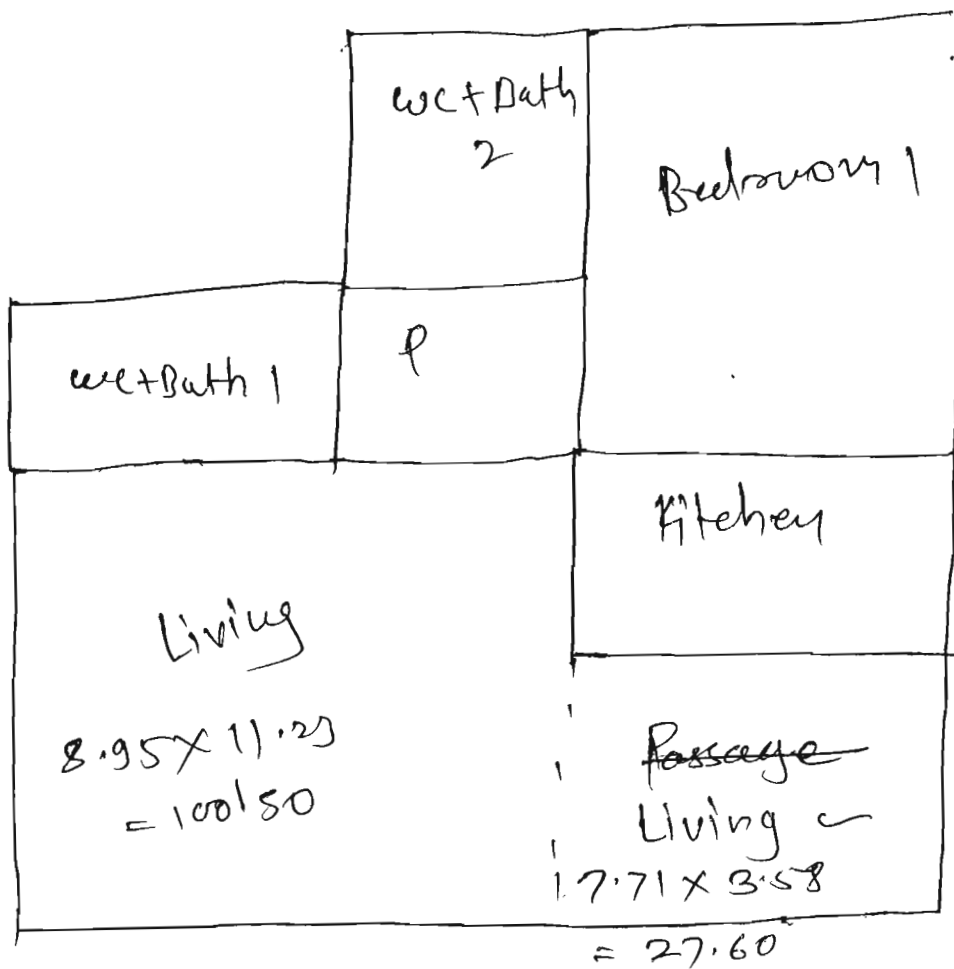


VASTUKALA CONSULTANTS INDIA PVT. LTD.

PROPERTY DETAILS

Bank Name		CBI		Branch Name			
Date of Visit		04/08/2024		Site Engineer		Prayash / Saiprasad	
Name of Client		Sudhanshu Infra. Pvt. Ltd.		Contact No.			
Property Address		Flat No 2302, Sudhanshu Impreg, Tembipada, Bhandup.					
Premises of Flat/Office		Flat		Contact Person Name & No.			
Distance from Station		Bhandup - (2.4 km)		No. of Wings - 3 (A, B, C)			
Latitude & Longitude		19.153661, 72.929905					
Boundaries		Building Boundaries		Flat / Office / Shop / Gala			
North		C-wing		C-wing - Flat No-303			
South		slum area		Passage			
East		slum area		slum area			
West		Tembipada Road		Flat 2301			
Landmark							
Present Occupied By		Owner / Tenant / Vacant		Tenure Period			
Name & Contact No. of Tenant		Binbahadar Singh - 9920056739 (Society Manager)					
Type of Road		B.T. / Cement / W.B.M. Road		Width - 12M		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		23 (Gf 1st to 23rd)	
No of Flats / Unit per floor		04		Shop / Flat on ground floor in case			
Type of Parking		Open / Stilt / Podium / Basement / Tower Parking / Covered / Stack					
Source of Water Supply		municipal water		No. of Lifts		02	
Type of Sewerage Syst.		Septic Tank / Sewerage Line					
Type of Finishing in Compound area		Pering block		Type of Door & Window		Door - wooden flush door Aluminium powder coated	
Flooring		ceramic		Kitchen		Crenite	
		Wiring		closed		Plumbing	
						closed	
If Under Construction Building:		Slab		Internal Brickwork		External Brickwork	
Internal Plaster		External Plaster		Internal Painting		External Painting	
				NA			
Door & Windows		Flooring / Tiling		Kitchen Platform		Electrification	
Plumbing & Sanitary Installation				Lift Installation			
MAHARERA DETAILS:		RERA PROJECT - YES / NO		Certificate No.			



