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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: SBI / Administrative Office South Mumbai / Upper Thane – Verdura A (407800)

Vastu/SBI/Mumbai/11/2024/407800

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/08/2024/10309/2307651 date 10.08.2024
for **"Upper Thane – Verdura A" (Casa Meadows) Building Type – U2, Wing G**, at Thane -421 302

Dear Sir,

Master Valuation for **"Upper Thane – Verdura A" (Casa Meadows) Building Type – U2, Wing G**, Sector C, Cluster 4.01 (A), Proposed Integrated Township Project on Survey No. 23 Part & 22/1 Part at Village - Anjur, Surai, Mankoli Sarang & Vehele, Taluka – Bhiwandi, Dist. – Thane, Pin – 421 302, 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 11:06:57 +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

30/11/24

Our Pan India Presence at :

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

Regd. Office

BI-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