



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Vastu/SBI/Mumbai/04/2024/8367/2306061

24/02-200-PY

Date: 24.04.2024

To,
The Branch Manager,
State Bank of India
SME Chembur Branch
Unit No. 11, Building No. 11,
Ground Floor, Corporate Park,
Sion Trombay Road, Chembur,
Mumbai, Pin Code – 400 071,
State - Maharashtra, Country – India.

Sub: Cost Vetting Report for "**Aventus Heights – Phase 2**" at Govandi (East) Mumbai, Pin Code – 400 043.

Dear Sir,

In accordance with your letter of engagement as stated above, we enclose our Report on Cost Vetting for "**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.

M/s. Ratnaakar Shelters LLP is proposing 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. Project is comprising Sale Building.

Residential of Sale Building is proposed of Basement + Stilt + 1st to 3rd Podium + 4th to 35th Upper Floors with total RERA carpet area of 66,932.00 Sq. Ft. which consists 2 BHK, with 116 nos. of Sell flats providing with Fitness Centre, Society Office, & Other Amenities.

In this regard, SBI, SME Chembur Branch, Unit No. 11, Building No. 11, Ground Floor, Corporate Park, Sion Trombay Road, Chembur, Mumbai, Pin Code – 400 071, has approached Vastukala Consultants (I) Pvt. Ltd. (VCIPL) to conduct a Cost Vetting of the said project.

Our analysis of the cost vetting 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 :

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

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

vivo Y21