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## Vastukala Consultants (I) Pvt. Ltd.

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### PROJECT VALUATION REPORT OF "Aventus Heights – Phase 2"

"Aventus Heights – Phase 2", Proposed Slum Redevelopment Scheme on Plot Bearing C.T.S. No. 1A (Part), Survey No. 93 (Part) Plot No. 49, Road No. 5/6, Shivaji Nagar, Village Deonar, Govandi (East), Mumbai – 400 043, State – Maharashtra, Country – India

Latitude Longitude: 19°03'44.3"N 72°55'20.7"E

#### NAME OF DEVELOPER: M/s. Ratnaakar Shelters LLP.

Pursuant to instructions from State Bank of India, SME Chembur Branch, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **24<sup>th</sup> April 2024** for approval of project finance purpose.

#### 1. Location Details:

Proposed Slum Redevelopment Scheme on Plot Bearing C.T.S. No. 1A (Part), Survey No. 93 (Part) Plot No. 49, Road No. 5/6, Shivaji Nagar, Village Deonar, Govandi (East), Mumbai – 400 043. It is about 2.70 Km. travelling distance from Govandi (East) Railway station. Surface transport to the property is by buses, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The area is higher middle class & developed.

#### 2. Developer Details:

Name of builder	M/s. Ratnaakar Shelters LLP.
Project Registration Number	P51800051884
Register office address	M/s. Ratnaakar Shelters LLP. 611, Surya House, Near ONGC Colony, Vidyavihar (East), Mumbai – 400 086, State - Maharashtra, Country – India
Contact Numbers	Contact Person: Mr. Imtiyaz (Consultants) Mobile No. 9870332286 Mr. Kailas Sinari (Consultants) Mobile No. 9820950342 Mr. Narendra Singh (Site Supervisor) Mobile No. 9987004633
E – mail ID and Website	

#### 3. Boundaries of the Property:

Direction	Sale Building
On or towards North	Devkrupa Co. Op. HSC
On or towards South	D – Wing Commercial Building & Road
On or towards East	C – Wing & Road No. 6
On or towards West	A – Wing & Road No. 5



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#### Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, Mumbai: 400072, (M.S), India

+91 2247495919

mumbai@vastukala.co.in

www.vastukala.co.in

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