



NILAM
YOUR OWNERSHIP SECURED

Nilam Insights Private Limited

Land Inspection Report

Land of Mr/Ms. * . *****

NILAM
YOUR OWNERSHIP SECURED

Revathi Padmanabhan
MM-DD-YYYY

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1 Cover Information

Customer Name	Mr. *. *****
Contact Email	*****@gmail.com

Land Inspection Report - NILAM-LIR-YYYYMMDD-**-001

Contact No	+91 ***** *****
Site location	Plot No. **, Survey No. *****, Street, Town, District, Pincode.
Service Booked Date	17 th Jun 2025
Service Execution Date	20 th Jun 2025
Report Date	22 nd June 2025
Site Visit Info	2 executives
Status	Land shows signs of vulnerability; immediate upkeep and boundary verification recommended.
Support Contact	contact@nilam.io



2 Executive Summary

We are pleased to extend our support in securing and restoring control over your valuable landholding, and we understand the importance of maintaining its condition and clarity.

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On 20-June-2025, a field executive from Nilam Insights Pvt Ltd conducted an in-person site visit to the land owned by **Mr. *******, located at **Plot No. **, Survey No. *****, Street, Town, District, Pin code**. The objective of the visit was to physically inspect the site, assess its current condition, and gather visual documentation to support ongoing land care efforts.

The land parcel is already **fenced**, reflecting previous steps taken to establish clear ownership boundaries. However, during the inspection, it was observed that **water stagnation** within the plot has caused **extensive vegetation growth**, with wild plants and weeds reaching up to **4 feet in height**. If left unaddressed, this condition could affect access, visibility of boundaries, and long-term site maintenance.

The findings from the visit, along with photographic documentation and recommendations, are detailed in the sections that follow.

Sincerely,

Nilam Core Team



3 Background and Problem Statement

Mr. *. ***** purchased the land located at **Plot No. **, Survey No. *****, Street, Town, District, Pincode** in the year **2011**. Since the time of purchase, he has only been able to visit the site on a few rare occasions due to personal constraints. With increasing age and the considerable distance from his current place of residence, **Mr. ******* does not have any immediate support system to periodically check on or manage the land.

As a result, he has been left in a state of uncertainty regarding the **current status of the property**. He is particularly concerned about:

- **Surrounding developments** that may impact access or value,
- Any **physical damages** to the land or fencing,
- Possible **unauthorized activities or trespassing** by third parties, and
- Overall **ownership safety and protection** in his absence.

In view of these concerns, Mr. ***** has sought the support of **Nilam Insights Pvt Ltd** to assess the condition of his land, provide a clear report on the ground realities, and guide him with appropriate steps to secure and maintain his property effectively.

4 Legal & Documentation Verification

All submitted documents related to the land were reviewed as part of this inspection. The following items were verified:

Document Type	Verification Status
Schedule of Property	

5 Visual Evidence

Photographic documentation was captured during the visit to accurately represent the current condition and appearance of the land.

Figure 1: Image depicting the present condition of the land were captured during the visit.



Figure 2: Creepers obstructing the visibility of measuring stones being cleared by the Nilam field executive.



Figure 3: Overgrown bushes clustered at the center of the site due to stagnant water accumulation.



Figure 4: Image showing nearby developments. Boundary condition may need reassessment as it was laid over a decade ago.



Figure 5: Nilam executive painting the measuring stones to clearly mark the plot number, making ownership visibly evident.



6 Visit Observations

During the in-person visit to **Plot No. **, Survey No. *******, several key observations were recorded regarding the present condition and surroundings of the land:

- **Dense Vegetation Growth:**

Significant overgrowth of bushes and wild plants, particularly at the center of the site, was observed. This is primarily due to **water stagnation**, which has created clusters of vegetation up to 4 feet in height, limiting accessibility and visibility.

- **Creepers Covering Boundary Markers:**

Creepers and wild growth had covered the **measuring stones**, obscuring boundary identification. The Nilam executive manually cleared these to restore visibility.

- **Painting of Measuring Stones:**

As the **plot number was not visible**, the Nilam executive painted the stones to clearly mark the survey reference, making ownership visibly evident and traceable.

- **Nearby Developments:**

The site is surrounded by visible **residential and infrastructure developments**, indicating growth in the locality.

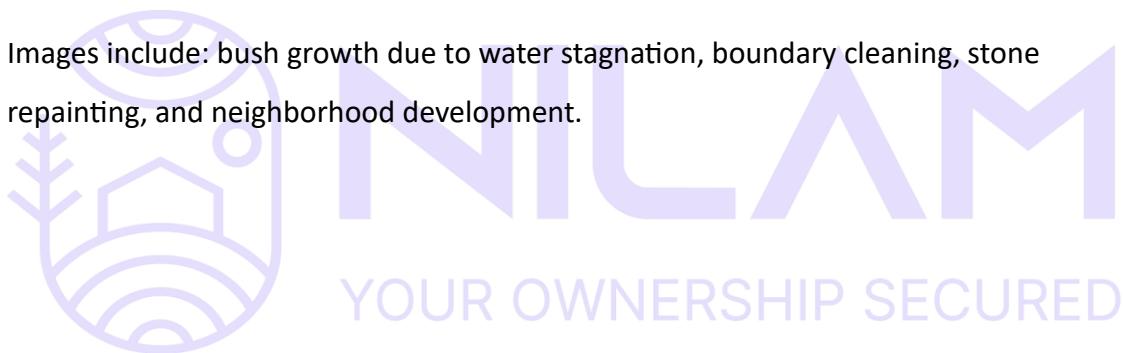
Image showing nearby developments.

