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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Millennium Celesta"

"Millennium Celesta", Residential Building on Plot No. 57A, Sector – 34A, Village – Kharghar, Opp. International Football Stadium, Taluka – Panvel, Dist. – Raigad, Navi Mumbai, Pin Code – 410 210, State - Maharashtra, Country - India.

Latitude Longitude: 19°04'06.4"N 73°05'03.4"E

Indented User:

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, Maharashtra, India



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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

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MASTER VALUATION REPORT OF "Millennium Celesta"

"Millennium Celesta", Residential Building on Plot No. 57A, Sector – 34A, Village – Kharghar, Opp. International Football Stadium, Taluka – Panvel, Dist. – Raigad, Navi Mumbai, Pin Code – 410 210, State - Maharashtra, Country - India.

Latitude Longitude: 19°04'06.4"N 73°05'03.4"E

NAME OF DEVELOPER: M/s. Millennium Group

Pursuant to instructions from State Bank of India, Administrative Office South Mumbai, Main Branch, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **19th February 2025** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Millennium Celesta"**, Residential Building on Plot No. 57A, Sector – 34A, Village – Kharghar, Opp. International Football Stadium, Taluka – Panvel, Dist. – Raigad, Navi Mumbai, Pin Code – 410 210, State - Maharashtra, Country - India. It is about 1.1 Km. travel distance from Amandoot Metro station on Harbour Line of Central Railway. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developed.

2. Developer Details:

Name of builder	M/s. Millennium Group		
Project Registration Number	Project	RERA Project Number	
	Millennium Celesta	P52000055607	
Register office address	M/s. Millennium Group Address: Office No. 211, "Concorde Premises" , Plot No. 66-A, Sector-11, CBD Belapur, Navi Mumbai, Taluka – Panvel, Dist. – Raigad, Pin Code – 400 614, State - Maharashtra, Country - India.		
Contact Numbers	Contact Person: Sara Yeshwante (Sales Person - Mobile No. 7045892627)		
E – mail ID and website	millenniumgroup211@gmail.com www.millenniumgroups.com		

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Road
On or towards South	Road
On or towards East	Road & Nallah
On or towards West	Open Plot & Residential Area



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Vastukala Consultants (I) Pvt. Ltd.B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072

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

VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)

I	General					
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Administrative Office South Mumbai to assess fair market value of the property for bank loan purpose.				
2.	a) Date of inspection	: 19.02.2025				
	b) Date on which the valuation is made	: 20.02.2025				
3.	List of documents produced for perusal					
	1. Copy of Legal Title Report date 08.03.2024 issued by Adv. Parth Chande					
	2. Copy of MAHARERA certificate No. P52000055607 issued by Maharashtra real Estate Regulatory Authority date 04.04.2024					
	3. Copy of Agreement to Lease date 10.11.2022 b/w. CIDCO (the Corporation) AND M/s. Millennium Group (the New Licensee) Regd. Doc. No. PVL-5/18081/2022					
	4. Copy of Indenture of Agreement date 27.05.2015 b/w. Mr. Hitendra C. Ghadia & others (party of the other six part) partnership under the firm name and style of M/s. Millennium Group					
	5. Copy of Declaration cum undertaking date 06.03.2024 issued by M/s. Millennium Group					
	6. Copy of Encumbrance date 06.03.2024					
	7. Copy of Height Clearance NOC No. NAVI /WEST / B / 081222 / 689021, issued by Airports Authority of India, dated 16.09.2022, valid upto 15.09.2030 issued by Airports Authority of India					
	8. Copy of Commencement Certificate No. CIDCO / BP-18326 / TPO (NM &K) / 2022 / 12021 date 05.03.2024 issued by Associate Planner CIDCO.					
	Ground Floor + 4 Parking + 21 Upper Floors.					
	9. Copy of Approved Plan No. CIDCO / BP-18326 / TPO (NM &K) / 2022 / 12021 dated 05.03.2024 issued by Associate Planner CIDCO. (Number of Copies – Eleven – Sheet No. 1/11 to 11/11)					
	<table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Millennium Celesta</td> <td>Ground (part) / Stilt (part) + 1st to 4th Floors (Parking) + 5th floor (Garden Floor) + 6th to 25th Residential Upper Floors</td> </tr> </tbody> </table>	Project	Number of Floors	Millennium Celesta	Ground (part) / Stilt (part) + 1 st to 4 th Floors (Parking) + 5 th floor (Garden Floor) + 6 th to 25 th Residential Upper Floors	
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Millennium Celesta	Ground (part) / Stilt (part) + 1 st to 4 th Floors (Parking) + 5 th floor (Garden Floor) + 6 th to 25 th Residential Upper Floors					
	Project Name (with address & phone nos.)	: "Millennium Celesta", Residential Building on Plot No. 57A, Sector – 34A, Village – Kharghar, Opp. International Football Stadium, Taluka – Panvel, Dist. – Raigad, Navi Mumbai, Pin Code – 410 210, State - Maharashtra, Country - India				
4.	Name of the developer(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: M/s. Millennium Group Address: Office No. 211, "Concorde Premises", Plot No.				



