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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001: 2015 Certified Company

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

Date: 29.10.2024

MASTER VALUATION REPORT "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 26th October 2024 for approval of Advance Processing Facility.

Location Details:

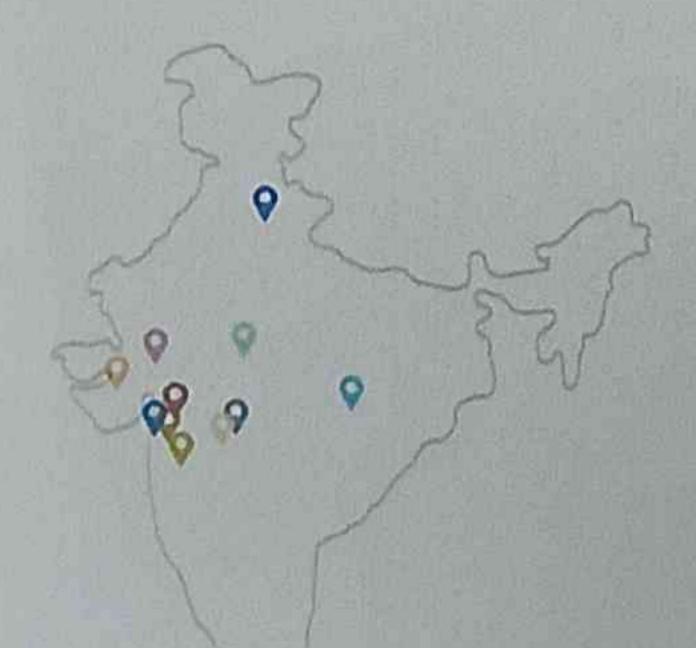
The property is situated at "Serenity Heights", Proposed Development of Residential Building on plot Beraing C.T.S. No. 186/A/2, 506/A/1 & 506/A/4 of Village Wadhavali, Opp. Salimar Petrol Pump, Dr. Chotiram Gidwani Road, Ganeshwadi, Chembur, Mumbai - 400 074, State - Maharashtra, Country - India. It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

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

3. Boundaries of the Property:

| Direction | Partic | ulars |
|---------------------|------------------|-------------------------------------|
| On or towards North | C.G. Road | 35 Valuers & Appraisers |
| On or towards South | Gupta Compound | A Interior Des Charterecht Constant |
| On or towards East | Alpine Apartment | Endar's Engineer S |
| On or towards West | Sai Dham Marg | |



Our Pan India Presence at:

Mumbai

P Nashik

Rajkot

Nanded Phane Ahmedabad PDelhi NCR

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Jaipur

Regd. Office

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