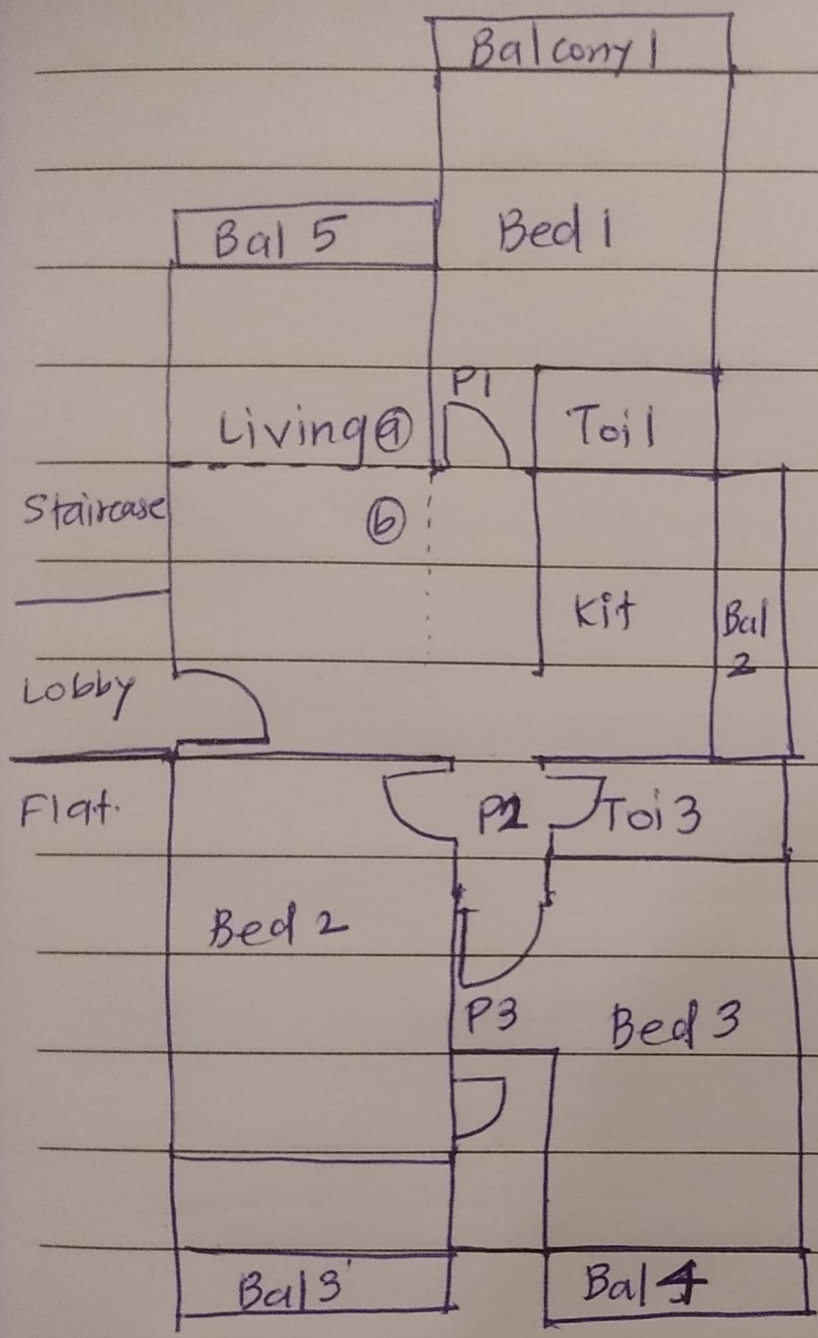


VASTUKALA CONSULTANTS INDIA PVT. LTD.

PROPERTY DETAILS

Bank Name		Private		Branch Name			
Date of Visit		12-3-2024		Site Engineer		Meetali Rasal.	
Name of Client		Mark Dsouza, Beryl Dsouza		Contact No.			
Property Address		402, Fortune Exotica, Madonna Colony, Dahisar (W)					
Premises of Flat/Office		Bozivali (W)		Contact Person Name & No.		Mark Dsouza-9819543024	
Distance from Station		4 km 1.4 km from Dahisar station		No. of Wings -		-	
Latitude & Longitude		19.242332, 72.855992					
Boundaries		Building Boundaries		Flat / Office / Shop / Gala			
North		Open plot		Building marginal space			
South		Road & sun view chsl		-ll-			
East		Santoshi mata Road		Lobby, staircase & flat.			
West		Bozivali angel villa chsl.		Building marginal space			
Landmark							
Present Occupied By		Owner / Tenant / Vacant ✓		Tenure Period		8 years. Rent - 35K	
Name & Contact No. of Tenant		Shreya Shetty. - 9820768083 - Female					
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 - 15 to 17K on carpet		Lumpsum Value			
Year of Construction		Approx 10 years ago.		No. of Floors		12	
No of Flats / Unit per floor		3		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		2	
Type of Sewerage Syst.		Septic Tank / Sewerage Line					
Type of Finishing in Compound area				Type of Door & Window		M.S. Grill, Aluminium Sliding window Wooden Flush door.	
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.			

Date: 12-3-2024



402, Fortune Exotica, Dahisar (w)
Madonna Colony

402, Fortune Exotica, Dahisar (W),

Date: _____

	feet	feet	sq.ft.
Living-a	10.22	9.88	100.97

b - $9.48 \times 13.55 = 128.45$

Balcony 5 - $9.65 \times 1.72 = 16.5$

Bed 1 - $11.05 \times 7.79 = 86.07$

P1 - $3.01 \times 3.94 = 11.85$

Toil 1 - $7.54 \times 2.95 = 22.24$

kitchen - $6.63 \times 11.62 = 77.04$

Balcony 2 - $3.85 \times 12.58 = 48.43$

P2 - $3.05 \times 6.17 = 18.8$

Toilet 3 - $7.19 \times 2.63 = 18.9$

Bed 2 - $9.74 \times 12.37 = 120.48$

Bal 3 - $9.72 \times 1.74 = 16.9$

Bed 3 - $9.96 \times 10.21 = 101.69$

P3 - $2.89 \times 3.76 = 10.86$

Bal 4 - $9.19 \times 2.27 = 20.86$

Bal 1 - $9.8 \times 3.7 = 37.02$

sq.ft.

Total carpet area with balcony = 837.06

Carpet area without balcony = 697.3 sq.ft.