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		66-A, Sector-11, CBD Belapur, Navi Mumbai, Taluka – Panvel, Dist. – Raigad, Pin Code – 400 614, State - Maharashtra, Country - India. Contact Person: Sara Yeshwante (Sales Person - Mobile No. 7045892627)																							
5.	Brief description of the property (Including Leasehold / freehold etc.)																								
<p>About "Millennium Celesta " Project: Millennium Celesta is an exclusive residential project offering 2, 3 BHK Apartment for sale in Kharghar, Navi Mumbai. Spread across 0.71 Acres, this project is designed to cater to the lifestyle and space requirements of modern families. Millennium Celesta is expected to be ready for possession by 2029. This project adheres to all state regulations, with complete RERA compliance under ID P52000055607, making it a safe and secure investment for homebuyers looking for 2 BHK & 3 BHK Apartment for sale in Kharghar, Navi Mumbai. Plot No-57A, Sector-34 A, Kharghar, Navi Mumbai, Maharashtra 410210, in the heart of Kharghar, Navi Mumbai, Millennium Celesta brings you closer to essential conveniences and prominent areas of Navi Mumbai. Developed by Millennium Group, known for its commitment to quality and innovation, the project offers a total of 1 Tower/175 Units available for sale.</p> <p>TYPE OF THE BUILDING:</p> <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Millennium Celesta</td> <td>Proposed Ground (part) / Stilt (part) + 1st to 4th Floors (Parking) + 5th floor (Garden Floor) + 6th to 25th Residential Upper Floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETION:</p> <table border="1"> <thead> <tr> <th>Project</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>Millennium Celesta</td> <td>RCC upto 6th floor slab is completed.</td> <td>20%</td> </tr> </tbody> </table> <p>DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is May – 2029 (As per MAHARERA Certificate) Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.</p> <p>PROPOSED PROJECT AMENITIES:</p> <table border="1"> <tbody> <tr><td>> Vitrified tiles flooring in all rooms</td></tr> <tr><td>> Granite Kitchen platform with Stainless Steel Sink</td></tr> <tr><td>> Powder coated aluminum sliding windows with M.S. Grills</td></tr> <tr><td>> Laminated wooden flush doors with Safety door</td></tr> <tr><td>> Concealed wiring</td></tr> <tr><td>> Concealed plumbing</td></tr> <tr><td>> Kid's Play Area</td></tr> <tr><td>> Lawn View</td></tr> <tr><td>> Podium View</td></tr> <tr><td>> Swimming pool</td></tr> <tr><td>> Walking Track</td></tr> <tr><td>> Indoor Games</td></tr> <tr><td>> Gymnasium</td></tr> </tbody> </table>			Project	Number of Floors	Millennium Celesta	Proposed Ground (part) / Stilt (part) + 1 st to 4 th Floors (Parking) + 5 th floor (Garden Floor) + 6 th to 25 th Residential Upper Floors.	Project	Present stage of Construction	Percentage of work completion	Millennium Celesta	RCC upto 6 th floor slab is completed.	20%	> Vitrified tiles flooring in all rooms	> Granite Kitchen platform with Stainless Steel Sink	> Powder coated aluminum sliding windows with M.S. Grills	> Laminated wooden flush doors with Safety door	> Concealed wiring	> Concealed plumbing	> Kid's Play Area	> Lawn View	> Podium View	> Swimming pool	> Walking Track	> Indoor Games	> Gymnasium
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6.	Location of property																								

	a)	Plot No. / Survey No.	:	Plot No. 57A, Sector 34A
	b)	Door No.	:	Not applicable
	c)	C. T.S. No. / Village	:	Plot No. 57A, Sector 34A, Village -Kharghar
	d)	Ward / Taluka	:	Panvel
	e)	Mandal / District	:	Raigad
7.	Postal address of the property		:	" Millennium Celesta ", Residential Building on Plot No. 57A, Sector – 34A, Village – Kharghar, Opp. International Football Stadium, Taluka – Panvel, Dist. – Raigad, Navi Mumbai, Pin Code – 410 210, State - Maharashtra, Country - India
8.	City / Town		:	Kharghar, Navi Mumbai
	Residential area		:	Yes
	Commercial area		:	Yes
	Industrial area		:	No
9.	Classification of the area		:	
	i) High / Middle / Poor		:	Middle Class
	ii) Urban / Semi Urban / Rural		:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality		:	City and Industrial Development Corporation of Maharashtra (CIDCO), Village - Kharghar
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area		:	No
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated		:	N.A.
13.	Boundaries of the property	As per Documents	As per MAHARERA	As per Site
	North	15.00 Mtr. Wide Road	15.00 Mtr. Wide Road	Road
	South	Plot No. 57B	Plot No. 57B	Road
	East	45.00 Mtr. Wide Road	45.00 Mtr. Wide Road	Road & Nallah
	West	Nalla	Nalla	Open Plot & Residential Area
14.1	Dimensions of the site		N. A. as the land is irregular in shape	
			A	B
			As per the Deed	Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property		19°04'06.4"N 73°05'03.4"E	
14.	Extent of the site		Plot area – 3104.330 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report	
15.	Extent of the site considered for Valuation (least of 14A & 14B)		Plot area – 3104.330 Sq. M. (As per Approved Plan & RERA Certificate)	
16.	Whether occupied by the owner / tenant? If occupied by		N.A. Building Construction work not yet	

