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Thane
MSME Reg No: UDYAM-MH-18-0083617
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Vastukala Consultants (I) Pvt. Ltd.

Vastu/SBI/Mumbai/01/2025/10618/2309991
09/10-110-SSPPY
Date: 09.01.2025

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.

RECEIVED ON
Dt.: 10.01.25
SBI, SME Wagle Branch
[Signature]

Sub: Project Valuation for "**Davakhar Sereno Phase 1**" at Kalyan (West), Pin Code – 421 306.

Dear Sir,

In accordance with your letter of engagement as stated above, we enclose our Report on Project Valuation for "**Davakhar Sereno Phase 1**", Proposed building on Plot Bearing S. No. 35/1/1, S. No. 35/1/2, S. No. 36/1/1 (Pt), At/Mouje – Adivali – Dhokali, Tehsil – Ambarnath, Dist – Thane, Mumbai. Pin Code – 421 306. M/s. Davakhar Infrastructure Private Limited is proposing Proposed building on Plot Bearing S. No. 35/1/1, S. No. 35/1/2, S. No. 36/1/1 (Pt), At/Mouje – Adivali – Dhokali, Tehsil – Ambarnath, Dist – Thane, Mumbai. Pin Code – 421 306. Project is comprising Rehab cum Sale Building.

Residential of Rehab cum Sale Building is proposed of Ground Floor + 1st to 4th Podium Floor + 1st Floor to 10th Upper Floor with total RERA carpet area of 86,263.56 Sq. Ft. which consists 1 RK, 1 BHK, 2 BHK, with 121 nos. of Sell flats, 11 Landowner Flats, 18 Shops & 30 Offices providing with Society Office, & Other Amenities.

In this regard, SBI, Wagle Ind. Est. Branch 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.



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