Kitchen - $5.74 \times 8.73 = 50.14$

Living 2 - $7.71 \times 3.58 = 27.60$

Living - $8.95 \times 11.25 = 100.50$

Bedroom - $8.59 \times 8.74 = 75.07$

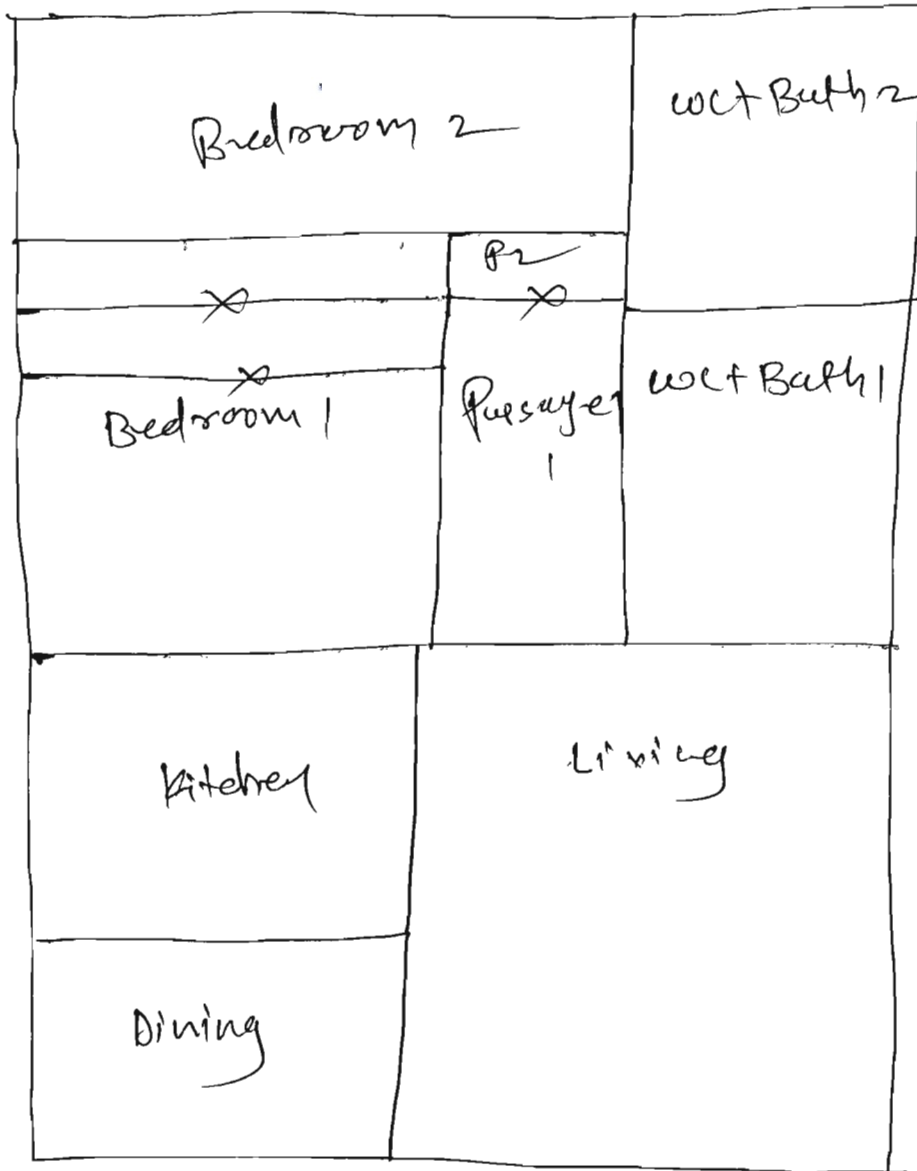
P - $2.75 \times 3.88 = 10.67$

Wc+Bath 2 - $4.68 \times 3.85 = 18.01$

Wc+Bath 1 - $4.34 \times 2.90 = 12.58$

294.97

1607 2BHK (1401, 1301, 909.39 (Typical))



