

139/470

(29)

of the Immovable Property

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: <ol style="list-style-type: none"> Copy of Agreement for Sale dated 12.01.2022 between Mr. Ravindra S. Pathak (the Transferor) AND Mr. Surjeetsingh Amolaksingh Buttar (the Transferee). Copy of Commencement Certificate No. CE / 4380 / BPES / AT dated 27.04.2007 issued by Municipal Corporation of Greater Mumbai. Copy of Approved Plan No. CE / 4380 / BPES / AT dated 14.02.2011 issued by Municipal Corporation of Greater Mumbai. Copy of Share Certificate No. 29 bearing Nos. 501 to 520 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-29.
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. Surjeetsingh Amolaksingh Buttar Address: Commercial Shop No. LG-29, 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. Surjeetsingh Amolaksingh Buttar (Owner) Contact No.: 9224441517 / 8691010101 Sole Ownership
5.	Brief description of the property: The property is a Commercial Shop No. LG-29 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



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