



Vastukala Consultants (I) Pvt. Ltd.

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Valuation Report Prepared For: SBI / IFB Malad (West) Branch / Sereno (12952/2309501) Page 2 of 11

Vastu/SBI/Mumbai/12/2024/12952/2309501
09/37-199-PY
Date: 09.12.2024

To,
The Branch Manager,
State Bank of India
Industrial Finance Branch, Malad (West)
Industrial Finance Branch, Near Chincholi Phatak Signal,
S. V. Road, Malad (West), Mumbai - 400 064,
State - Maharashtra, Country - India.

Sub: Cost Vetting Report for "Sereno", Wing E & H, Gokhiware, Pin Code - 401 208.

Dear Sir,

In accordance with your letter of engagement as stated above, we enclose our Report on Cost Vetting for "Sereno", Proposed Residential with Shopline, Building No. 3, Wing E & H, in Sector - III on Plot Bearing Survey No 81, Hissa No. 18, Survey No. 76, 82, Hissa No. 1, 2, 3/3, 8/1, 10, Survey No. 76, Village - Gokhiware, Taluka - Vasai, District - Palghar, Pin Code - 401 208, Maharashtra, India.

M/s. TRIO Infrastructure Pvt. Ltd. is proposing Proposed Residential with Shopline, Building No. 3, Wing E & H, in Sector - III on Plot Bearing Survey No 81, Hissa No. 18, Survey No. 76, 82, Hissa No. 1, 2, 3/3, 8/1, 10, Survey No. 76, Village - Gokhiware, Taluka - Vasai, District - Palghar, Pin Code - 401 208, Maharashtra, India. Project is comprising Sale Building (Wing E to H) & Club House.

Residential of Sale Building (Wing E & H) is proposed of Ground Floor + P1 + P2 + 22nd Upper Floors with total RERA carpet area of 2,02,638.00 Sq. Ft. which consists 1 BHK & 2 BHK with 432 nos. of Sell flats & 17 nos. of Shops providing with Club House, Fitness Centre, Society Office, & Other Amenities.

In this regard, SBI, Industrial Finance Branch, Malad (West), Industrial Finance Branch, Near Chincholi Phatak Signal, S. V. Road, Malad (West), Mumbai - 400 064 has approached Vastukala Consultants (I) Pvt. Ltd. (VCIPL) to conduct a Cost Vetting of the said project.

Our analysis of the cost vetting 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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21.12.2024