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## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: State Bank of India / Administrative Office South Mumbai / RDK Vivanta / (13706/2310202)

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Vastu/SBI/Mumbai/01/2025/13706/2310202

24/02-321-SOV

Date: 24.01.2025

# MASTER VALUATION REPORT OF "RDK Vivanta"

**"RDK Vivanta", Proposed Redevelopment of building on Plot bearing CTS No. 195/191, Plot No. 193, Garodia Nagar, At Vijay Ahuja Road of Village – Ghatkopar, Ghatkopar (East), Tal – Kurla, Mumbai – 400 077, State – Maharashtra, Country – India.**

**Latitude Longitude: 19°04'26.0"N 72°54'25.0"E**

### NAME OF DEVELOPER: M/s. RDK Construction

Pursuant to instructions from State Bank of India, Administrative Office South Mumbai, Main Branch, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **23<sup>rd</sup> January 2025** for approval of Advance Processing Facility.

#### 1. Location Details:

The property is situated at "RDK Vivanta", Proposed Redevelopment of building on Plot bearing CTS No. 195/191, Plot No. 193, Garodia Nagar, At Vijay Ahuja Road of Village – Ghatkopar, Ghatkopar (East), Tal – Kurla, Mumbai – 400 077, State – Maharashtra, Country – India. It is about 1.5 Km. travelling distance from Ghatkopar Railway Station 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 higher class & developed.

#### 2. Developer Details:

Name of builder	M/s. RDK Construction.	
Project Registration Number	Project	RERA Project Number
	RDK Vivanta	P51800055705
Register office address	M/s. RDK Construction <b>Address:</b> Unit No. 1, Ground Floor, Velji Shivaji Wadi, Opp. Jian Vpashray, Hingwale Lane, Ghatkopar (E), Mumbai – 400 077, State - Maharashtra, Country – India.	
Contact Numbers	<b>Contact Person:</b> Mr. Mayank Dhanuka (Consultants) Mobile No. 8451801881 Mr. Deep Samant (Staff) Mobile No. 9930064096	

#### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Jeevan Tarang Apartment
On or towards South	Nath Pai Nagar Road
On or towards East	Asha Usha Society
On or towards West	Balaji Building



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#### Regd. Office

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