	tenant since how long? Rent received per month.		started.				
II	CHARACTERISTICS OF THE SITE						
1.	Classification of locality	:	Middle Class				
2.	Development of surrounding areas	:	Good				
3.	Possibility of frequent flooding/ sub-merging	:	No				
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by				
5.	Level of land with topographical conditions	:	Plain				
6.	Shape of land	:	Rectangle				
7.	Type of use to which it can be put	:	For residential purpose				
8.	Any usage restriction	:	Residential & Commercial				
	Is plot in town planning approved layout?	:	Copy of Approved Plan No. CIDCO / BP-18326 / TPO (NM &K) / 2022 / 12021 dated 05.03.2024 issued by Associate Planner CIDCO. (Number of Copies – Eleven – Sheet No. 1/11 to 11/11).				
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9.	Corner plot or intermittent plot?	:	Intermittent				
10.	Road facilities	:	Yes				
11.	Type of road available at present	:	B. T. Road				
12.	Width of road – is it below 20 ft. or more than 20 ft.	:	15.00 M. wide Road				
13.	Is it a Land – Locked land?	:	No				
14.	Water potentiality	:	Municipal Water supply				
15.	Underground sewerage system	:	Connected to Municipal sewer				
16.	Is Power supply is available in the site	:	Yes				
17.	Advantages of the site	:	Located in developing area				
18.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-coast / tidal level must be incorporated)	:	No				
Part – A (Valuation of land)							
1	Size of plot	:	Plot area – 3104.330 Sq. M. (As per Approved Plan & RERA Certificate)				
	North & South	:	-				
	East & West	:	-				
2	Total extent of the plot	:	As per table attached to the report				
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.				
4	Guideline rate obtained from the Register's Office (evidence	:	₹ 98,900.00 per Sq. M. for Residential				

	thereof to be enclosed)		₹ 35,100.00 per Sq. M. for Land									
5	Assessed / adopted rate of valuation	:	As per table attached to the report									
6	Estimated value of land	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan & RERA</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>3104.330</td> <td>35100</td> <td>10,89,61,983.00</td> </tr> </tbody> </table>	As per Approved Plan & RERA			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	3104.330	35100	10,89,61,983.00
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Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
3104.330	35100	10,89,61,983.00										
Part – B (Valuation of Building)												
1	Technical details of the building	:										
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential cum Commercial									
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress									
	c) Year of construction	:	N.A. Building Construction work is in progress									
	d) Number of floors and height of each floor including basement, if any	:										
	Project		Number of Floors									
	Millennium Celesta		Proposed Ground (part) / Stilt (part) + 1st to 4th Floors (Parking) + 5th floor (Garden Floor) + 6th to 25th Residential Upper Floors.									
	e) Plinth area floor-wise	:	As per table attached to the report									
	f) Condition of the building	:										
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress									
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress									
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. CIDCO / BP-18326 / TPO (NM &K) / 2022 / 12021 dated 05.03.2024 issued by Associate Planner CIDCO. (Number of Copies – Eleven – Sheet No. 1/11 to 11/11).									
	h) Approved map / plan issuing authority	:	<table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Millennium Celesta</td> <td>Ground (part) / Stilt (part) + 1st to 4th Floors (Parking) + 5th floor (Garden Floor) + 6th to 25th Residential Upper Floors</td> </tr> </tbody> </table>	Project	Number of Floors	Millennium Celesta	Ground (part) / Stilt (part) + 1st to 4th Floors (Parking) + 5th floor (Garden Floor) + 6th to 25th Residential Upper Floors					
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	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes									
	j) Any other comments by our empaneled valuers on authentic of approved plan	:	No.									

Specifications of construction (floor-wise) in respect of

Sr. No.	Description		
1.	Foundation	:	Proposed R.C.C. Footing
2.	Basement	:	N.A. Building Construction work is in progress.
3.	Superstructure	:	Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc.	:	Proposed

	and specify the species of timber		
5.	RCC Works	:	N.A. Building Construction work is in progress
6.	Plastering	:	N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	:	N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work is in progress.
9.	Roofing including weather proof course	:	N.A. Building Construction work is in progress.
10.	Drainage	:	Proposed
2.	Compound Wall	:	
	Height	:	N.A. Building Construction work is in progress.
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	N.A. Building Construction work is in progress.
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work is in progress.
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	N.A. Building Construction work is in progress.
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION AND COPY OF APPROVED PLAN NO. CIDCO / BP-18326 / TPO (NM &K) / 2022 / 12021 DATED 05.03.2024 ISSUED BY ASSOCIATE PLANNER CIDCO.

