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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 / Godrej Ascend- Phase 3 (407804)

Vastu/SBI/Mumbai/11/2024/407804  
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/07/2024/9685/2307184 date 12.07.2024  
for "**Godrej Ascend – Phase 3 (Tower 5)**" at Thane (West), Taluka & Dist. – Thane, Pin – 400 607

Dear Sir,

Master Valuation for "**Godrej Ascend – Phase 3 (Tower 5)**" 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 11:18:40 +05'30'



RB  
30/11/24



### Our Pan India Presence at :

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

### Regd. Office

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