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CIN: U74120MH2010PTC207869

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**

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

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'



Handwritten signature and date:
30/11/24



Our Pan India Presence at :

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

Regd. Office

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