1) Millennium Celesta:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				Carpet Area in Sq. Ft.	Balcony in Sq. Ft.								
1	601	6	3 BHK	872	54	926	1019	18600	1,72,23,600	1,86,01,488	1,37,78,880	46,500	26,48,360
2	602	6	2 BHK	647	49	696	766	18600	1,29,45,600	1,39,81,248	1,03,56,480	35,000	19,90,560
3	603	6	3 BHK	829	49	878	966	18600	1,63,30,800	1,76,37,264	1,30,64,640	44,000	25,11,080
4	604	6	2 BHK	632	0	632	695	18600	1,17,55,200	1,26,95,616	94,04,160	31,500	18,07,520
5	605	6	2 BHK	629	0	629	692	18600	1,16,99,400	1,26,35,352	93,59,520	31,500	17,98,940
6	606	6	2 BHK	582	0	582	640	18600	1,08,25,200	1,16,91,216	86,60,160	29,000	16,64,520
7	607	6	3 BHK	846	55	901	991	18600	1,67,58,600	1,80,99,288	1,34,06,880	45,000	25,76,860
8	608	6	2 BHK	647	51	698	768	18600	1,29,82,800	1,40,21,424	1,03,86,240	35,000	19,96,280
9	609	6	2 BHK	636	51	687	756	18600	1,27,78,200	1,38,00,456	1,02,22,560	34,500	19,64,820
10	701	7	3 BHK	872	54	926	1019	18650	1,72,69,900	1,86,51,492	1,38,15,920	46,500	26,48,360
11	702	7	2 BHK	647	49	696	766	18650	1,29,80,400	1,40,18,832	1,03,84,320	35,000	19,90,560
12	703	7	3 BHK	829	49	878	966	18650	1,63,74,700	1,76,84,676	1,30,99,760	44,000	25,11,080



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Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				Carpet Area in Sq. Ft.	Balcony in Sq. Ft.								
13	704	7	2 BHK	632	0	632	695	18650	1,17,86,800	1,27,29,744	94,29,440	32,000	18,07,520
14	705	7	2 BHK	629	0	629	692	18650	1,17,30,850	1,26,69,318	93,84,680	31,500	17,98,940
15	706	7	2 BHK	582	0	582	640	18650	1,08,54,300	1,17,22,644	86,83,440	29,500	16,64,520
16	707	7	3 BHK	846	55	901	991	18650	1,68,03,650	1,81,47,942	1,34,42,920	45,500	25,76,860
17	708	7	2 BHK	647	51	698	768	18650	1,30,17,700	1,40,59,116	1,04,14,160	35,000	19,96,280
18	801	8	3 BHK	872	54	926	1019	18700	1,73,16,200	1,87,01,496	1,38,52,960	47,000	26,48,360
19	802	8	2 BHK	647	49	696	766	18700	1,30,15,200	1,40,56,416	1,04,12,160	35,000	19,90,560
20	803	8	3 BHK	829	49	878	966	18700	1,64,18,600	1,77,32,088	1,31,34,880	44,500	25,11,080
21	804	8	2 BHK	632	0	632	695	18700	1,18,18,400	1,27,63,872	94,54,720	32,000	18,07,520
22	805	8	2 BHK	629	0	629	692	18700	1,17,62,300	1,27,03,284	94,09,840	32,000	17,98,940
23	806	8	2 BHK	582	0	582	640	18700	1,08,83,400	1,17,54,072	87,06,720	29,500	16,64,520
24	807	8	3 BHK	846	55	901	991	18700	1,68,48,700	1,81,96,596	1,34,78,960	45,500	25,76,860
25	808	8	2 BHK	647	51	698	768	18700	1,30,52,600	1,40,96,808	1,04,42,080	35,000	19,96,280
26	809	8	2 BHK	636	51	687	756	18700	1,28,46,900	1,38,74,652	1,02,77,520	34,500	19,64,820
27	901	9	3 BHK	872	54	926	1019	18750	1,73,62,500	1,87,51,500	1,38,90,000	47,000	26,48,360
28	902	9	2 BHK	647	49	696	766	18750	1,30,50,000	1,40,94,000	1,04,40,000	35,000	19,90,560
29	903	9	3 BHK	829	49	878	966	18750	1,64,62,500	1,77,79,500	1,31,70,000	44,500	25,11,080
30	904	9	2 BHK	632	0	632	695	18750	1,18,50,000	1,27,98,000	94,80,000	32,000	18,07,520
31	905	9	2 BHK	629	0	629	692	18750	1,17,93,750	1,27,37,250	94,35,000	32,000	17,98,940
32	906	9	2 BHK	582	0	582	640	18750	1,09,12,500	1,17,85,500	87,30,000	29,500	16,64,520
33	907	9	3 BHK	846	55	901	991	18750	1,68,93,750	1,82,45,250	1,35,15,000	45,500	25,76,860
34	908	9	2 BHK	647	51	698	768	18750	1,30,87,500	1,41,34,500	1,04,70,000	35,500	19,96,280
35	909	9	2 BHK	636	51	687	756	18750	1,28,81,250	1,39,11,750	1,03,05,000	35,000	19,64,820
36	1001	10	3 BHK	872	54	926	1019	18800	1,74,08,800	1,88,01,504	1,39,27,040	47,000	26,48,360
37	1002	10	2 BHK	647	49	696	766	18800	1,30,84,800	1,41,31,584	1,04,67,840	35,500	19,90,560
38	1003	10	3 BHK	829	49	878	966	18800	1,65,06,400	1,78,26,912	1,32,05,120	44,500	25,11,080
39	1004	10	2 BHK	632	0	632	695	18800	1,18,81,600	1,28,32,128	95,05,280	32,000	18,07,520
40	1005	10	2 BHK	629	0	629	692	18800	1,18,25,200	1,27,71,216	94,60,160	32,000	17,98,940
41	1006	10	2 BHK	582	0	582	640	18800	1,09,41,600	1,18,16,928	87,53,280	29,500	16,64,520
42	1007	10	3 BHK	846	55	901	991	18800	1,69,38,800	1,82,93,904	1,35,51,040	45,500	25,76,860
43	1008	10	2 BHK	647	51	698	768	18800	1,31,22,400	1,41,72,192	1,04,97,920	35,500	19,96,280
44	1009	10	2 BHK	636	51	687	756	18800	1,29,15,600	1,39,48,848	1,03,32,480	35,000	19,64,820
45	1101	11	3 BHK	872	54	926	1019	18850	1,74,55,100	1,88,51,508	1,39,64,080	47,000	26,48,360
46	1102	11	2 BHK	647	49	696	766	18850	1,31,19,600	1,41,69,168	1,04,95,680	35,500	19,90,560
47	1103	11	3 BHK	829	49	878	966	18850	1,65,50,300	1,78,74,324	1,32,40,240	44,500	25,11,080
48	1104	11	2 BHK	632	0	632	695	18850	1,19,13,200	1,28,66,256	95,30,560	32,000	18,07,520

