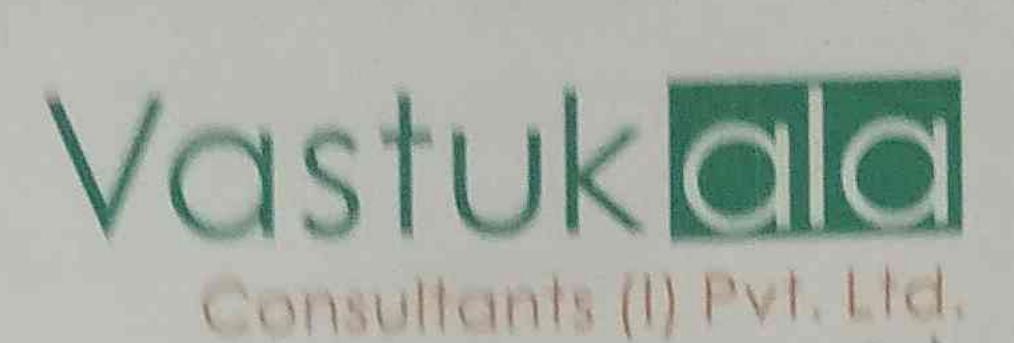
da teo abott 3012 Cettilled Company





Pa-34103/23-26

Vaccine.

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

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.

Our Pan India Presence at:

Mumbai & Aurangabad & Pune

Rajket

P Thane P Delhi NCR P Nashik

P Nanded

Indore

Raipur

P Ahmedobad P Jaipur

Regd. Office: B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbal - 400 072, (M.S.), INDIA

TeleFax: +91 22 28371325/24

mumbal@vastukala.org

www.vastukala.org