**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**

|  |  |  |
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| **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 AssessmentCertificate |
| 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 |
| 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** **FOR INTERNAL USE Engineering Consultants (P) Ltd. *TYPED BY: Er. Manas Upmanyu***  ***REVIEWED BY: Er. Gaurav Sharma***

# ANNEXURE: I- COPY OF LEASE DEED



