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Page 2 of 29

Vastu/STCI/Mumabi/06/2024/9595/2306950  
28/01-394-PY  
Date - 28.06.2024

**PROJECT VALUATION REPORT  
OF  
" Arihant Aura Wing C"**

Commercial project on Plot No. 13/1, TTC Industrial Area, Thane Belapur Road, Opp. Turbhe Railway Station, Turbhe, Navi Mumbai, Taluka & District - Thane, Pin Code - 400 705, State - Maharashtra, Country - India

Latitude Longitude - 19°04'31.3"N 73°01'13.9"E

**NAME OF DEVELOPER: M/s. Arihant Paradise Realty Pvt. Ltd.**

Pursuant to instructions from SCTI finance, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **06<sup>th</sup> June 2024** for approval of Project loan.

**1. Location Details:**

The property is situated at " **Arihant Aura Wing C**", Commercial project on Plot No. 13/1, TTC Industrial Area, Thane Belapur Road, Opp. Turbhe Railway Station, Turbhe, Navi Mumbai, Taluka & District - Thane, Pin Code - 400 705, State - Maharashtra, Country - India. It is about 230 M. walking distance from Turbhe Railway Station. Surface transport to the property is by buses, autos, 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.

**2. Developer Details:**

<b>Name of builder</b>	<b>M/s. Arihant Paradise Realty Pvt. Ltd.</b>
<b>RERA Number</b>	-
<b>Register office address</b>	11th Floor, Arihant Aura, Wing B, Commercial project on Plot No. 13/1, TTC Industrial Area, Thane Belapur Road, Turbhe, Navi Mumbai, Taluka & District - Thane, Pin Code - 400 705, State - Maharashtra, Country - India
<b>Contact Numbers</b>	<u>Contact Person:</u> Mr. Dhiraj Jopat (Finance Head) Mobile No. +91 9923985850
<b>E - mail ID and Website</b>	<a href="mailto:cfo@asl.net.in">cfo@asl.net.in</a>

**3. Boundaries of the Property:**

Direction	Particulars
On or towards North	Open Plot
On or towards South	Factory
On or towards East	Factory
On or towards West	Thane Belapur Road & Wing A & Wing B



*Nilenn*

*28/06/24*

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