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MSME Reg No: UDYAM-MH-18-008361

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CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

Vastu/SBI/Mumbai/09/2024/10092/2308145

12/12-151-PY

Date: 12.09.2024

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 "**Opulence**" at Bhayandar (East), Pin Code – 401 105.

Dear Sir,

In accordance with your Mail as stated above, we enclose our Report on Project Report for "**Opulence**", Proposed residential cum commercial building on plot bearing Old Survey No. 327, 328, 339, 340 & 341, New Survey No. 30, 29, 23, 22 & 20, Hissa No. 11B, 14A, 14B, 15, 21A, 21B, 22A, 24, 1A, 2B, 1B, 2A, 2D, 3A, 5A, 9E, & 6B, Golden Nest Circle, Village – Goddev, Bhayandar (East), Taluka & District – Thane, Pin Code – 401 105, State – Maharashtra, Country – India.

The project is being developed by M/s. Sonam Builders. They are backed by professionals who have a strong background in real estate industry. The board comprises entrepreneurs who have the needed expertise and real-time experience across fields including finance, marketing, construction etc.

M/s. Sonam Spark Infra Pvt. Ltd. (formerly known as M/s. Sonam Builders) is developing a Residential cum Commercial Building on plot bearing Old Survey No. 327, 328, 339, 340 & 341, New Survey No. 30, 29, 23, 22 & 20, Hissa No. 11B, 14A, 14B, 15, 21A, 21B, 22A, 24, 1A, 2B, 1B, 2A, 2D, 3A, 5A, 9E, & 6B, Golden Nest Circle, Village – Goddev, Bhayandar (East), Taluka & District – Thane, Pin Code – 401 105, State – Maharashtra, Country – India. Project is comprising of Rental Building R1 & R2, Sale Building Wing A to E – Residential Rehab cum Sale Building.

Sale Residential cum Commercial Building Wing D is proposed of Basement – 1 + Basement – 2 + Ground Floor + 1st Floor + Service Floor + Amenity Floor + 2nd to 25th Upper Residential Floor, but for the valuation purpose we are considered the Wing D of Basement – 1 + Basement – 2 + Ground Floor + 1st Floor +



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### Regd. Office

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