

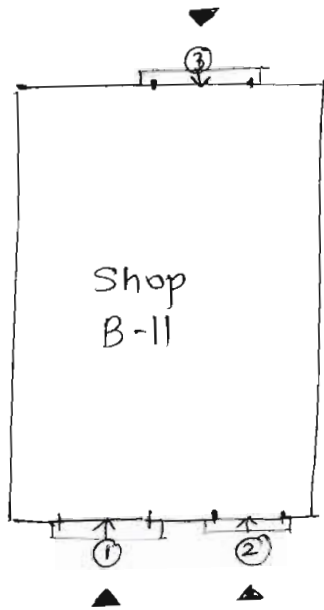
VASTUKALA CONSULTANTS INDIA PVT. LTD.

PROPERTY DETAILS

Capital gain valuation

Bank Name		Branch Name	
Date of Visit	16.09.2023	Site Engineer	Meetali Rasal
Name of Client	Brijesh Shah	Contact No.	8928385057
Property Address	B-11, Synthofine Ind. Est., Behind Virwani Ind. Est., Goregoan East.		
Premises of Flat/Office	Contact Person Name & No.	Client himself.	
Distance from Station	No. of Wings -		
Latitude & Longitude	19.172268, 72.855863		
Boundaries	Building Boundaries	Flat / Office / Shop / Gala	
North	Durian Ind. Est.		
South	Gambhir Ind. Est.		
East	Synthofine C Building		
West	Synthofine A Building		
Landmark			
Present Occupied By	Owner / Tenant / Vacant	Tenure Period	
Name & Contact No. of Tenant			
Type of Road	B.T. / Cement / W.B.M. Road	Width -	Corner / Intermittent
Area Calculation:	Builder's Saleable area	Builder's Rate	
	Estate Agent Name	Contact No.	
	Engineer Rate	Lumpsum Value	
Year of Construction	No. of Floors	G+2	
No of Flats / Unit per floor	Shop / Flat on ground floor in case	Shop on GF.	
Type of Parking	Open / Stilt / Podium / Basement / Tower Parking / Covered / Stack		
Source of Water Supply	No. of Lifts		
Type of Sewerage Syst.	Septic Tank / Sewerage Line		
Type of Finishing in Compound area	Type of Door & Window		
Flooring	Kitchen	Wiring	Plumbing
If Under Construction Building:	Slab	Internal Brickwork	External Brickwork
Internal Plaster	External Plaster	Internal Painting	External Painting
Door & Windows	Flooring / Tiling	Kitchen Platform	Electrification
Plumbing & Sanitary Installation	Lift Installation		
MAHARERA DETAILS:	RERA PROJECT - YES / NO	Certificate No.	

- Drawing & measurements by Meetali Rasal.
- 16-09-2023



- 3 Entries to the Shop.
- Shutter opening.

- Measurements.
Shop - $11.54 \times 5.1 \text{ m.} = 59.36 \text{ sq.m}$
 $= 638.9 \text{ sq.ft.}$

- Documents collected on site
 - Letter of Possession
 - Deed of assignment
 - Share transfer agreement
 - Specific power of attorney
 - Transfer of Tenancy
 - ^{Article of} Agreement