

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: SBI / Administrative Office South Mumbai / Lodha Stella (407802)

Vastu/SBI/Mumbai/11/2024/407802

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/08/2024/10312/2307680 date 13.08.2024
for " **Thane Project**", **Lodha Stella, Building No. 1, Wing A & B** at Thane (West), Taluka & Dist. – Thane,
Pin – 400 601

Dear Sir,

Master Valuation for "**Thane Project**", **Lodha Stella, Building No. 1, Wing A & B**, Proposed
Residential / Commercial Complex Bearing Survey No. 141/1,2,3, 144, 145/1,2,4, 146/2,3,4, 148/1, 148/3/1,
412/2, 414/2 at Village – Majiwade, Kapurbawdi Flyover, Ghodbunder Road, Thane (West), Taluka & Dist. –
Thane, Pin – 400 601, 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
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o=Vastukala Consultants (I) Pvt. Ltd.,
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Date: 2024.11.30 11:07:53 +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 :

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

Regd. Office

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