

SURVEY FORM FOR UP TOURISM HERITAGE PROPERTIES SURVEY

Date of implementation: 27.11.2024

File No. VIS-2024 -20 <u>25</u> PL- <u>522-468-690</u>	Date: <u>20/03/25</u>	Time: <u>12:00 pm</u>
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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	<u>Man Mohan, AMT</u>								
2.	Property Name	<u>Tahrauli Fort</u>								
3.	Property Address	<u>Tahrauli fort, Tahrauli Killa, Subdistrict Tahrauli</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 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>								
5.	Property shown by	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">Name</th> <th style="width: 50%;">Contact No.</th> </tr> <tr> <td><u>Mr. Amit Patel</u></td> <td><u>9451267592</u></td> </tr> </table>	Name	Contact No.	<u>Mr. Amit Patel</u>	<u>9451267592</u>				
Name	Contact No.									
<u>Mr. Amit Patel</u>	<u>9451267592</u>									
6.	UP Tourism Officer accompanied	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 33%;">Name</th> <th style="width: 33%;">Designation</th> <th style="width: 33%;">Number</th> </tr> <tr> <td><u>Mr. Maheshwari Rajendra</u></td> <td><u>Tourism Police officer</u></td> <td><u>9678399678</u></td> </tr> </table>	Name	Designation	Number	<u>Mr. Maheshwari Rajendra</u>	<u>Tourism Police officer</u>	<u>9678399678</u>		
Name	Designation	Number								
<u>Mr. Maheshwari Rajendra</u>	<u>Tourism Police officer</u>	<u>9678399678</u>								
7.	Tehsil Office Person Details	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 33%;">Name</th> <th style="width: 33%;">Designation</th> <th style="width: 33%;">Number</th> </tr> <tr> <td></td> <td></td> <td></td> </tr> </table>	Name	Designation	Number					
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		Mr. Amit Patel	Lekhpal	9457267592
8.	Survey Type	<input 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,		
11.	Is Lekhpal able to locate the clear boundaries?			
12.	Is cadastral (Sizra Map) collected from Lekhpal?			
13.	Property Measurement	<input type="checkbox"/> Self-measured, <input 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	V.P. Gout
2.	Property Survey no. (Gata No., Khasra No.)	<input type="checkbox"/> Free Hold, <input type="checkbox"/> Lease Hold
3.	Details of the encroachment found on the site	
4.	Prevailing circle rate of the land	Rs. 16,50,000/- per Hectare and Rs. 42 lakhs per Hectare

LOCATION DETAILS

1.	Adjoining Properties (Match it with papers with the help of compass or Sun direction and also confirm it with nearby people)	South West East	N. West	North East	South East
		Abadi	Pond	Entrance approach Road	Pond & Abadi
2.	Property Facing	<input type="checkbox"/> East Facing, <input type="checkbox"/> North Facing, <input type="checkbox"/> West Facing, <input type="checkbox"/> South Facing, <input checked="" 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.	Tahouli Kila			
5.	Zone Name	Tahouli Kila			
6.	Main Road Name & Width	Name	Width	Distance from property	
		Thouli - Cansarai Road	25 ft		
7.	Approach Road Name & Width	village Road - 10-12 ft			

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 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 checked="" 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	55 km from Jhansi					
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
14.	Any new development in surrounding area						
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					
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 available in nearby vicinity.					
19.	Class of hotels in nearby location	NA					
20.	Major neighboring attractions and catchment in the area	Itself is a attraction point.					
21.	Best usage of the property as per the location?	Can be used for cultural events, as a destination wedding location after it is redeveloped.					

PHYSICAL DETAILS				
1.	Land Area	As per Title deed	As per Map	As per site survey
		~12.57 Acres (As per work order)		~ 12.6 Acres.

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	No
6.	Are Boundaries matched	<input checked="" 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 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 checked="" 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	No
10.	Property possessed by at the time of survey	As I.
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 type="checkbox"/> On road level, <input type="checkbox"/> Below road level, <input checked="" 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 checked="" 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 checked="" 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?	Refer to Pt. 21 on page 3.

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 checked="" 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: 3.2 m 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, -

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.	Ravi Mahal.	Entrance	Ht. 3.9mt	-	-	= 10.77mt x 4.9mt.	PCC	Average	No.	No	Vacant	No.
2	"	2 nd Building floors.	Ht. 5.2mt	-	-	= 12.38 x 9.43mt	PCC	Avg.	No	"	"	"
3	Ravi mahal	3 floors	Ht. 3.1mt	-	-	= 4.8mt x 2.10mt	PCC	Avg.	"	"	"	"
4.	Temple	1 floor.	Ht. 3.27 mt.	-	-	= 13.5mt x 9.5mt	RCC	good.	"	"	"	"
5.	other people inform.	G+1	Ht. 3.1 mt.	-	-	= Area = 333.58 sq.mt.	PCC	Avg.	No	No	Vacant	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?
6	Babdi	—	—			Diagonal 7.7m	PCC.	Avg.	No	No	—	No

As per information provided and extent of site identified by Mr. Amit Patel and Mr. Sangeet Gupta (both Lethpal), Tahouli. The Tahouli fort comes under Grampanchayat Tahouli. It is owned by V.P. Gout in revenue record it is named as Kila, by Khassan 179/41, 179-24 having total area as 5.091 Ha or 50,910 Sqmts. and same is cross verified during site visit.

The area is cross verified via Google Map Measurements

Tahil office person

Name → Mr. Amit Patel

Designation → Lethpal

Signature → 

Date → 20/03/25

DRAW SITE KEY PLAN & SKETCH PL

PROPERTY MARKET COMPARABLE RATE INFORMATION DETAILS

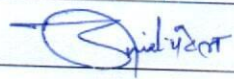
(Available for Sale or Transaction already happened in past)

S.No	Particulars	Subject Property	Comparable 1	Comparable 2	Comparable 3
1.	Name (source of information)	NA	Yad Vender	Sambal	Amit Kumar Jain
2.	Contact No.	NA	63 86 042 551		919 806 700 8
3.	Type of source of information (Seller/ Property dealer/ nearby people)	NA	Nearby people	Nearby people	village Pradhari
4.	Rates/ Price informed (in Rs. with unit)	NA	Rs. 40 lakh per Hectare	Rs. 35-40 lakh per Hectare	Rs. 500 - Rs 600 per Sq.ft. on village Road
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	500 mtr.	600 mtr.	1 km
11.	Other factors (Corner, 2 side open, North-East facing, Park facing, Legal/ Financial encumbrance, etc.)				
12.	Approach road width		7'-8' Road		10-12 ft Road
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	Mr. Amit Patel
Relationship with owner	Lekhpel
Signature	
Mobile No.	9451267592
Date	20/03/25

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	Man Mohan
Signature	
Date	20/03/25

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	

