatauni document.

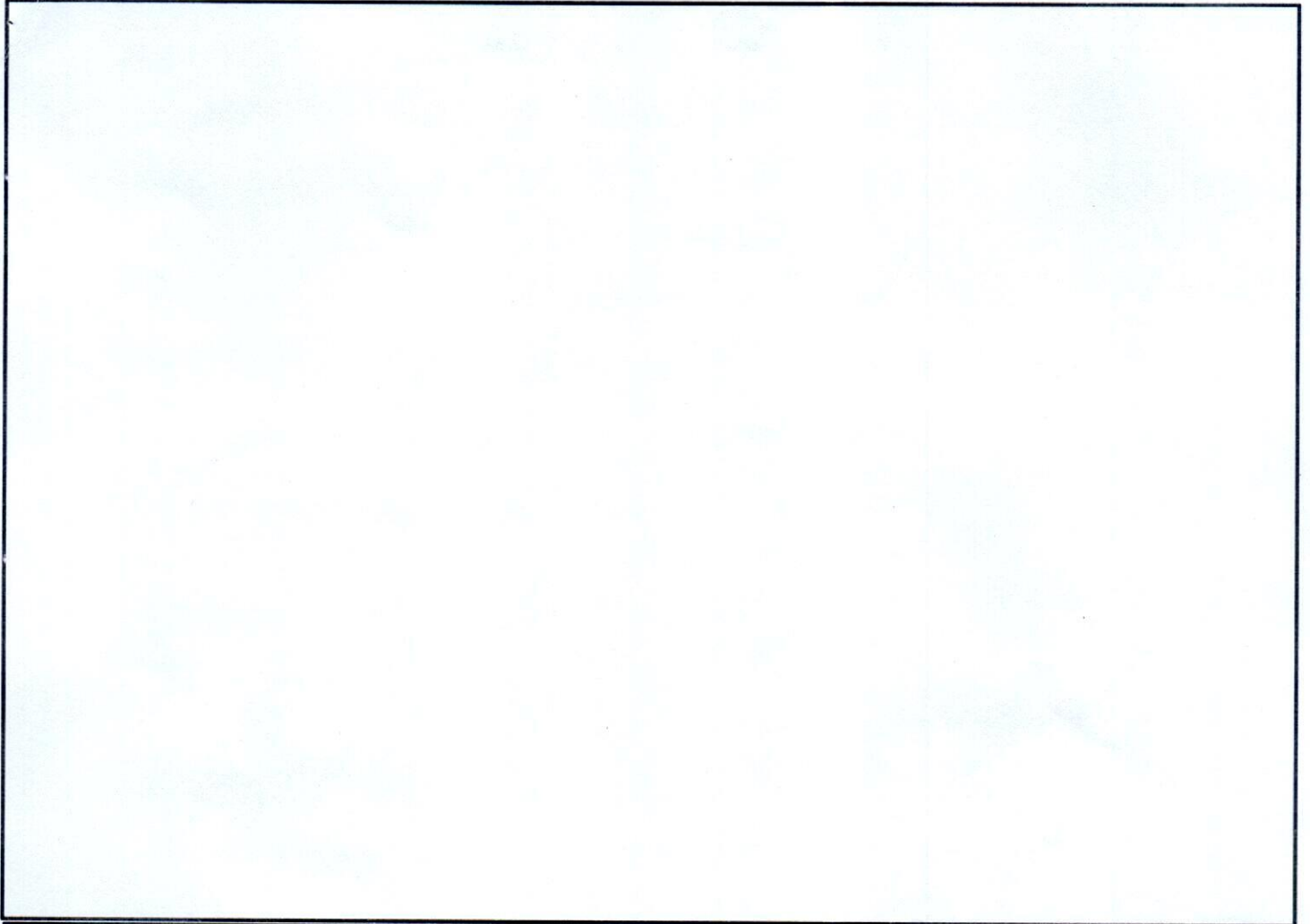
But as per discussion with TIO (Tourist Information Officer) Mr. Chitrakant (Kathua) the redevelopment work of Mastani Mahal can be started after taking NOC from Education Department and it can only be done on the vacant land and land on which Mastani Mahal is built. The school will keep running as on where is basis. So, we have only considered the land area except the land area which is in possession of Govt. Sr. Sec. School.

Total land area \rightarrow 46,100 Sqmtr. or 11.39 aces.



Tehsil office person
 Name \rightarrow Mr. Ram Baboo Singh
 Designation \rightarrow Lekhpal
 Signature \rightarrow 
 Date \rightarrow 21/03/25

DRAW SITE KEY PLAN & SKETCH PL



PROPERTY MARKET COMPARABLE RATE INFORMATION DETAILS

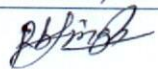
(Available for Sale or Transaction already happened in past)

S.No	Particulars	Subject Property	Comparable 1	Comparable 2	Comparable 3
1.	Name (source of information)	NA	Rambharose Railway Bldg		
2.	Contact No.	NA	8318623034	9794445120	
3.	Type of source of information (Seller/ Property dealer/ nearby people)	NA	Nearby people	Nearby people	
4.	Rates/ Price informed (in Rs. with unit)	NA	Rs. 18,000 sq ft Rs. 20,000 per Sqm	Rs. 8,000 sq ft Rs. 10,000 per Sqm	
5.	Rates Type (Sale/ Buy)	NA			
6.	Shape of the Property (Square, Rectangular, Irregular)				
7.	Area/ Size of the Property				
8.	Legal Status (clear, negative, weak)/ No. of owners				
9.	Location/ surrounding/ neighborhood comparison with the subject property (Similar, Lower, Better, Highly Better than the subject Property)	Base Case	Nearby approach Road of Hastur Mahar		
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				
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			
17.	Present expected Sale Value of the overall property?				

UNDERTAKING BY THE CUSTOMER

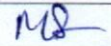
I confirm that I have made the inspection of the subject property to the surveyor of R.K Associates, which is correct property in question for which the documents have been provided/ submitted by me. I further confirm that I am aware of all the information related to the subject property and I have provided 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	Ran baboo Singh
Relationship with owner	Lekhpai
Signature	
Mobile No.	7985608613
Date	21/03/2025

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.	VS(2024-25) PL 522-468-688
Surveyor Name	Man Mohan A Anuj Sharma
Signature	
Date	21/03/25

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	

