

SURVEY FORM FOR UP TOURISM HERITAGE PROPERTIES SURVEY

Date of implementation: 27.11.2024

File No. VIS-2024-2025 PL-522-468-689	Date: 22/03/25	Time: 10:00 am
---------------------------------------	----------------	----------------

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	Man Mohan & Anurag Sharma		
2.	Property Name	Blueagash Fort		
3.	Property Address			
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 checked="" 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>		
5.	Property shown by	Name	Contact No.	
		Mr. Jugal Kishore Mishra	9696606559	
6.	UP Tourism Officer accompanied	Name	Designation	Number
		Not Available	- N.A. -	- N.A. -
7.	Tehsil Office Person Details	Name	Designation	Number

		Mr. Vijay Sharma	Lekhpal	7905396742
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 checked="" type="checkbox"/> From name plate displayed on the property, <input 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?	Lekhpal was not available at site.		
12.	Is cadastral (Sizra Map) collected from Lekhpal?	yes, by visiting his office.		
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 (Nazool land)
2.	Property Survey no. (Gata No., Khasra No.)	<input checked="" type="checkbox"/> Free Hold, <input type="checkbox"/> Lease Hold
3.	Details of the encroachment found on the site	Govt of UP sanctioned Martyrs Memorial
4.	Prevailing circle rate of the land	

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	South
		River Kun River front	Bluesagarh Fort Road	Entrance Road	village area and River front
2.	Property Facing	<input type="checkbox"/> East Facing, <input checked="" type="checkbox"/> North Facing, <input type="checkbox"/> West Facing, <input 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				
6.	Main Road Name & Width	Name	Width	Distance from property	
7.	Approach Road Name & Width				

8.	Type of locality	<input checked="" 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 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 checked="" type="checkbox"/> Sunlight facing <input type="checkbox"/> On River The Bank of River.					
10.	Characteristics of the locality	<input type="checkbox"/> Urban developed, <input checked="" type="checkbox"/> Urban developing, <input type="checkbox"/> Semi Urban, <input type="checkbox"/> Rural, <input type="checkbox"/> Backward, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional					
11.	Distance of the property from the main city	u 3 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
		u 2 km	u 3.6 km	u 500 ft		u 3.4 km.	u 183 km.
14.	Any new development in surrounding area	Ken River Front					
15.	Jurisdiction limits	<input type="checkbox"/> Nagar Nigam, <input type="checkbox"/> Nagar Panchayat, <input type="checkbox"/> Gram Panchayat, <input checked="" type="checkbox"/> Nagar Palika Parishad, <input type="checkbox"/> Area not within any municipal limits					
16.	Jurisdiction Development Authority Name	<input type="checkbox"/> DDA, , Any other Development Authority: <input type="checkbox"/> Banda Dev. 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 checked="" type="checkbox"/> Any other Municipal Corporation/ Municipality: <input type="checkbox"/> Banda M.C.					
18.	Nearby number of hotels in the vicinity and its numbers and distance	5+ <input checked="" type="checkbox"/> Hotels in a radius of 8 km.					
19.	Class of hotels in nearby location	5 star, 3 stars & Normal hotels.					
20.	Major neighboring attractions and catchment in the area						
21.	Best usage of the property as per the location?						

PHYSICAL DETAILS			
1.	Land Area	As per Title deed	As per Map
			As per site survey

2.	Description of the Assets	
3.	Demarcation of land as per Government Record	
4.	Demarcation actually found on the ground	
5.	Details of the encroachment found on the site	
6.	Are Boundaries matched	<input type="checkbox"/> Yes, <input type="checkbox"/> No, <input 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 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
9.	Is the property merged or colluded with any other property	
10.	Property possessed by at the time of survey	
11.	Land Type	<input 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 type="checkbox"/> Irregular, <input type="checkbox"/> NA
13.	Level of Land	<input 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 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:
16.	Best usage of the property as per the location?	

