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2/11/23

Micro Market Study Report Prepared For: SBI / SME Chembur Branch / Sai Orchid Project (4804/2303312) Page 2 of 18

Vastu/SBI/Mumbai/11/2023/4804/2303312
01/08-08-PY
Date: 01.11.2023

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: Micro Market Study Report for "**Sai Twin Tower**" at Ghatkopar, Pin Code - 400 077.

Dear Sir,

In accordance with your Mail as stated above, we herewith enclose our Micro Study Report on "**Sai Twin Tower**", Proposed SRA Scheme Residential cum Commercial building on Plot bearing F. P. No. 29, TPS No. III, Tilak Road, Village - Ghatkopar Kirol, Ghatkopar (East), Mumbai - 400 077, State - Maharashtra, Country - India.


The project is being developed by M/s. Shree Sai Enterprises is a partnership firm.

Project is comprised of two building Wing A Commercial Building is proposed of Ground Floor + 1st to 12th Upper Floors and Wing B Residential Building is proposed of Basement + Part Ground Floor + 1st to 19th Upper Floors with total RERA carpet area of 41,037 Sq. Ft. which consists 43 units for sale.

In this regard, 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, has approached us to conduct a Micro Study of the said project.

Our analysis of the market study is enclosed in this report.

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**


Director



MANOJ B. CHALIKWAR

Registered Valuer
Chartered Engineer (India)
Reg. No. IBBI / RV / 07/2018/10366
Reg. No. CAT-I-F-1763



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