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MSME Reg No: UDYAM-MH-18-0083617

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CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: SBI / Administrative Office South Mumbai / Pole Star (407787) Page 1 of 1

Vastu/SBI/Mumbai/11/2024/407787

Date: 26.11.2024

To,  
The Branch Manager,  
State Bank of India  
Administrative Office South Mumbai  
Mumbai Main Branch Building, Gate No. 1, Horniman Circle,  
Mumbai Samachar Marg, Fort, Mumbai, Pin – 400 001,  
State - Maharashtra, Country - India.

**Sub:** Master Valuation Reference No. Vastu/SBI/Mumbai/06/2024/9325/2306859 date 22.06.2024 for  
"Pole Star" at Dadar (East), Mumbai, PIN - 400 014.

Dear Sir,

Master Valuation for "Pole Star" Proposed Re-Development of Residential Building on C.S. No. 40/26, Plot No. 48K, Dadar - Naigaon Division, Dr. Ambedkar Road, Eastern Express Highway, Dadar (East), Mumbai, Pin – 400 014, State - Maharashtra, Country – India.

For individual flat units, the distress value is to be considered as 80% of the fair market value, excluding GST and parking charges.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj  
Chalikwar**  
Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.11.26 11:42:35 +05'30'

Auth. Sign.



**Manoj B. Chalikwar**  
Govt. Registered Valuer  
Chartered Engineer (India)  
Reg. No. IBBI/RV/07/2018/10366  
SBI Empanelment No.: SME/TCC/38/IBBI/3

26/11/24

### Our Pan India Presence at :

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

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