BUILDING/ CONSTRUCTION/ UTILITY DETAILS

1.	Building Type	<input type="checkbox"/> RCC Framed Structure, <input type="checkbox"/> Load bearing Pillar Beam column, <input type="checkbox"/> Ordinary brick wall structure, <input type="checkbox"/> Iron trusses & Pillars, <input type="checkbox"/> Scrap abandoned structure
2.	Roof	a. Make: <input type="checkbox"/> RBC, <input type="checkbox"/> RCC, <input type="checkbox"/> GI Shed, <input type="checkbox"/> Tin Shed, <input type="checkbox"/> Stone Patla b. Height: c. Finish: <input type="checkbox"/> Simple plaster, <input type="checkbox"/> POP Punning, <input type="checkbox"/> POP False Ceiling, <input type="checkbox"/> Coved roof, <input 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 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 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 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 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 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 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 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												
13.	Maintenance of the Building	<input type="checkbox"/> Very Good, <input type="checkbox"/> Average, <input type="checkbox"/> Poor											
14.	Defects in the building in detail												
15.	Boundary Wall (Only for individual property)	<input 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></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.	ST1	1	u 3.76mt.	u 112 sqmt	2.	-	Load Bearing.	Poor.	No	No.	Vacant	No.
2.	ST2.	1	u 3.3mt	u 28 sqmt	1	-	"	"	"	"	"	"
3.	ST3.	1	u 3.2mt	u 32 sqmt	1	-	"	"	"	"	"	"
4.	ST4. First floor Structure.	G+1	3.5sqmt u 3.5sqmt + 4.8sqmt	u 96 sqmt	1	-	"	"	"	"	"	"
5	boundary wall	G-	20-25 ft	u 104 sqmt	-	-	brick wall	Aug.	No	No -	No	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 by Mr. Jugal Kishore Mishra (Supervisor) at Singh construction company who has been awarded the work for development of Toilets block, Parking and road development including the River Front of Ken River by UP Tourism.

And Mr. Vijay Sharma (Lekhpal) directed Mr. Jugal Kishore Mishra to Identify the land area of Bhuragreh Fort because he was not available at site.

Some land parcel is occupied by Martyrs Memorial and it is constructed after taking approval from DM office.

As per google demarcation the total land area is around 10-11 acres but same cannot be verified exactly because at some places there is no demarcation. So we have considered the land area as 10.42 acres as per documents provided to us (work order). And exact area can only be identified after proper identification by Lekhpal and Khassra/Khatuni document and Cize Map. Area mentioned in Khatuni document is 4.138 Hectare.