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				Carpet Area in Sq. Ft.	Balcony in Sq. Ft.								
49	1105	11	2 BHK	629	0	629	692	18850	1,18,56,650	1,28,05,182	94,85,320	32,000	17,98,940
50	1106	11	2 BHK	582	0	582	640	18850	1,09,70,700	1,18,48,356	87,76,560	29,500	16,64,520
51	1107	11	3 BHK	846	55	901	991	18850	1,69,83,850	1,83,42,558	1,35,87,080	46,000	25,76,860
52	1108	11	2 BHK	647	51	698	768	18850	1,31,57,300	1,42,09,884	1,05,25,840	35,500	19,96,280
53	1201	12	3 BHK	872	54	926	1019	18900	1,75,01,400	1,89,01,512	1,40,01,120	47,500	26,48,360
54	1202	12	2 BHK	647	49	696	766	18900	1,31,54,400	1,42,06,752	1,05,23,520	35,500	19,90,560
55	1203	12	3 BHK	829	49	878	966	18900	1,65,94,200	1,79,21,736	1,32,75,360	45,000	25,11,080
56	1204	12	2 BHK	632	0	632	695	18900	1,19,44,800	1,29,00,384	95,55,840	32,500	18,07,520
57	1205	12	2 BHK	629	0	629	692	18900	1,18,88,100	1,28,39,148	95,10,480	32,000	17,98,940
58	1206	12	2 BHK	582	0	582	640	18900	1,09,99,800	1,18,79,784	87,99,840	29,500	16,64,520
59	1207	12	3 BHK	846	55	901	991	18900	1,70,28,900	1,83,91,212	1,36,23,120	46,000	25,76,860
60	1208	12	2 BHK	647	51	698	768	18900	1,31,92,200	1,42,47,576	1,05,53,760	35,500	19,96,280
61	1209	12	2 BHK	636	51	687	756	18900	1,29,84,300	1,40,23,044	1,03,87,440	35,000	19,64,820
62	1301	13	3 BHK	872	54	926	1019	18950	1,75,47,700	1,89,51,516	1,40,38,160	47,500	26,48,360
63	1302	13	2 BHK	647	49	696	766	18950	1,31,89,200	1,42,44,336	1,05,51,360	35,500	19,90,560
64	1303	13	3 BHK	829	49	878	966	18950	1,66,38,100	1,79,69,148	1,33,10,480	45,000	25,11,080
65	1304	13	2 BHK	632	0	632	695	18950	1,19,76,400	1,29,34,512	95,81,120	32,500	18,07,520
66	1305	13	2 BHK	629	0	629	692	18950	1,19,19,550	1,28,73,114	95,35,640	32,000	17,98,940
67	1306	13	2 BHK	582	0	582	640	18950	1,10,28,900	1,19,11,212	88,23,120	30,000	16,64,520
68	1307	13	3 BHK	846	55	901	991	18950	1,70,73,950	1,84,39,866	1,36,59,160	46,000	25,76,860
69	1308	13	2 BHK	647	51	698	768	18950	1,32,27,100	1,42,85,268	1,05,81,680	35,500	19,96,280
70	1309	13	2 BHK	636	51	687	756	18950	1,30,18,650	1,40,60,142	1,04,14,920	35,000	19,64,820
71	1401	14	3 BHK	872	54	926	1019	19000	1,75,94,000	1,90,01,520	1,40,75,200	47,500	26,48,360
72	1402	14	2 BHK	647	49	696	766	19000	1,32,24,000	1,42,81,920	1,05,79,200	35,500	19,90,560
73	1403	14	3 BHK	829	49	878	966	19000	1,66,82,000	1,80,16,560	1,33,45,600	45,000	25,11,080
74	1404	14	2 BHK	632	0	632	695	19000	1,20,08,000	1,29,68,640	96,06,400	32,500	18,07,520
75	1405	14	2 BHK	629	0	629	692	19000	1,19,51,000	1,29,07,080	95,60,800	32,500	17,98,940
76	1406	14	2 BHK	582	0	582	640	19000	1,10,58,000	1,19,42,640	88,46,400	30,000	16,64,520
77	1407	14	3 BHK	846	55	901	991	19000	1,71,19,000	1,84,88,520	1,36,95,200	46,000	25,76,860
78	1408	14	2 BHK	647	51	698	768	19000	1,32,62,000	1,43,22,960	1,06,09,600	36,000	19,96,280
79	1409	14	2 BHK	636	51	687	756	19000	1,30,53,000	1,40,97,240	1,04,42,400	35,000	19,64,820
80	1501	15	3 BHK	872	54	926	1019	19050	1,76,40,300	1,90,51,524	1,41,12,240	47,500	26,48,360
81	1502	15	2 BHK	647	49	696	766	19050	1,32,58,800	1,43,19,504	1,06,07,040	36,000	19,90,560
82	1503	15	3 BHK	829	49	878	966	19050	1,67,25,900	1,80,63,972	1,33,80,720	45,000	25,11,080
83	1504	15	2 BHK	632	0	632	695	19050	1,20,39,600	1,30,02,768	96,31,680	32,500	18,07,520



