

## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: SBI / Administrative Office South Mumbai / Godrej Ascend- Phase 2 (407805)

Vastu/SBI/Mumbai/11/2024/407805

Date: 30.11.2024

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/07/2024/9684/2307165 date 11.07.2024  
for "**Godrej Ascend – Phase 2 (Tower 3)**" at Thane (West), Taluka & Dist. – Thane, Pin – 400 607

Dear Sir,

Master Valuation for "**Godrej Ascend – Phase 2 (Tower 3)**" Proposed Residential & Commercial Complex on Survey No. 234/A, 234/B, 235/A, 235/B of Village – Balkum & Survey No. 39, 40/A, 40/B, 41/A, 41/B, 41/C of Village – Dhokali, Kolshet Road, Dohali Naka, Thane, Taluka & District – Thane, Pin Code - 400 607, State - Maharashtra, Country – India.

For individual flat 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**

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.11.30 11:19:27 +05'30'



**Manoj B. Chalikwar**

Govt. Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

SBI Empanelment No.: SME/TCC/38/IBBI/3

### Our Pan India Presence at :

- |  |  |   |   |
|--|--|---|---|
|  Nanded     |  Thane  |  Ahmedabad |  Delhi NCR |
|  Mumbai     |  Nashik |  Rajkot    |  Raipur    |
|  Aurangabad |  Pune   |  Indore    |  Jaipur    |

### 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

www.vastukala.co.in