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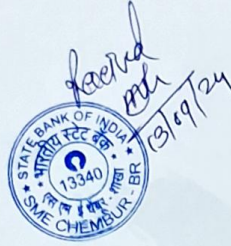
[www.vastukala.co.in](http://www.vastukala.co.in)

MSME Reg No: UDYAM-MH-18-0083617  
An ISO 9001 : 2015 Certified Company  
CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

Vastu/SBI/Mumbai/09/2024/10093/2308146  
12/13-152-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:** Cost Vetting for "Opulence" at Bhayandar (East), Pin Code – 401 105.

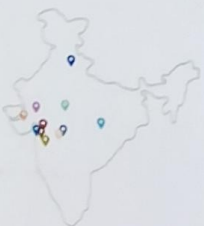
Dear Sir,

In accordance with your Mail as stated above, we enclose our Report on Cost Vetting 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 +



### Our Pan India Presence at :

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

### Regd. Office

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