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## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/SBI/Mumbai/10/2024/12095/2308914  
29/19-454-SSPV  
Date: 29.10.2024

### MASTER VALUATION REPORT OF "Serenity Heights "



"Serenity Heights", Proposed Development of Residential Building on plot Beraing C.T.S. No. 186/A/2, 506/A/1 & 506/A/4 of Village Wadhavali, Opp. Salimar Petrol Pump, Dr. Chotiram Gidwani Road, Ganeshwadi, Chembur, Mumbai – 400 074, State - Maharashtra, Country – India.

Latitude Longitude: 19°02'43.7"N 72°54'17.3"E

**NAME OF DEVELOPER: M/s. S and T Developers.**

Pursuant to instructions from State Bank of India, HLST Belapur Branch, Navi Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **26<sup>th</sup> October 2024** for approval of Advance Processing Facility.

#### 1. Location Details:

The property is situated at "Serenity Heights", Proposed Development of Residential Building on plot Beraing C.T.S. No. 186/A/2, 506/A/1 & 506/A/4 of Village Wadhavali, Opp. Salimar Petrol Pump, Dr. Chotiram Gidwani Road, Ganeshwadi, Chembur, Mumbai – 400 074, State - Maharashtra, Country – India. It is about 2.5 KM travelling distance from Govandi railway station on Harbour Line of Central Railway. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developed.

#### 2. Developer Details:

<b>Name of builder</b>	M/s. S and T Developers.	
<b>Project Registration Number</b>	<b>Project</b> Serenity Heights	<b>RERA Project Number</b> P51800077396
<b>Register office address</b>	M/s. S and T Developers.  <b>Address:</b> Office No. 301, Shrikant Chambers, Next to Godrej RKS, Chembur, Mumbai – 400 071.	
<b>Contact Numbers</b>	<b>Contact Person :</b> Mr. Rahul Patel (Sales Person – 9714055906)	
<b>E – mail ID &amp; Website</b>		

#### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	C.G. Road
On or towards South	Gupta Compound
On or towards East	Alpine Apartment
On or towards West	Sai Dham Marg



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#### Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai:** 400072, (M.S), India

+91 2247495919

[mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

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