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MSME Reg. No.: UDYAM-MH-18-0083617  
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**Vastukala**  
Consultants (I) Pvt. Ltd.



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Vastu/SBI/Mumbai/04/2024/8124/2305967  
15/02-106-PY  
Date: 15.12.2023

To,  
The Branch Manager,  
State Bank of India  
SME Centre Borivali (West) Branch,  
SME Centre Borivali (15521),  
101, 1st Floor, Landmark Building,  
S. V. Road, Near Petrol Pump,  
Borivali (West), Mumbai – 400 092,  
State – Maharashtra, Country – India

**Sub:** Project Valuation for "UK IONA" 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 "UK IONA", Proposed SRA Scheme Residential cum Commercial building on Plot bearing C.T.S. No. 165 (PT), 166/A/1(PT) & 169/7/A(PT), New Shyam Nagar, New Balvikas School, Village – Majas, Jogeshwari (East), Mumbai – 400 060, State – Maharashtra, Country – India.

Keemaya Build Pvt. Ltd. is a real estate development company in Mumbai. KEEMAYA is a fine amalgamation of experience and vision. A group far reaching vision has at its helm experienced professionals who are leading the company to new heights. Committed to offer the finest, the Group believes in creating tangibles that add value in the lives of the customer in addition to providing living spaces that are planned thoughtfully to create comfort.

M/s. Keemaya Build Pvt. Ltd. is redeveloping an SRA Scheme Residential cum Commercial building on Plot bearing C.T.S. No. 165 (PT), 166/A/1(PT) & 169/7/A(PT), New Shyam Nagar, New Balvikas School, Village – Majas, Jogeshwari (East), Mumbai – 400 060, State – Maharashtra, Country – India. Project is comprising Commercial cum Residential Rehab cum Sale Building.

Residential Rehab Building No. 1 is proposed of Ground Floor + 1<sup>st</sup> to 20<sup>th</sup> Upper Residential Floors and Commercial cum Residential Sale Building No. 2 (Wing A, B & C) is proposed of Ground Floor + 1<sup>st</sup> to 20<sup>th</sup> Upper Residential Floors with total RERA carpet area of 97,583.00 Sq. Ft. which consists 1 BHK, 2 BHK, 2.5 BHK and Shops units with 237 nos. of Sell flats, 15 nos. of Sell Shops, 115 Tenant Flats, 16 Tenant Shops providing with Fitness Centre, Society Office, & Other Amenities.



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