

REPORT FORMAT: CL-1 | Version: 1.0_2018

FILE No.: VIS(2022-23)-PL174-134-251

Date: 06/07/2022

- **CERTIFICATE NAME:** Rental Income Certificate for Proposed Commercial Building situated at new Municipal No. 161/121, Rajeev Gandhi Marg, District Dehradun, Uttarakhand.
- **PREPARED FOR:** Punjab National Bank, MCC Branch, Dehradun
- **ASSET TYPE:** Proposed Commercial Building Structure
- **LOCATION OF THE BUILDING:** New Municipal No. 161/121, Rajeev Gandhi Marg, District Dehradun, Uttarakhand.

TO WHOM IT MAY CONCERN

S. NO.	PARTICULARS	DESCRIPTION
1.	Date of Survey	03-07-2022
2.	Date of Certificate	06-07-2022
3.	Documents provided for perusal	a. Approved Map. b. Sanction Letter of Approved Map.
4.	Location of the Building	New Municipal No. 161/121, Rajeev Gandhi Marg, District Dehradun, Uttarakhand.
5.	Borrower	Mrs. Geetika Bisht w/o Mr. Naveen Bisht.
6.	Type of Asset	Proposed Commercial Building Structure
7.	Type of Assessment	Rental Income Certificate
8.	Scope of Assessment	Rental Income of the proposed building structure.
9.	Nature of Building	Commercial

REGISTERED OFFICE:

G-20, 3rd Floor, Preet Vihar,

Vikas Marg, Dehradun, Uttarakhand. **FILE NO.: VIS(2022-23)PL-174-134-251**

Ph.: +91 9958632707

CORPORATE OFFICE:

D-39, 2nd floor, Sector 2, Noida-201301

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Other Offices at: ■ Mumbai ■ Kolkata ■ Bengaluru ■ Lucknow ■ Meerut ■ Agra ■ Dehradun ■ Ahmedabad ■ Shahjahanpur

10.	Year of Construction	Construction yet to be started																																										
11.	Total Purchase Cost / Expenses Incurred	No information available.																																										
12.	Total built Up Area of the property.	<div>As per Approved Map.<table><tr><th>Sr. No.</th><th>Floor</th><th>Area (sq.mtr.)</th><th>Area (sq.ft.)</th></tr><tr><td>1</td><td>Ground/Stilt</td><td>439.01</td><td>4726</td></tr><tr><td>2</td><td>First</td><td>401.13</td><td>4318</td></tr><tr><td>3</td><td>Second</td><td>401.13</td><td>4318</td></tr><tr><td>4</td><td>Third</td><td>401.13</td><td>4318</td></tr><tr><td>5</td><td>Fourth</td><td>401.13</td><td>4318</td></tr><tr><td colspan="2">Total</td><td>2043.53</td><td>21,997</td></tr></table></div>	Sr. No.	Floor	Area (sq.mtr.)	Area (sq.ft.)	1	Ground/Stilt	439.01	4726	2	First	401.13	4318	3	Second	401.13	4318	4	Third	401.13	4318	5	Fourth	401.13	4318	Total		2043.53	21,997														
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13.	Area Adopted	Area adopted on the basis of Approved Map as the construction is yet to be started.																																										
14.	Current Estimated Market Value	<p>As per the discussion with the property consultant of the subject location we came to know that ongoing rent for commercial building in the subject vicinity varies within the range of Rs. 60 – Rs. 70/- per sq.ft. depending upon the various amenities in the building. These rates are for bare shell structure. Since the subject property is yet to be constructed and no specification of interiors is available. In such a scenario we have considered a nominal ongoing rate for bare shell structure for calculating the rental income of the subject property. As per the copy of approved map the Ground floor/Stilt is proposed to be used only for Parking purpose whereas First, Second, Third & Fourth floor will be available for rent purpose. Therefore, we have calculated rent for only First to Fourth floor.</p> <table><tr><th>Sr. No.</th><th>Floor</th><th>Area (sq.mtr.)</th><th>Area (sq.ft.)</th><th>Rate Adopted (INR/sq.ft.)</th><th>Rental Income (INR/Month)</th></tr><tr><td>1</td><td>Ground/Stilt</td><td>439.01</td><td>4,726</td><td>Only for Parking Purpose</td><td>-</td></tr><tr><td>2</td><td>First</td><td>401.13</td><td>4,318</td><td>65</td><td>2,80,655</td></tr><tr><td>3</td><td>Second</td><td>401.13</td><td>4,318</td><td>60</td><td>2,59,066</td></tr><tr><td>4</td><td>Third</td><td>401.13</td><td>4,318</td><td>55</td><td>2,37,477</td></tr><tr><td>5</td><td>Fourth</td><td>401.13</td><td>4,318</td><td>55</td><td>2,37,477</td></tr><tr><td colspan="2">Total</td><td>2043.53</td><td>21,997</td><td></td><td>10,14,674</td></tr></table>	Sr. No.	Floor	Area (sq.mtr.)	Area (sq.ft.)	Rate Adopted (INR/sq.ft.)	Rental Income (INR/Month)	1	Ground/Stilt	439.01	4,726	Only for Parking Purpose	-	2	First	401.13	4,318	65	2,80,655	3	Second	401.13	4,318	60	2,59,066	4	Third	401.13	4,318	55	2,37,477	5	Fourth	401.13	4,318	55	2,37,477	Total		2043.53	21,997		10,14,674
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OBSERVATIONS:

1. We have been provided with the copy of Approved Map through which we have considered the total built up area of the property.
2. During the time of our site visit we have found that construction is yet to be started.
3. Monthly Rental Income vetted for the subject property is for the proposed structure which is yet to be developed assuming it will be constructed as per the Approved Map provided to us.
4. Based on our market research proposed monthly rental income of the subject property comes out to be **Rs. 10,14,674/- (Rupees Ten Lakh Fourteen Thousand Six Hundred Seventy Four)**



Disclaimer:

1. This Certificate is to be referred only for the purpose of the Rental Income vetted of the proposed Building Structure situated at the aforesaid address.
2. Since the subject property is yet to be constructed and no specification of interiors is available. In such a scenario we have considered a nominal ongoing rate for bare shell structure for calculating the rental income of the subject property.
3. This certificate doesn't include any work related to drawing, design, sketch plan, procurement of the building structure.
4. Ownership and other legal point of view in respect of the asset is not considered in this report as same is out of scope of this certificate.
5. This certificate is made at the request of Punjab National Bank, MCC Branch, Dehradun.




**For R.K Associates Valuers & Techno
Engineering Consultants (P) Ltd.**

FOR INTERNAL USE


**TYPED BY: SE Gaurav Sharma
REVIEWED BY: RV. ER. Rajani Gupta**

ANNEXURE: I- COPY OF APPROVED MAP

SPECIFICATION / NOTES		SHEET NO. 1
1.0 EARTHQUAKE RESISTANT MEASURES TO BE FOLLOWED.		
2.0 SITE PLAN, SITE DIMENSION/EXISTING PLAN & KEY PLAN PROVIDED BY CLIENT		
3.0 FOR STRUCTURAL DETAIL CONSULT STRUCTURAL ENGINEER		
AREA STATEMENT :		
S.NO.	DESCRIPTION	AREA SQ.M
1	PLOT AREA AS PER DEED 1&2	1000.00
2	PLOT AREA AS PER SITE	1000.00
3	ROAD WIDENING AREA	0.00
4	NET PLOT AREA	1000.00
5	PROP. STILT GD FL. AREA W/O STAIRS & LIFT	401.13
6	PROPOSED. STAIR & LIFT AREA	37.88
7	PROP. GD. FL. AREA WITH STAIRS & LIFT	439.01
8	PROP. FIRST FL. AREA W/O STAIRS & LIFT	401.13
9	PROP. SECOND FL. AREA W/O STAIRS & LIFT	401.13
10	PROP. THIRD FL. AREA W/O STAIRS & LIFT	401.13
11	PROP. FOURTH FL. AREA W/O STAIRS & LIFT	401.13
12	TOTAL PROP. AREA WITHOUT STILT, STAIRS & LIFT FOR FAR	1604.52
13	TOTAL PROP. AREA WITH STILT, STAIRS & LIFT FOR DC	2043.53
14	GROUND FLOOR COVERAGE	43.90
15	FLOOR AREA RATIO	1.60



ANNEXURE: I- COPY OF APPROVED MAP

	Mussoorie Dehradun Development Authority Transport Nagar, Saharanpur road, Near ISBT, Dehradun-248001 (Uttarakhand) INDIA	Phone +91 135 6603100 Fax +91 135 6603103 Email info@mdaonline.in Website www.mdaonline.in
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Sanction Letter

Date 04/05/2022

Map No C-0039/22-23
Sector Sector 4

To,
SMT. GEETIKA BISHT
"RAJEEV GANDHI MARG - II), DIST. D.DUN
Dehradun-248001

Your application dated 2022-04-12 14:16:11.0 regarding construction (with enclosed map) proposed by you situated at, PROPOSED COMMERCIAL BUILDING FOR SMT. GEETIKA BISHT, Dehradun-248001 has been accepted with the following term and conditions.

1. The road service lane or the government land shall not be used for putting any building construction material and the arrangement of sewage shall be done by self.
2. If there is any tree in construction area; before cutting it, approval must be taken.
3. The approval of the map will not be considered as ownership of the map and in any court this map will not be considered as proof of land ownership.
4. In summer season, keeping in view the drinking water scarcity, between 15th April to 30th June, the construction will not be done.
5. In case if there is change in name of the building owner in the approved map or renaming the building, it is mandatory to inform the authority.
6. In road widening area if there is any violation of boundary wall, gate or public land, the approval will stand cancelled automatically.
7. By approval of this map, the rights and ownership of any government department or local body or any individual in the government department is not affected.
8. For any development work in future, if development charges are asked, shall be payable without any objection. If required, additional development charges for any project development work in the same area shall be paid without any objection, so that the development work of the area could be done from the development charges received from the same area.
9. During the building construction, earthquake and other security measures must be considered.
10. The Map will be used for the same purpose for which it has been approved, if there is any deviation in purpose, the whole construction will be considered invalid.
11. The government or the local body will not be responsible for any development work in the area which is not suitable for the development work.
12. After getting the approval if the court cancels the ownership of the applicant the approval will stand cancelled automatically.
13. After getting the approval, at any point of time if the Vice Chairman or any other authorized person finds out the approval has been taken by hiding the facts or by submitting the forged documents the officer will have right to cancel the approval and in that case the construction under the map will stand cancelled.

Digitally signed by HARICHAND SINGH RANA
Date: 2022.05.07 15:32:48 IST
Reason: Online Map Approval
Location: Dehradun

Page 1 of 2