Name → Mr. Jugal Kishore Mishra

Designation → Supervisor

Signature → J. Kishore
22/03/25

Date → 22/03/25

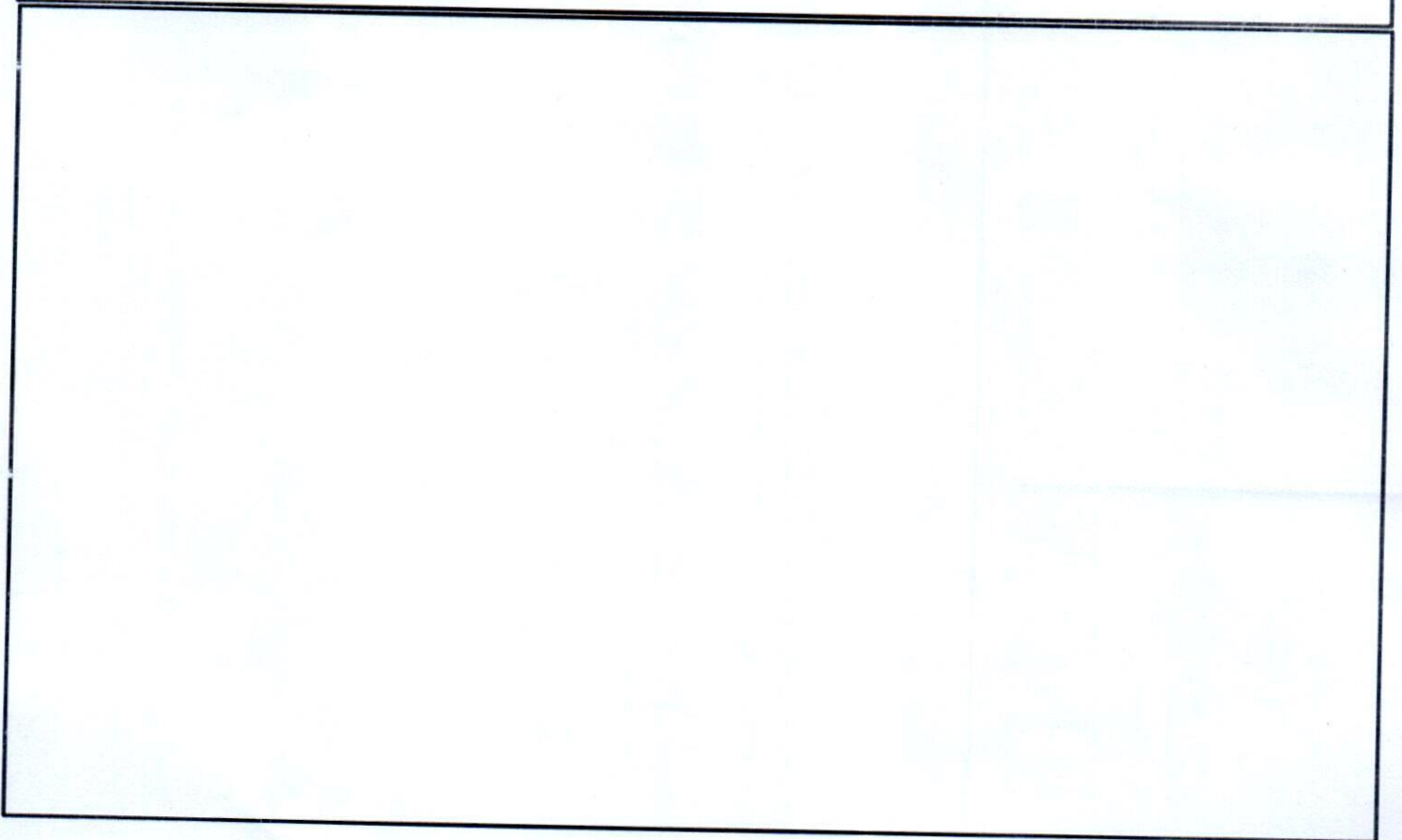
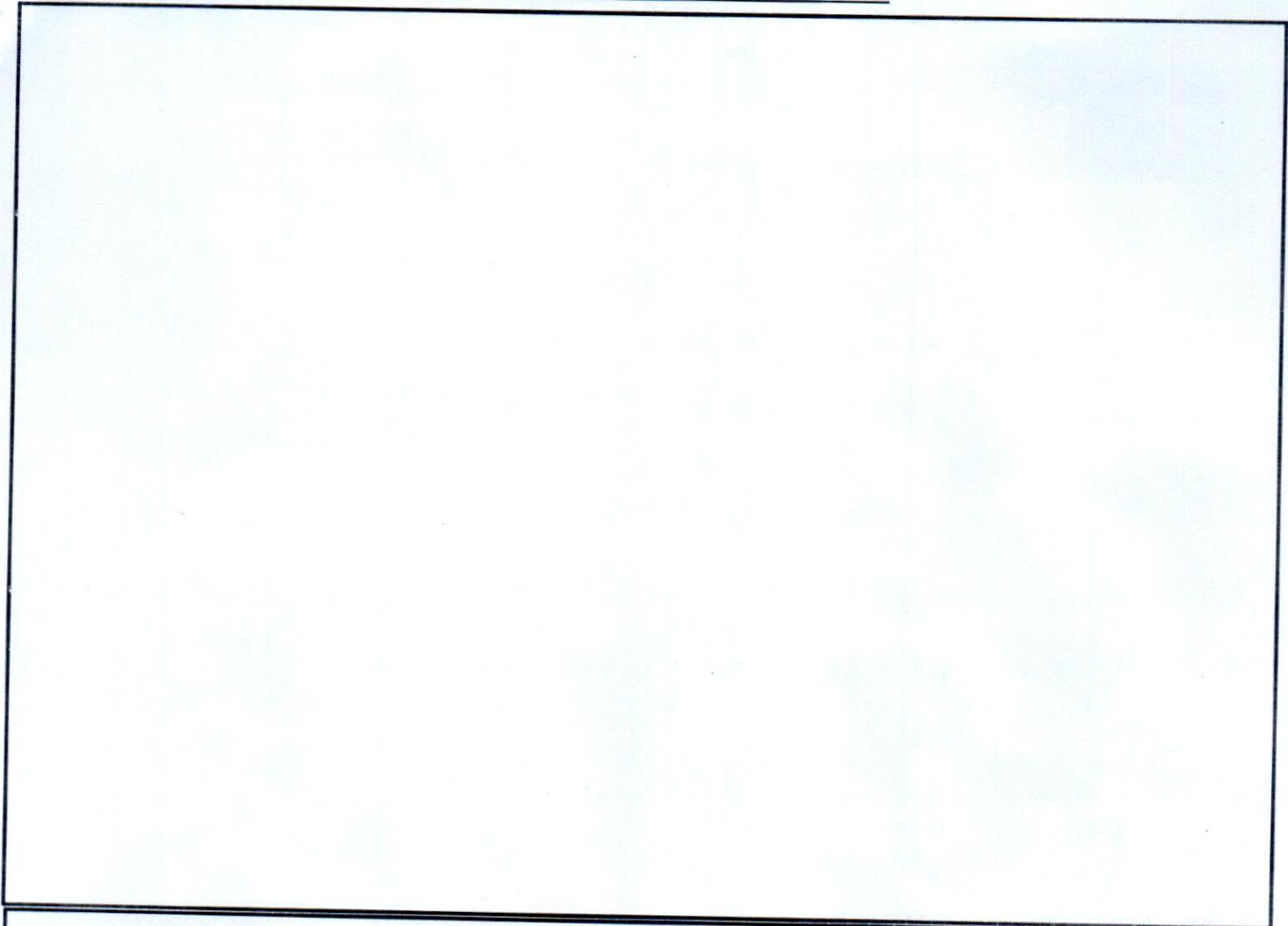
Name → Mr. Vijay Sharma

