

VASTUKALA CONSULTANTS INDIA PVT. LTD.

PROPERTY DETAILS

Bank Name	Private case		Branch Name		
Date of Visit	26-02-2024		Site Engineer	Meetal Rasal	
Name of Client	Pradeep Shah		Contact No.	9324181775	
Property Address	Flat no. 9, 2 nd Floor, Godawan Mhatre Road, Arati Kupa Chs, Dahisar (W)				
Premises of Flat/Office	Contact Person Name & No.				
Distance from Station	Near Dahisar Railway Station		No. of Wings -		
Latitude & Longitude	19.251818, 72.857750				
Boundaries	Building Boundaries under construction		Flat / Office / Shop / Gala		
North	Godawan Mhatre road & n				
South	Sai Tirtha chs				
East	Jai ganga building				
West	Narayan Mhatre road				
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	1981	No. of Floors	G+4		
No of Flats / Unit per floor	4	Shop / Flat on ground floor in case	-		
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	Wooden Doors Aluminium Sliding Window	
Flooring	Vitrified	Kitchen	Black granite	Wiring	Plumbing
				bron casing caping	
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.		

→ In few years building will go under redevelopment.

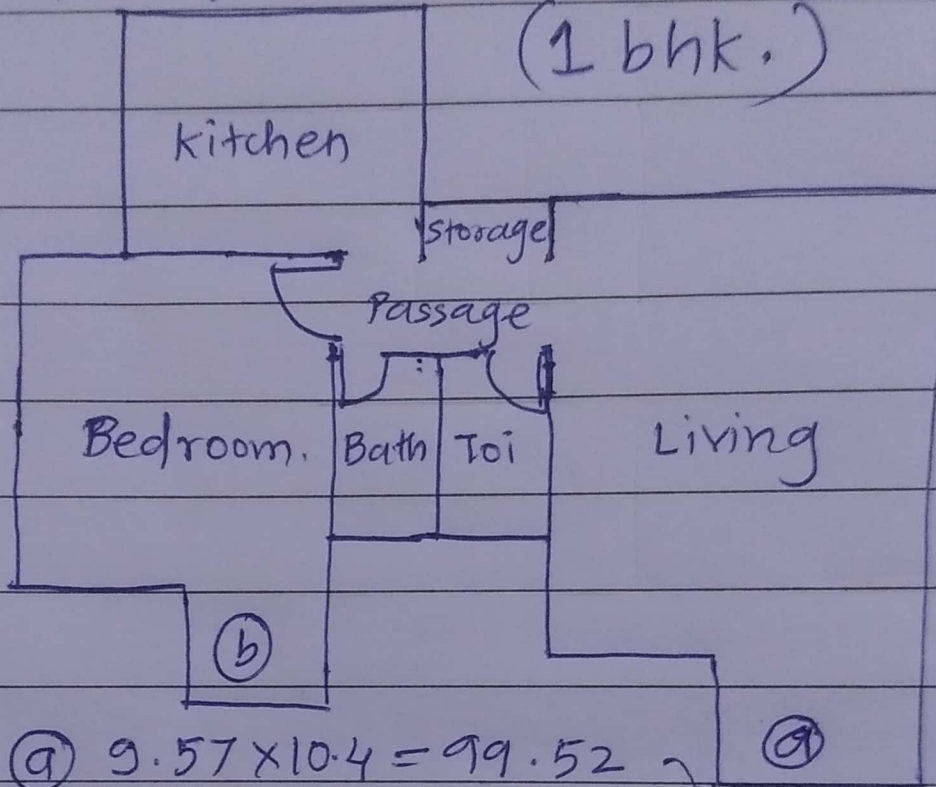
→ Client i.e. owner of flat has done structural renovation & interior renovation, balconies were enclosed inside and steel girder beam and columns has been inserted for increasing structural stability.

Date: 26-2-2024

Flat No. 9, 2nd Floor, Arati Krupa Chs,
Dahisar (W).

Total carpet area = 348.12 sqft

(1 bhk.)



Ⓐ $9.57 \times 10.4 = 99.52$

Living - $5.55 \times 4.2 = 23.51$

Passage - $6.32 \times 3.09 = 19.52$

Storage - $3.15 \times 1.35 = 4.25$

Kitchen - $9.95 \times 5.79 = 57.61$

Toi - $4.23 \times 2.63 = 11.08$

Bath - $4.25 \times 3.16 = 13.43$

Bedroom - $9.03 \times 10.99 = 99.23$

Ⓑ $4.24 \times 4.71 = 19.97$

348.12 sqft