

Vastu/SBI/Mumbai/08/2023/3496/2302332  
31/7-478-PY  
Date: 18.08.2023

To,  
**The Branch Manager,**  
**State Bank of India**  
**SME Chembur Branch**  
Unit No. 11, Building No. 11,  
Ground Floor, Corporate Park,  
Sion Trombay Road, Chembur,  
Mumbai, Pin Code – 400 071,  
State - Maharashtra, Country – India.

**Sub:** Cost Vetting Report for "**Ashtavinayak Apartments**" at Jogeshwari (East) Mumbai, Pin Code – 400 060.

Dear Sir,

In accordance with your letter of engagement as stated above, we enclose our Report on Project Valuation for "**Ashtavinayak Apartments**", Proposed S. R. Scheme Residential building on Plot bearing C.T.S. No. 68, 68/1, to 20, 69, 70, 70/1 to 26, 71, 71/1 to 38, 72, 72/1 to 26, 73, 73/1 to 14, 74 & 74/1 to 17, Village – Majas, Jogeshwari (East), Taluka – Andheri, Mumbai – 400 060, State – Maharashtra, Country – India.

Shiv Shruti Developers LLP is a real estate development company in Mumbai. It is committed to providing spectacular projects that deliver the best value for customer's money. The developer aims to transform the property dreams of the customers into reality. It ensures that its projects emanate meticulous planning, quality material, and excellent workmanship. The company strives to be a front runner in the realm of real estate development by providing feature-rich projects that offer comfortable living.

M/s. Shiv Shruti Developers LLP is redeveloping a S. R. Scheme Residential building on Plot bearing C.T.S. No. 68, 68/1, to 20, 69, 70, 70/1 to 26, 71, 71/1 to 38, 72, 72/1 to 26, 73, 73/1 to 14, 74 & 74/1 to 17, Village – Majas, Jogeshwari (East), Taluka – Andheri, Mumbai – 400 060, State – Maharashtra, Country – India. Project is comprising Commercial cum Residential & Rehab cum Sale Building.

Residential Rehab Building No. 1 (Wing C) is proposed of Ground Floor + 1<sup>st</sup> to 23<sup>rd</sup> Upper Residential Floors and Commercial cum Residential Sale Building No. 2 (Wing A & B) is proposed of Ground Floor + 1<sup>st</sup> to 23<sup>rd</sup> Upper Residential Floors with total RERA carpet area of 1,91,835.00 Sq. Ft. which consists 1 BHK and Shops units with 318 nos. of Sell flats, 43 PAP Flats, 149 Tenant Flats, 10 Tenant Shops & 28 Land Owners Flat providing with Fitness Centre, Society Office, & Other Amenities.



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