

Vastukala Consultants (I) Pvt. Ltd.
121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093

VALUATION REPORT (IN RESPECT OF SHOP)

I	General	
1.	Purpose for which the valuation is made	: To assess Fair Market value of the property for Bank Loan Purpose.
2.	a) Date of inspection	: 01.02.2022
	b) Date on which the valuation is Made	: 04.03.2022
3.	List of documents produced for perusal: 1. Copy of Agreement for Sale dated 12.01.2022 between Mr. Ravindra S. Pathak (the Transferor) AND Mr. Tejpal Singh Buttar (the Transferee). 2. Copy of Commencement Certificate No. CE / 4380 / BPES / AT dated 27.04.2007 issued by Municipal Corporation of Greater Mumbai. 3. Copy of Approved Plan No. CE / 4380 / BPES / AT dated 14.02.2011 issued by Municipal Corporation of Greater Mumbai. 4. Copy of Share Certificate No. 28 bearing Nos. 481 to 500 having 20 shares of Rs. 50/- each in the name of Mr. Ravindra S. Pathak issued by Avior Corporate Park Co-op. Soc. Ltd. for Shop No. LG-28. 5. Copy of Electricity Bill Consumer No. 700000068723 dated 09.02.2022 in the name of Ravindra S. Pathak issued by MSEDCL.	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: Mr. Tejpal Singh Buttar Address: Commercial Shop No. LG-28, Lower Ground Floor, B Wing, "Avior Corporate Park Co-op. Soc. Ltd.", Nirmal Galaxy, L.B.S. Marg, Mulund (West), Mumbai - 400080, State - Maharashtra, Country - India. Contact Person: Mr. Tejpal Singh Buttar (Owner) Contact No. : 9224441517 / 8691010101 Sole Ownership
5.	Brief description of the property: The property is a Commercial Shop No. LG-28 located on Lower Ground floor. As per site inspection, Shop No. LG-28, LG-29 & LG-30 are internally amalgamated to form a single unit with separate entrances and it is presently used as Restaurant & Bar. The composition is Restaurant + Kitchen + Ladies & Gents Toilet + Store Room + Passage. The property is at 2 Km. distance from nearest railway station Mulund.	

Vastukala Consultants (I) Pvt. Ltd.
An ISO 9001:2015 Certified Company