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Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				Carpet Area in Sq. Ft.	Balcony in Sq. Ft.								
84	1505	15	2 BHK	629	0	629	692	19050	1,19,82,450	1,29,41,046	95,85,960	32,500	17,98,940
85	1506	15	2 BHK	582	0	582	640	19050	1,10,87,100	1,19,74,068	88,69,680	30,000	16,64,520
86	1507	15	3 BHK	846	55	901	991	19050	1,71,64,050	1,85,37,174	1,37,31,240	46,500	25,76,860
87	1508	15	2 BHK	647	51	698	768	19050	1,32,96,900	1,43,60,652	1,06,37,520	36,000	19,96,280
88	1601	16	3 BHK	872	54	926	1019	19100	1,76,86,600	1,91,01,528	1,41,49,280	48,000	26,48,360
89	1602	16	2 BHK	647	49	696	766	19100	1,32,93,600	1,43,57,088	1,06,34,880	36,000	19,90,560
90	1603	16	3 BHK	829	49	878	966	19100	1,67,69,800	1,81,11,384	1,34,15,840	45,500	25,11,080
91	1604	16	2 BHK	632	0	632	695	19100	1,20,71,200	1,30,36,896	96,56,960	32,500	18,07,520
92	1605	16	2 BHK	629	0	629	692	19100	1,20,13,900	1,29,75,012	96,11,120	32,500	17,98,940
93	1606	16	2 BHK	582	0	582	640	19100	1,11,16,200	1,20,05,496	88,92,960	30,000	16,64,520
94	1607	16	3 BHK	846	55	901	991	19100	1,72,09,100	1,85,85,828	1,37,67,280	46,500	25,76,860
95	1608	16	2 BHK	647	51	698	768	19100	1,33,31,800	1,43,98,344	1,06,65,440	36,000	19,96,280
96	1609	16	2 BHK	636	51	687	756	19100	1,31,21,700	1,41,71,436	1,04,97,360	35,500	19,64,820
97	1701	17	3 BHK	872	54	926	1019	19150	1,77,32,900	1,91,51,532	1,41,86,320	48,000	26,48,360
98	1702	17	2 BHK	647	49	696	766	19150	1,33,28,400	1,43,94,672	1,06,62,720	36,000	19,90,560
99	1703	17	3 BHK	829	49	878	966	19150	1,68,13,700	1,81,58,796	1,34,50,960	45,500	25,11,080
100	1704	17	2 BHK	632	0	632	695	19150	1,21,02,800	1,30,71,024	96,82,240	32,500	18,07,520
101	1705	17	2 BHK	629	0	629	692	19150	1,20,45,350	1,30,08,978	96,36,280	32,500	17,98,940
102	1706	17	2 BHK	582	0	582	640	19150	1,11,45,300	1,20,36,924	89,16,240	30,000	16,64,520
103	1707	17	3 BHK	846	55	901	991	19150	1,72,54,150	1,86,34,482	1,38,03,320	46,500	25,76,860
104	1708	17	2 BHK	647	51	698	768	19150	1,33,66,700	1,44,36,036	1,06,93,360	36,000	19,96,280
105	1709	17	2 BHK	636	51	687	756	19150	1,31,56,050	1,42,08,534	1,05,24,840	35,500	19,64,820
106	1801	18	3 BHK	872	54	926	1019	19200	1,77,79,200	1,92,01,536	1,42,23,360	48,000	26,48,360
107	1802	18	2 BHK	647	49	696	766	19200	1,33,63,200	1,44,32,256	1,06,90,560	36,000	19,90,560
108	1803	18	3 BHK	829	49	878	966	19200	1,68,57,600	1,82,06,208	1,34,86,080	45,500	25,11,080
109	1804	18	2 BHK	632	0	632	695	19200	1,21,34,400	1,31,05,152	97,07,520	33,000	18,07,520
110	1805	18	2 BHK	629	0	629	692	19200	1,20,76,800	1,30,42,944	96,61,440	32,500	17,98,940
111	1806	18	2 BHK	582	0	582	640	19200	1,11,74,400	1,20,68,352	89,39,520	30,000	16,64,520
112	1807	18	3 BHK	846	55	901	991	19200	1,72,99,200	1,86,83,136	1,38,39,360	46,500	25,76,860
113	1808	18	2 BHK	647	51	698	768	19200	1,34,01,600	1,44,73,728	1,07,21,280	36,000	19,96,280
114	1809	18	2 BHK	636	51	687	756	19200	1,31,90,400	1,42,45,632	1,05,52,320	35,500	19,64,820
115	1901	19	3 BHK	872	54	926	1019	19250	1,78,25,500	1,92,51,540	1,42,60,400	48,000	26,48,360
116	1902	19	2 BHK	647	49	696	766	19250	1,33,98,000	1,44,69,840	1,07,18,400	36,000	19,90,560
117	1903	19	3 BHK	774	102	876	964	19250	1,68,63,000	1,82,12,040	1,34,90,400	45,500	25,05,360
118	1904	19	2 BHK	632	0	632	695	19250	1,21,66,000	1,31,39,280	97,32,800	33,000	18,07,520

