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## Vastukala Consultants (I) Pvt. Ltd.

Vastu/SBI/Mumbai/06/2024/8910/2306570  
03/02-14-PY  
Date: 03.06.2024

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:** Project Valuation for "Aneesh Apartment Co. op. Housing Soc. Ltd., Andheri (West), Mumbai – 400 058.

Dear Sir,

In accordance with your letter of engagement as stated above, we enclose our Report on Project Valuation for "Aneesh Apartment Co. Op. Housing Soc. Ltd., Proposed Redevelopment Building on Plot Bearing C.T.S. No. 503C, S. No. 212A, Hissa No. 3, S. No. 214 Part, Plot No. 1, Azad Lane, Off S. V. Road, K / W Ward, Village – Vile Parle, Andheri (West), Mumbai – 400 058, State – Maharashtra, Country – India.

M/s. Banaji Silverline Developers LLP is proposing Redevelopment Building on Plot Bearing C.T.S. No. 503C, S. No. 212A, Hissa No. 3, S. No. 214 Part, Plot No. 1, (Azad Lane, Off S. V. Road, K / W Ward, Village – Vile Parle, Andheri (West), Mumbai – 400 058, State – Maharashtra, Country – India. Project is comprising Rehab cum Sale Building.

Residential of Rehab cum Sale Building is proposed of Basement (Part) + Ground Floor + 1<sup>st</sup> to 9<sup>th</sup> Upper Floors with total RERA carpet area of 23,490.67 Sq. Ft. which consists 2 BHK, 2.5 BHK & 3 BHK with 15 nos. of Sell flats & 13 nos. of tenant's 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 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.



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