Designation → Lekhpal

Signature →

Date → 22/03/25

DRAW SITE KEY PLAN & SKETCH PL



PROPERTY MARKET COMPARABLE RATE INFORMATION DETAILS

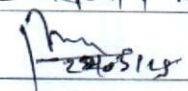
(Available for Sale or Transaction already happened in past)

S.No	Particulars	Subject Property	Comparable 1	Comparable 2	Comparable 3
1.	Name (source of information)	NA			
2.	Contact No.	NA			
3.	Type of source of information (Seller/ Property dealer/ nearby people)	NA			
4.	Rates/ Price informed (in Rs. with unit)	NA			
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			
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	Ujjay Kumar Sharma
Relationship with owner	Letopal, Bhupendra
Signature	
Mobile No.	7905396742
Date	22/03/21

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.	
Surveyor Name	
Signature	
Date	

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	

Declaration

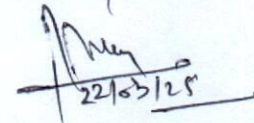
As per information provided by Mr. Vijay Sharma and documents provided (Khakuni) for land approx. 4.138 Hectare of land area comes under Bhunagach post out of which few land area comes under Martyrs Memorial, water Department. Although, he was not available at site due to some meeting, same was identified by nearby people. And we have considered only the area mentioned in the documents provided to us. Also at some places Temporary houses are also built.

Total land Area \rightarrow 4.138 Hectare

Tehsil office person

Name \rightarrow Mr. Vijay Sharma

Designation \rightarrow Lekhpal

Signature \rightarrow  22/03/25

Date \rightarrow 22/03/25