

VASTUKALA CONSULTANTS INDIA PVT. LTD.

PROPERTY DETAILS

|  |  |  |                    |                                     |   |  |  |
|--|--|--|--------------------|-------------------------------------|---|--|--|
| Bank Name                              |  |  |                    | Branch Name                         |   |  |  |
| Date of Visit                          | 9-1-2024   |  |                    | Site Engineer                       | Meetali R.  |  |  |
| Name of Client                         | Western Equipments & Allied Pvt. Ltd. <sup>And</sup>   |  |                    | Contact No.                         | Vipul Shah  |  |  |
| Property Address                       | 3081, 3 <sup>rd</sup> Floor, B-Wing, Oberoi Garden Estates, Chandivali farm Rd, Powai          |  |                    |                                     |   |  |  |
| Premises of Flat/Office                | Contact Person Name & No.  |  |                    |                                     |   |  |  |
| Distance from Station                  |  |  |                    | No. of Wings -                      | 3   |  |  |
| Latitude & Longitude                   | 19.113757, 72.893849   |  |                    |                                     |   |  |  |
| Boundaries                             | Building Boundaries  |  |                    | Flat / Office / Shop / Gala         |   |  |  |
| North                                  | A Wing   |  |                    | Lobby & 3065                        |   |  |  |
| South                                  | C Wing   |  |                    | Building space & C Wing             |   |  |  |
| East                                   | Chandivali studio  |  |                    | 3082 unit                           |   |  |  |
| West                                   | Boomerang building.  |  |                    | Lobby                               |   |  |  |
| Landmark                               | Chandivali Studio  |  |                    |                                     |   |  |  |
| Present Occupied By                    | Owner / Tenant / Vacant / U.C<br>✓   |  |                    | Tenure Period                       |   |  |  |
| Name & Contact No. of Tenant           |  |  |                    |                                     |   |  |  |
| Type of Road                           | B.T. / Cement / W.B.M. Road  |  | Width -            |                                     | Corner / Intermittent                             |  |  |
| <b>Area Calculation:</b>               | Builder's Saleable area  |  |                    | Builder's Rate                      |   |  |  |
|  | Estate Agent Name  |  |                    | Contact No.                         |   |  |  |
|  | Engineer Rate  |  |                    | Lumpsum Value                       |   |  |  |
| Year of Construction                   |  |  |                    | No. of Floors                       | G + 6   |  |  |
| No of Flats / Unit per floor           | 32   |  |                    | Shop / Flat on ground floor in case | <del>G + 6</del>                                  |  |  |
| Type of Parking                        | Open / Stilt / Podium / Basement / Tower Parking / Covered / Stack<br>✓                        |  |                    |                                     |   |  |  |
| Source of Water Supply                 |  |  |                    | No. of Lifts                        | 3   |  |  |
| Type of Sewerage Syst.                 | Septic Tank / Sewerage Line  |  |                    |                                     |   |  |  |
| Type of Finishing in Compound area     |  |  |                    | Type of Door & Window               | m.s. Grill. windows<br>Main door - Glass + wooder |  |  |
| Flooring                               | Kitchen  |  | Wiring             |                                     | Plumbing  |  |  |
| <b>If Under Construction Building:</b> | 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                   |   |  |  |
| <b>MAHARERA DETAILS:</b>               | RERA PROJECT - YES / NO  |  | Certificate No.    |                                     |   |  |  |
| <b>Photos Of KYC Documents:</b>        | Share Certificate / Maintenance Bill / Electricity Bill / Property Tax / Water Tax             |  |                    |                                     |   |  |  |
| <b>Requirements</b>                    | External Photographs / Drop Pin Photo / Internal Photos / Engineer Selfie with contact person. |  |                    |                                     |   |  |  |
| <b>Remarks if any</b>                  | Building external renovation in progress.  |  |                    |                                     |   |  |  |