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CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

Vastu/SBI/Mumbai/09/2024/10296/2308008  
02/14-14-PY  
Date: 02.09.2024

To,  
**The Branch Manager,**  
**State Bank of India**  
**Wagle Ind. Est. Branch**  
Regional Business Office, Region-II,  
Wagle Ind. Area, Plot No. B-35, 2nd Floor,  
Wagle Circle, Thane (West) - 400 604,  
State - Maharashtra, Country - India.

**Sub:** Project Valuation for "**Shree**", Vikhroli (East), Mumbai - 400 083.

Dear Sir,

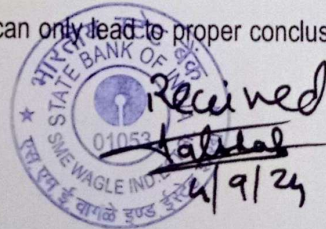
In accordance with your letter of engagement as stated above, we enclose our Report on Project Valuation for "**Shree**", Proposed Redevelopment of Kannamwar Nagar Shree CHSL on Plot Bearing Bldg. No. 96, CTS No. 356 (pt.), S. No. 113(pt.), Village - Hariyali, Vikhroli (East), Mumbai - 400 083, State - Maharashtra, Country - India

M/s. JYD Infra Pvt. Ltd. is proposing Redevelopment Project on Plot Bearing Bldg. No. 96, CTS No. 356 (pt.), S. No. 113(pt.), Village - Hariyali, Vikhroli (East), Mumbai - 400 083, State - Maharashtra, Country - India. Project is comprising Rehab cum Sale Building.

Residential of Rehab cum Sale Building is proposed of Part Basement + Ground Floor + 1<sup>st</sup> to 22<sup>nd</sup> Upper Floors with total RERA carpet area of 54,281.13 Sq. Ft. which consists 1 BHK & 2 BHK with 74 nos. of Sell flats & 32 nos. of tenant's flats providing with Fitness Centre, Society Office, & Other Amenities.

In this regard, SBI, Wagle Ind. Est. Branch, Thane (West), Regional Business Office, Region-II, Wagle Ind. Area, Plot No. B-35, 2nd Floor, Wagle Circle, Thane (West) - 400 604, 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.



### Our Pan India Presence at :

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