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				Carpet Area in Sq. Ft.	Balcony in Sq. Ft.								
119	1905	19	2 BHK	629	0	629	692	19250	1,21,08,250	1,30,76,910	96,86,600	32,500	17,98,940
120	1906	19	2 BHK	582	0	582	640	19250	1,12,03,500	1,20,99,780	89,62,800	30,000	16,64,520
121	1907	19	3 BHK	846	55	901	991	19250	1,73,44,250	1,87,31,790	1,38,75,400	47,000	25,76,860
122	1908	19	2 BHK	647	51	698	768	19250	1,34,36,500	1,45,11,420	1,07,49,200	36,500	19,96,280
123	2001	20	3 BHK	872	54	926	1019	19300	1,78,71,800	1,93,01,544	1,42,97,440	48,500	26,48,360
124	2002	20	2 BHK	647	49	696	766	19300	1,34,32,800	1,45,07,424	1,07,46,240	36,500	19,90,560
125	2003	20	3 BHK	774	102	876	964	19300	1,69,06,800	1,82,59,344	1,35,25,440	45,500	25,05,360
126	2004	20	2 BHK	632	0	632	695	19300	1,21,97,600	1,31,73,408	97,58,080	33,000	18,07,520
127	2005	20	2 BHK	629	0	629	692	19300	1,21,39,700	1,31,10,876	97,11,760	33,000	17,98,940
128	2006	20	2 BHK	582	0	582	640	19300	1,12,32,600	1,21,31,208	89,86,080	30,500	16,64,520
129	2007	20	3 BHK	846	55	901	991	19300	1,73,89,300	1,87,80,444	1,39,11,440	47,000	25,76,860
130	2008	20	2 BHK	647	51	698	768	19300	1,34,71,400	1,45,49,112	1,07,77,120	36,500	19,96,280
131	2009	20	2 BHK	636	51	687	756	19300	1,32,59,100	1,43,19,828	1,06,07,280	36,000	19,64,820
132	2101	21	3 BHK	872	54	926	1019	19350	1,79,18,100	1,93,51,548	1,43,34,480	48,500	26,48,360
133	2102	21	2 BHK	647	49	696	766	19350	1,34,67,600	1,45,45,008	1,07,74,080	36,500	19,90,560
134	2103	21	3 BHK	774	102	876	964	19350	1,69,50,600	1,83,06,648	1,35,60,480	46,000	25,05,360
135	2104	21	2 BHK	632	0	632	695	19350	1,22,29,200	1,32,07,536	97,83,360	33,000	18,07,520
136	2105	21	2 BHK	629	0	629	692	19350	1,21,71,150	1,31,44,842	97,36,920	33,000	17,98,940
137	2106	21	2 BHK	582	0	582	640	19350	1,12,61,700	1,21,62,636	90,09,360	30,500	16,64,520
138	2107	21	3 BHK	846	55	901	991	19350	1,74,34,350	1,88,29,098	1,39,47,480	47,000	25,76,860
139	2108	21	2 BHK	647	51	698	768	19350	1,35,06,300	1,45,86,804	1,08,05,040	36,500	19,96,280
140	2109	21	2 BHK	636	51	687	756	19350	1,32,93,450	1,43,56,926	1,06,34,760	36,000	19,64,820
141	2201	22	3 BHK	872	54	926	1019	19400	1,79,64,400	1,94,01,552	1,43,71,520	48,500	26,48,360
142	2202	22	2 BHK	647	49	696	766	19400	1,35,02,400	1,45,82,592	1,08,01,920	36,500	19,90,560
143	2203	22	3 BHK	774	102	876	964	19400	1,69,94,400	1,83,53,952	1,35,95,520	46,000	25,05,360
144	2204	22	2 BHK	632	0	632	695	19400	1,22,60,800	1,32,41,664	98,08,640	33,000	18,07,520
145	2205	22	2 BHK	629	0	629	692	19400	1,22,02,600	1,31,78,808	97,62,080	33,000	17,98,940
146	2206	22	2 BHK	582	0	582	640	19400	1,12,90,800	1,21,94,064	90,32,640	30,500	16,64,520
147	2207	22	3 BHK	846	55	901	991	19400	1,74,79,400	1,88,77,752	1,39,83,520	47,000	25,76,860
148	2208	22	2 BHK	647	51	698	768	19400	1,35,41,200	1,46,24,496	1,08,32,960	36,500	19,96,280
149	2209	22	2 BHK	636	51	687	756	19400	1,33,27,800	1,43,94,024	1,06,62,240	36,000	19,64,820
150	2301	23	3 BHK	872	54	926	1019	19450	1,80,10,700	1,94,51,556	1,44,08,560	48,500	26,48,360
151	2302	23	2 BHK	647	49	696	766	19450	1,35,37,200	1,46,20,176	1,08,29,760	36,500	19,90,560
152	2303	23	3 BHK	774	102	876	964	19450	1,70,38,200	1,84,01,256	1,36,30,560	46,000	25,05,360
153	2304	23	2 BHK	632	0	632	695	19450	1,22,92,400	1,32,75,792	98,33,920	33,000	18,07,520