Since the fencing was laid over a decade ago, a **reassessment of its structural strength** is recommended to ensure continued boundary protection.

- **Photographic Documentation:**

Images were captured throughout the visit to reflect the land's current condition, boundary status, and surrounding context.

Images include: bush growth due to water stagnation, boundary cleaning, stone repainting, and neighborhood development.



7 Location & Legal Intelligence

The property is located at **Plot No. **, Survey No. *****, Street, Town, District, Pincode.**

The area falls within a **rapidly developing residential zone**, with visible nearby constructions and increasing urban activity. This enhances the land's future value and strategic importance but also raises the risk of **encroachment** if the site remains unattended.

Legally, the land is under a **private patta** and is marked with measuring stones. However, due to **prolonged non-visit by the owner**, the **visibility of boundaries was partially compromised** by creepers and wild vegetation, and the **plot number marking had faded**. These factors can make the land appear abandoned to outsiders, increasing vulnerability to **unauthorized occupation or disputes**.

As the fencing was installed over a decade ago, **its legal and physical strength needs to be verified** to ensure it still serves as a valid marker of ownership. The absence of a site identification board and limited recent activity further emphasize the need for **ownership visibility measures**, such as painting plot identifiers, cleaning the boundaries, and installing signage with legal warning language.

Nilam Insights recommends that the landowner initiate **preventive legal safeguards**, including:

- Installing a **clearly visible nameboard** with survey details.
- Periodic **land monitoring and photographic documentation**.
- Keeping updated documentation for patta, EC (Encumbrance Certificate), and field measurement sketch (FMS).
- These steps will not only affirm legal possession but also act as deterrents against any potential unauthorized claims or third-party activity.

8 Encroachment Risks & Recommendations

Risk	Implication	Recommendation
1. Faded Plot Identification	Makes it harder to legally assert ownership; may be mistaken as unclaimed land.	Repaint measuring stones with survey numbers to visibly establish ownership.

2. Vegetation Obscuring Boundaries	Concealed borders make the land vulnerable to misuse or encroachment.	Clear wild growth periodically to keep boundaries visible and welldefined.
3. Aging Fencing	Weakened fencing may collapse or fail to prevent intrusion.	Reassess and repair or replace fencing to restore protective boundary strength.
4. No Identification Board	Reduces visual ownership proof; increases risk of thirdparty claims.	Install a durable board with owner name, survey details, and legal caution.
5. Water Stagnation	Promotes dense vegetation; creates neglected land impression.	Address drainage and remove vegetation to maintain a clean, managed appearance.
6. Nearby Rapid Development	Increases the likelihood of unauthorized usage or encroachment pressure.	Maintain ownership visibility through signage and periodic field checks.
7. Owner's Inability to Visit	Lack of physical presence may invite opportunistic use by others.	Enroll in a land monitoring service for regular updates and visual documentation.

8. Lack of Legal Visibility	Legal documents may not match on-ground status; disputes may arise.	Keep Patta, EC, and FMS updated; periodically verify with local revenue authorities.
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9 Next Steps

To safeguard the ownership and long-term value of the property at Plot No. **, Survey No. *****, the following actionable steps are recommended:

- **Complete Vegetation Clearance**

O Remove all overgrown bushes and weeds, especially at the center of the plot where water stagnation has promoted dense growth.

- **Reinforce Boundary Visibility**

O Repaint all measuring stones with visible survey numbers.

O Conduct a physical check of all boundary markers for alignment and completeness.

- **Assess and Repair Fencing**

O Revisit the structural strength of the fencing laid over a decade ago.

- **Install Site Identification Board**

O Fix a durable board displaying:

- Owner's name (Mr. *. *****)
- Plot and survey number
- Legal notice (e.g., "Private Property – Trespassers Will Be Prosecuted")

O Replace or reinforce any weak or damaged poles and wires.

- **Implement Drainage Measures**

O Create natural or minor drainage paths to prevent recurring water stagnation.

- **Engage in Periodic Monitoring**

O Subscribe to Nilam's land monitoring service to receive regular updates, photos, and alerts about the site condition.

• **Update Legal Documentation**

O Verify and update property documents (Patta, Encumbrance Certificate, Field Measurement Sketch) through local revenue authorities.

• **Create a Land Maintenance Schedule**

O Establish a bi-annual maintenance plan for vegetation control, fencing check, and visual documentation.

10 Disclaimer

This report has been prepared exclusively for Mr. *. ***** by Nilam Insights Pvt. Ltd., based on an on-site inspection, publicly available records, and other data sources deemed reliable at the time of the visit.

Nilam Insights strives to provide accurate and timely information to support landowners in monitoring and safeguarding their property. While this report is intended for informational purposes, it may be used to support further legal, regulatory, or planning decisions.

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