- ① Living - $8.75 \times 12.66 = 110.77$
- ② Kitchen - $8.95 \times 6.37 = ~~57.09~~ 57.01$
- ③ Dining - $7.14 \times 5.38 = 38.41$
- ④ Bedroom 1 - $7.79 \times 9.90 = 77.12$
- ⑤ Bedroom 2 - $8.48 \times 13.14 = 111.42 + 2.82 \times 4.44 = 12.52$
- ⑥ Passage - $2.75 \times 4.04 = 11.11$
- ⑦ wet Bath 1 - $4.36 \times 5.75 = 25.07$
- ⑧ wet Bath 2 - $4.66 \times 5.99 = 27.91$

471.34

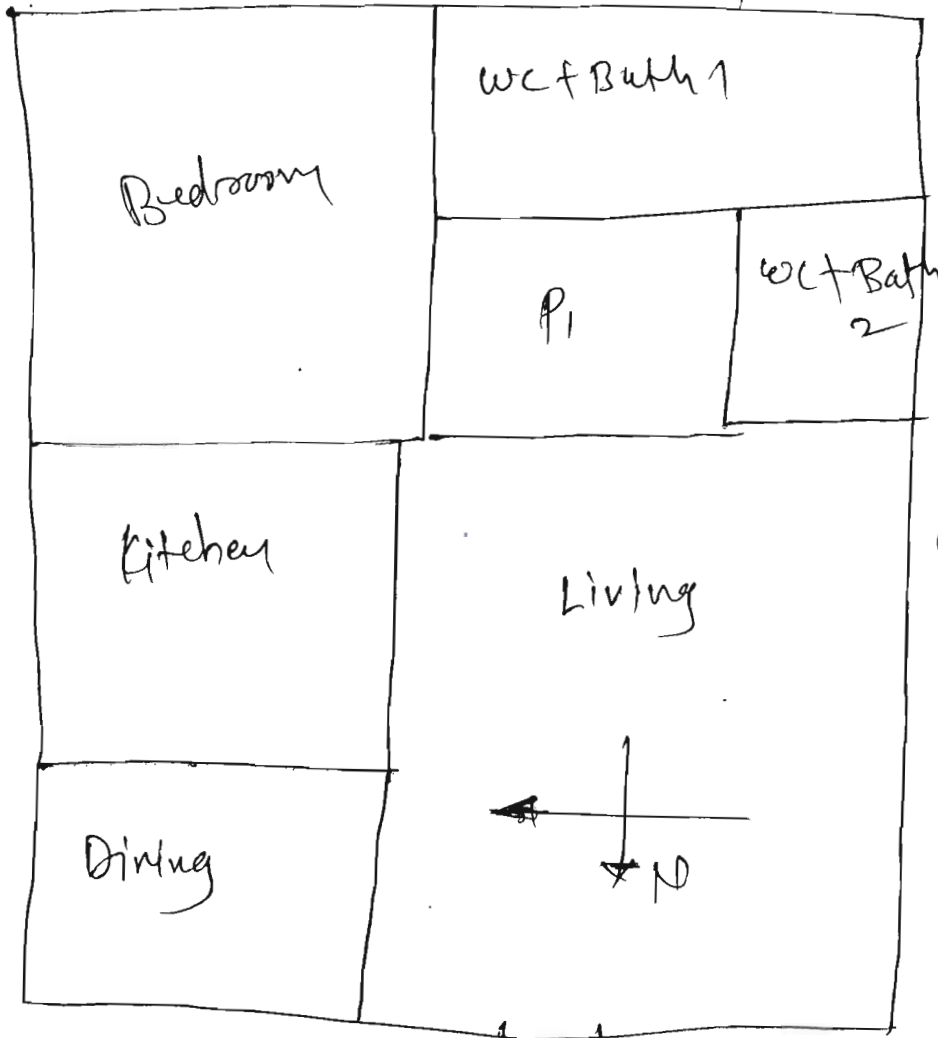
VASTUKALA CONSULTANTS INDIA PVT. LTD.

