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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Vastu/SBI/Mumbai/01/2025/11512/2310028

13/08-147-PY

Date: 13.01.2025

To,
The Branch Manager,
State Bank of India
Vasai Tal. Ind. Est. Branch
Gavrai Pada, Vasai (East),
Taluka – Vasai, District – Palghar,
Pin Code – 401 201,
State - Maharashtra, Country - India.

Sub: Project Valuation for "**Navnath Nandikesh**" at Goregaon (East), Pin Code – 400 063.

Dear Sir,

In accordance with your letter of engagement as stated above, we enclose our Report on Project Valuation for "**Navnath Nandikesh**", Proposed redevelopment of building known as "Nandikesh C.H.S.L." on plot bearing C.T.S. No. 232/A, P/S ward, Naikwadi Road, Village – Pahadi Goregaon (East), Goregaon (East), Mumbai – 400 063, State – Maharashtra, Country – India.

M/s. Navnath Infrastructure Private Limited is Proposed redevelopment of building known as "Nandikesh C.H.S.L." on plot bearing C.T.S. No. 232/A, of P/S ward at Naikwadi Road, Village – Pahadi Goregaon (East), Goregaon (East), Mumbai – 400 063, State – Maharashtra, Country – India. Project is comprising Rehab cum Sale Building.

Residential of Sale Building is proposed of Ground Floor + 1st to 13th Upper Floor with total RERA carpet area of 26,669.21 Sq. Ft. which consists 1 BHK, 2 BHK & 3 BHK with 16 nos. of Sell flats, 20 Tenant Flat providing with Society Office & Other Amenities.

In this regard, SBI, Vasai Tal. Ind. Est. Branch, Gavrai Pada, Vasai (East), Taluka – Vasai, District – Palghar, Pin Code – 401 201, 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.

[Handwritten Signature]
17/01/25



Our Pan India Presence at :

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|--------------|----------|-------------|-------------|
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Regd. Office

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