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MSME Reg No: UDYAM-MH-18-0083617  
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## 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  
DN: cn=Manoj Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
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

*Handwritten signature and date:*  
30/11/24



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### 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](mailto:mumbai@vastukala.co.in)  
🌐 [www.vastukala.co.in](http://www.vastukala.co.in)