PROPERTY DETAILS

Bank Name		Central Bank of India		Branch Name			
Date of Visit		2/8/2024		Site Engineer		Rajyash / Sripasad	
Name of Client		Sudhanshu Infrastructure		Contact No.			
Property Address		Flat No - 1601, Sudhanshu Imperia, Tembipada Bhandup (Flat No. 1601, 1401, 1301, 901, 301)					
Premises of Flat/Office		Flat		Contact Person Name & No.			
Distance from Station		2.4 KM Bhandup		No. of Wings - 3 (A-B-C)			
Latitude & Longitude		19.153661, 72.929905					
Boundaries		Building Boundaries		Flat / Office / Shop / Gala			
North		C-wing					
South		slum area					
East		slum area					
West		Tembipada 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 - 9.0M		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 + 1 st to 23 rd upper	
No of Flats / Unit per floor		04		Shop / Flat on ground floor in case			
Type of Parking		Open / Stilt / Podium / Basement / Tower Parking / Covered / Stack					
Source of Water Supply		BMC		No. of Lifts		02	
Type of Sewerage Syst.		Septic Tank / Sewerage Line					
Type of Finishing in Compound area		Paving Block		Type of Door & Window		Door - wooden / Flush door powder coated Aluminium window	
Flooring		Ceramic		Kitchen		Granite	
		Wiring		closed		Plumbing	
						closed	
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.			

Flat 303 - 1 BHK
503

503 - Typical
303/204



204 - Tenant
occupied
(Rental)

Rent - 18000 to 20K
1 BHK

2 BHK - 35000/-

Grant E.D.U

Network - Rent

- ① Bedroom - $8.91 \times 8.75 = 77.96$ ↑ Entry
- ② Living - $8.86 \times 12.52 = 110.92$
- ③ Kitchen - $8.86 \times 6.49 = 57.50$
- ④ Dining - $4.77 \times 7.14 = 34.05$
- ⑤ P1 - $5.04 \times 3.12 = 15.72$
- ⑥ Wc + Bath 1 - $3.82 \times 4.28 = 16.34$
- ⑦ Wc + Bath 2 - $5.06 \times 4.20 = 21.25$

333.74

Flat No. 503, 303, 204 (Typical Flats)

VASTUKALA CONSULTANTS INDIA PVT. LTD.

PROPERTY DETAILS

Bank Name	Central Bank of India		Branch Name				
Date of Visit	02/8/2024		Site Engineer	Prayash / Saiprasad			
Name of Client	Sudhanshu Infrastructure		Contact No.				
Property Address	Flat No. 303, 503, 204, Sudhanshu Imperia, Tambipada Bhandup west						
Premises of Flat/Office	Flat	Contact Person Name & No.					
Distance from Station	2.4 KM (Bhandup)		No. of Wings - 3 (A.B.C)				
Latitude & Longitude	19.153661, 72.929905						
Boundaries	Building Boundaries		Flat / Office / Shop / Gala				
North	C-wing		wing E				
South	slum area						
East	slum area						
West	Tambipada road						
Landmark							
Present Occupied By	Owner / Tenant / Vacant	Tenure Period					
Name & Contact No. of Tenant	Flat 204 Tenant - Cricut EDU Network Rent: 18000 to 20000 (1BHK)						
Type of Road	B.T./Cement / W.B.M. Road	Width - 9 M	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	Ground + 1st to 23rd upper Floor.				
No of Flats / Unit per floor	04		Shop / Flat on ground floor in case	-			
Type of Parking	Open / Stilt / Podium / Basement / Tower Parking / Covered / Stack						
Source of Water Supply	BMC		No. of Lifts	02			
Type of Sewerage Syst.	Septic Tank / Sewerage Line poor-wooden and flush Door						
Type of Finishing in Compound area	Paving Block		Type of Door & Window	powder coated Aluminium window frame			
Flooring	Ceramic	Kitchen	Coronite	Wiring	closed	Plumbing	closed
If Under Construction Building:	Slab		Internal Brickwork		External Brickwork		
Internal Plaster	External Plaster		Internal Painting HA		External Painting		
Door & Windows	Flooring / Tiling		Kitchen Platform		Electrification		
Plumbing & Sanitary Installation			Lift Installation				
MAHARERA DETAILS:		RERA PROJECT - YES / NO			Certificate No.		