REPORT FORMAT: CL-1 | Version: 1.0_2018

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

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

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Date: 23/08/2024

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 Rs.110/- to Rs.130/- per sq. ft. on covered area 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:

- 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
- Monthly Rental Income vetted for the subject property is for the commercial shop at the subject location.
- 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/-

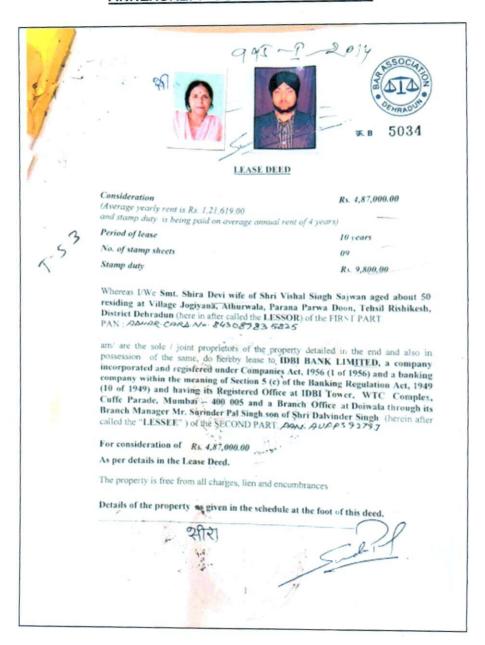
Disclaimer:

- 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.
- 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

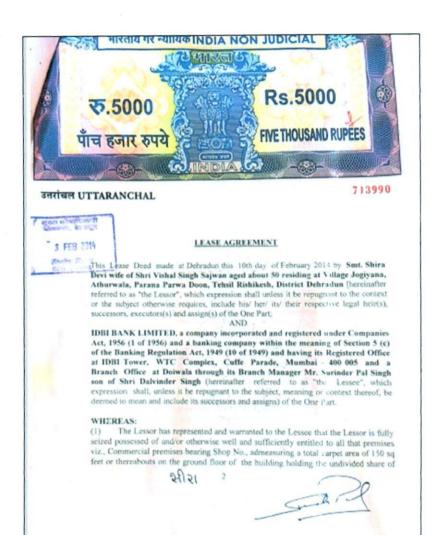
For R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. FOR INTERNAL USE
TYPED BY: Er. Mohit yadav
REVIEWED BY:



ANNEXURE: I- COPY OF LEASE DEED









Scanned with OKEN Scanner

ANNEXURE: II- COPY PHOTOGRAPHS PF PROPERTY











