

FILE NO.: VIS (2024-25)-PL309-270-356

Date: 23/08/2024

- **CERTIFICATE NAME:** Rent Assessment Certificate for a commercial shop situated at Kharsa No. 50, Mauza Athurwala, Dehradun, Uttarakhand
- **PREPARED FOR:** IDBI Bank, Doiwala Branch, Dehradun
- **ASSET TYPE:** Commercial Shop
- **LOCATION OF THE BUILDING:** Kharsa No. 50, Mauza Athurwala, Dehradun, Uttarakhand

**TO WHOM IT MAY CONCERN**

S. NO.	PARTICULARS	DESCRIPTION
1.	Date of Survey	21-08-2024
2.	Date of Certificate	23-08-2024
3.	Documents provided for perusal	Lease Deed
4.	Location of the Building	Kharsa No. 50, Mauza Athurwala, Dehradun, Uttarakhand
5.	Borrower/Lessee	IDBI Bank, Doiwala Branch, Dehradun
6.	Type of Asset	Commercial shop
7.	Type of Assessment	Rent Assessment Certificate
8.	Scope of Assessment	To assess the ongoing market rent of the commercial shop
9.	Nature of Building	Commercial
10.	Year of Construction	~ 15 years
11.	Total Purchase Cost / Expenses Incurred	No information available



12.	Total built Up Area of the property	150 sq.ft
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 shop in the subject vicinity varies within the rate range of <b>Rs.110/- to Rs.130/- per sq. ft. on covered area</b> For ready to move-in properties depending upon the various amenities, floor and location of the property. These rates are for the commercial shop 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 IDBI Bank, Doiwala Branch, Dehradun
3. Monthly Rental Income vetted for the subject property is for the commercial shop at the subject location.
4. Based on our market research proposed monthly rent of the subject property for above mentioned area of 150 Sq. ft. comes out to be in the range of Rs.16,500/- to Rs.19,500/-

#### 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 IDBI Bank, Doiwala Branch, Dehradun

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




*Mohit*

FOR INTERNAL USE  
TYPED BY: Er. Mohit yadav  
REVIEWED BY:



**ANNEXURE: I- COPY OF LEASE DEED**

995-1-2014



5034

**LEASE DEED**

<b>Consideration</b> (Average yearly rent is Rs. 1,21,619.00 and stamp duty is being paid on average annual rent of 4 years)	Rs. 4,87,000.00
<b>Period of lease</b>	10 years
<b>No. of stamp sheets</b>	09
<b>Stamp duty</b>	Rs. 9,800.00

Whereas I/We Smt. Shira Devi wife of Shri Vishal Singh Sajwan aged about 50 residing at Village Jogiyana, Athurwala, Parana Parwa Doon, Tehsil Rishikesh, District Dehradun (here in after called the LESSOR) of the FIRST PART  
PAN : ADMPR CPRA N- 84308783 5825

am/ are the sole / joint proprietors of the property detailed in the end and also in possession of the same, do hereby lease to, IDBI BANK LIMITED, a company incorporated and registered under Companies Act, 1956 (1 of 1956) and a banking company within the meaning of Section 5 (c) of the Banking Regulation Act, 1949 (10 of 1949) and having its Registered Office at IDBI Tower, WTC Complex, Cuffe Parade, Mumbai - 400 005 and a Branch Office at Doiwala through its Branch Manager Mr. Surinder Pal Singh son of Shri Dalvinder Singh (herein after called the "LESSEE") of the SECOND PART. PAN: AUPPS 92797

For consideration of Rs. 4,87,000.00

As per details in the Lease Deed.

The property is free from all charges, lien and encumbrances


Details of the property as given in the schedule at the foot of this deed.

सीरा

[Signature]







भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000      Rs.5000

पाँच हजार रुपये      FIVE THOUSAND RUPEES

उत्तरांचल UTTARANCHAL 713990

3 FEB 2014

LEASE AGREEMENT

This Lease Deed made at Dehradun this 10th day of February 2014 by Smt. Shira Devi wife of Shri Vishal Singh Sajwan aged about 50 residing at Village Jogiyana, Athurwala, Parana Parwa Doon, Tehsil Rishikesh, District Dehradun (hereinafter referred to as "the Lessor", which expression shall unless it be repugnant to the context or the subject otherwise requires, include his/ her/ its/ their respective legal heir(s), successors, executors(s) and assign(s) of the One Part;


AND

IDBI BANK LIMITED, a company incorporated and registered under Companies Act, 1956 (1 of 1956) and a banking company within the meaning of Section 5 (c) of the Banking Regulation Act, 1949 (10 of 1949) and having its Registered Office at IDBI Tower, WTC Complex, Cuffe Parade, Mumbai - 400 005 and a Branch Office at Doiwala through its Branch Manager Mr. Surinder Pal Singh son of Shri Dalvinder Singh (hereinafter referred to as "the Lessee", which expression shall, unless it be repugnant to the subject, meaning or context thereof, be deemed to mean and include its successors and assigns) of the One Part.

**WHEREAS:**

(1) The Lessor has represented and warranted to the Lessee that the Lessor is fully seized possessed of and/or otherwise well and sufficiently entitled to all that premises viz., Commercial premises bearing Shop No., admeasuring a total carpet area of 150 sq feet or thereabouts on the ground floor of the building holding the undivided share of

श्रीरा 2



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# ANNEXURE: II- COPY PHOTOGRAPHS PF PROPERTY



*Mohit*

