

CTN: U74120MH2010PTC207869
MSME Reg. No.: UDYAM-MH-18-0083617
An ISO 9001:2015 Certified Company

KaSane
Vastukala
Consultants (I) Pvt. Ltd.



Think.Innovate.Create

PA-4103/23-24

Vastu/SBI/Mumbai/01/2024/5626/2304323
03/10-25-VPY
Date: 03.01.2024

To,
The Branch Manager,
State Bank of India
SME - Vashi Turbhe Branch
Sector 19, Ground Floor, Central Facility Building, Phase - II, Vashi,
Navi Mumbai - 400 705, State - Maharashtra, Country - India.

Sub: Project Valuation for "Aryavrat Project" at S. K. Bole Road, Dadar (West), Mumbai, PIN - 400 028.

Dear Sir,

In accordance with your letter of engagement as stated above, we enclose our Report on Project Valuation for "Aryavrat Project", Proposed Redeveloped of Property on Land Bearing Final Plot No. 240 (part) of TSP -IV of Mahim Division, Palan Sojpal Building "B", S. K. Bole Road, Dadar (West), Mumbai, PIN - 400 028, State - Maharashtra, Country - India.

M/s. Chintamani Land and Housing LLP is redeveloping a Residential cum Commercial building on Land Bearing Final Plot No. 240 (part) of TSP -IV of Mahim Division, Palan Sojpal Building "B", S. K. Bole Road, Dadar (West), Mumbai, PIN - 400 028, State - Maharashtra, Country - India. Project is comprising Commercial cum Residential Building.

Commercial cum Residential Building is (Wing A) is Proposed 2 Basements + Ground (part) + Stilt (part) + 1st to 17th upper floors & Wing - B is Proposed 2 Basements + Ground (part) + Stilt (part) + 1st to 21st upper floors with total Sale RERA carpet area of 64,336.91 Sq. Ft. which consists 1 BHK, 2 BHK, 3 BHK, with 39 nos. of Sell flats, and 45 Tenants Flats providing with Fitness Centre, Society Office, & Other Amenities.

In this regard, SBI, SME - Vashi Turbhe Branch, Sector 19, Ground Floor, Central Facility Building, Phase - II, Vashi, Navi Mumbai - 400 705, State - Maharashtra, Country - India, has approached Vastukala Consultants (I) Pvt. Ltd. (VCIPL) to conduct a Project Valuation of the said project.

Our analysis of the project valuation is enclosed in this report. This Report forms an integral whole and cannot be split in parts. The outcome of the report/ study can only lead to proper conclusions if the Report as a whole is taken into account.



www.vastukala.org

Our Pan India Presence at :

- Mumbai
- Thane
- Delhi NCR
- Aurangabad
- Nanded
- Nashik
- Pune
- Indore
- Ahmedabad
- Rajkot
- Raipur
- Jaipur

Regd. Office : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org



04/01/2024