

Vastu/SBI/Mumbai/02/2024/6437/2304890
09/10-112-PY
Date: 09.02.2024

To,
**The Branch Manager,
State Bank of India
Wagle Ind. Est. Branch**
Regional Business Office, Region-II,
Wagle Ind. Area, Plot No. B-35, 2nd Floor,
Wagle Circle, Thane (West) - 400 604,
State - Maharashtra, Country - India.

12.02.24
[Signature]



Sub: Project Valuation for "**Evana Heights**" at Parel, Mumbai, Pin Code – 400 012.

Dear Sir,

In accordance with your letter of engagement as stated above, we enclose our Report on Project Valuation for "**Evana Heights**", Proposed Redevelopment of existing building on Plot bearing C. S. No. 93/74(pt) (Plot No. 147 Pt.), C. S. No. 96/74(pt) (Plot no. 138 Pt.), C. S. No. 88/74(pt) & 97/74(pt), (Plot no. 137 Pt.), Supari Baug Estate Scheme No. 31, Dr. Ernest Borges Street, Koli Chawl, Parmar Guruji Marg, Parel – Sewere Division, Parel, Mumbai – 400 012, State – Maharashtra, Country – India.

M/s. GBD Infra Project LLP, is proposing redevelopment of existing building on Plot bearing C. S. No. 93/74(pt) (Plot No. 147 Pt.), C. S. No. 96/74(pt) (Plot no. 138 Pt.), C. S. No. 88/74(pt) & 97/74(pt), (Plot no. 137 Pt.), Supari Baug Estate Scheme No. 31, Dr. Ernest Borges Street, Koli Chawl, Parmar Guruji Marg, Parel – Sewere Division, Parel, Mumbai – 400 012, State – Maharashtra, Country – India. Project is comprising Commercial cum Residential of Rehab cum Sale Building.

Commercial cum Residential of Rehab cum Sale Building is proposed of Basement + Ground Floor + 1st to 39th Upper Floors with total RERA carpet area of 91,628.01 Sq. Ft. which consists 1 BHK, 2 BHK and Shops units with 69 nos. of Sell flats, 104 Tenant Flats, 2 Security to Society Flats & 2 Tenant Shops providing with Fitness Centre, Society Office, & Other Amenities. School building of Ground Floor + 1st to 7th Upper Floors.

In this regard, SBI, Wagle Ind. Est. Branch Regional Business Office, Region-II, Wagle Ind. Area, Plot No. B-35, 2nd Floor, Wagle Circle, Thane (West) - 400 604, has approached Vastukala Consultants (I) Pvt. Ltd. (VCIPL) to conduct a Project Valuation of the said project.



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☎ TeleFax : +91 22 28371325/24
✉ mumbai@vastukala.org

