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CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: SBI / Administrative Office South Mumbai / Harbour Breeze

Vastu/SBI/Mumbai/11/2024/407793  
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/08/2024/10376/2307733 date 17.08.2024 for  
"Harbour Breeze" at Mazgaon, Mumbai, PIN - 400 010.

Dear Sir,

Master Valuation for "Harbour Breeze", Patni Chawl, Proposed Redevelopment of property bearing C.S. No. 10E/124, Mazgaon - Division, Building No. 5-11 & 115-B, Matharpakhadi Road, Shivdas Champsi Marg, Mazgaon Road, Railway Colony, Mazgaon, Mumbai, PIN - 400 010, 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 10:58:57 +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*



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