

REPORT FORMAT: CL-1 | Version: 1.0_2018

FILE NO.: VIS (2022-23)-PL485-388-668

Date: 06/12/2022

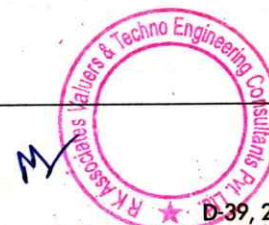
- **CERTIFICATE NAME:** Rent Assessment Certificate for a commercial built-up unit situated at 148/88, Upper Ground Floor, New Road, Dehradun, Uttarakhand.
- **PREPARED FOR:** State Bank of India, Dalanwala Branch, Dehradun
- **ASSET TYPE:** Commercial Built-up Unit
- **LOCATION OF THE BUILDING:** 148/88, Upper Ground Floor, New Road, Dehradun, Uttarakhand

TO WHOM IT MAY CONCERN

S. NO.	PARTICULARS	DESCRIPTION
1.	Date of Survey	05-12-2022
2.	Date of Certificate	06-12-2022
3.	Documents provided for perusal	Lease Deed
4.	Location of the Building	148/88, Upper Ground Floor, New Road, Dehradun, Uttarakhand
5.	Borrower/Lessee	State Bank of India, Dalanwala Branch, Dehradun
6.	Type of Asset	Commercial Built-up Unit
7.	Type of Assessment	Rent Assessment Certificate
8.	Scope of Assessment	To assess the ongoing market rent of the commercial built-up unit
9.	Nature of Building	Commercial
10.	Year of Construction	~ 10 years
11.	Total Purchase Cost / Expenses Incurred	No information available

REGISTERED OFFICE:

G-20, 3rd Floor, Preet Vihar,
Vikas Marg, Delhi-110092
Ph.: +91 9958632707



CORPORATE OFFICE:

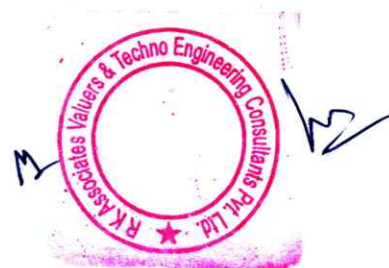
D-39, 2nd floor, Sector 2, Noida-201301
Ph - +91-0120-4110117, 4324647, +91 - 9958632707

E-mail - valuers@rkassociates.org | Website: www.rkassociates.org

12.	Total built Up Area of the property	1,907 sq.ft. (177.351 sq.mtr.)
13.	Area Adopted	Area adopted on the basis of the Lease Deed provided to us by the bank.
14.	Current Estimated Market Value	As per the discussion with the property consultant of the subject location we came to know that ongoing rent for the commercial built-up unit in the subject vicinity varies within the range of Rs.75/- to Rs.95/- per sq.ft. for ready to move-in properties depending upon the various amenities, floor and location of the property. These rates are for the commercial built-up unit at and around the subject location.

OBSERVATIONS:

1. We have been provided with the copy of the Lease Deed 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 presently the property was occupied by State Bank of India, Dalanwala Branch, Dehradun.
3. Monthly Rental Income vetted for the subject property is for the commercial built-up unit at the subject location.
4. Based on our market research proposed monthly rent of the subject property comes out to be approximately **Rs.1,50,000/- (Rupees One Lakh Fifty Thousand only) per month.**



Disclaimer:

1. This certificate is to be referred only for the purpose of the rent assessment of the commercial built-up unit situated at the aforesaid address.
2. This certificate doesn't include any work related to drawing, design, sketch plan, procurement of the building structure.
3. 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.
4. This certificate is made at the request of State Bank of India, Dalanwala Branch, Dehradun.

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



**TYPED BY: Er. Manas Upmanyu
REVIEWED BY: Er. Gaurav Sharma**

ANNEXURE: I- COPY OF LEASE DEED

247/2013

1018

BAR ASSOCIATION
DEHRADUN

W. A 44301

LEASE DEED
(for Ten Years)

Average annual rent Rs. 12,58,620.00
Duration of lease 10 years
Stamp duty paid Rs. 1,00,700.00
Stamp sheets 13

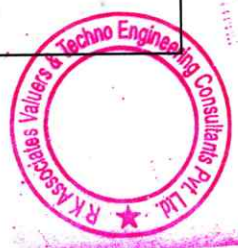
Shri Shailendra Chaudhary son of Shri Naubat Singh Teotia (2) Smt. Priti Chaudhary wife of Shri Shailendra Chaudhary both residents of 148/88, New Road, Dehradun, Lessor No. 2 Smt. Priti Chaudhary through her attorney Lessor No. 1 Shri Shailendra Chaudhary (hereinafter referred to as "THE LESSOR") which expression shall where the context admits included them and their heir, executors, administrators, representative successors and assigns of the one party.
PAN : ADBPC 0885 H

AND

STATE BANK OF INDIA, constituted under the State Bank of India Act, 1955, having its Branch at Dalanwala, Dehradun through its Authorized Signatory Shri Udai Singh Bhandari son of Shri Bhagat Singh Bhandari c/o State Bank of India, Dalanwala, Dehradun (hereinafter referred to as 'THE BANK') which expression where the context so admits shall include its successors and assigns of the other part.
PAN : AEJPB 3866 L
DL No. UA-0719910078856.

Shailendra Chaudhary

Bhandari



4. That the Lease deed is for 10 years. The average annual rent of the property is Rs. 12,58,620.00. The stamp duty of Rs. 1,00,700.00 is being paid on 4 years average annual rent.

a)	Rs. 12,58,620.00 x 4	=	Rs. 50,34,480.00
b)	Rs. 50,35,000.00 x 2%	=	Rs. 1,00,700.00

5. Smt. Priti Chaudhary (Lessor No. 2) appointed Shri Shailendra Chaudhary (Lessor No. 1) as her attorney vide general power of attorney dated 08.02.2010 duly registered in the office of the Sub-Registrar, Dehradun in book no. 4 volume 312 on pages 167 to 174 at serial no. 146 on 16.02.2010. The power of attorney has not been revoked and is still subsisting.

SCHEDULE OF PROPERTY

All that upper ground floor portion of property bearing no. 88, New Road, Dehradun having an area of 1907 Sq. ft. or 177.351 Sq. Mts. which is totally covered along with open space for Car Parking bounded and butted as under :-

East : Property of Smt. Jaiswal
West : Property of Shri Arora
North : Property of Shri Arora
South : Parking thereafter Road

IN WITNESS WHEREOF the parties hereto have executed this lease deed the date and month first above written.

Shailendra Chaudhary

Lessor no. 1
For self and as attorney of Lessor No. 2

Handi
Lessee