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				Carpet Area in Sq. Ft.	Balcony in Sq. Ft.								
154	2305	23	2 BHK	629	0	629	692	19450	1,22,34,050	1,32,12,774	97,87,240	33,000	17,98,940
155	2306	23	2 BHK	582	0	582	640	19450	1,13,19,900	1,22,25,492	90,55,920	30,500	16,64,520
156	2307	23	3 BHK	846	55	901	991	19450	1,75,24,450	1,89,26,406	1,40,19,560	47,500	25,76,860
157	2308	23	2 BHK	647	51	698	768	19450	1,35,76,100	1,46,62,188	1,08,60,880	36,500	19,96,280
158	2401	24	3 BHK	872	54	926	1019	19500	1,80,57,000	1,95,01,560	1,44,45,600	49,000	26,48,360
159	2402	24	2 BHK	647	49	696	766	19500	1,35,72,000	1,46,57,760	1,08,57,600	36,500	19,90,560
160	2403	24	3 BHK	774	102	876	964	19500	1,70,82,000	1,84,48,560	1,36,65,600	46,000	25,05,360
161	2404	24	2 BHK	632	0	632	695	19500	1,23,24,000	1,33,09,920	98,59,200	33,500	18,07,520
162	2405	24	2 BHK	629	0	629	692	19500	1,22,65,500	1,32,46,740	98,12,400	33,000	17,98,940
163	2406	24	2 BHK	582	0	582	640	19500	1,13,49,000	1,22,56,920	90,79,200	30,500	16,64,520
164	2407	24	3 BHK	846	55	901	991	19500	1,75,69,500	1,89,75,060	1,40,55,600	47,500	25,76,860
165	2408	24	2 BHK	647	51	698	768	19500	1,36,11,000	1,46,99,880	1,08,88,800	36,500	19,96,280
166	2409	24	2 BHK	636	51	687	756	19500	1,33,96,500	1,44,68,220	1,07,17,200	36,000	19,64,820
167	2501	25	2 BHK	704	54	758	834	19550	1,48,18,900	1,60,04,412	1,18,55,120	40,000	21,67,880
168	2502	25	1 BHK	475	49	524	576	19550	1,02,44,200	1,10,63,736	81,95,360	27,500	14,98,640
169	2503	25	2 BHK	711	49	760	836	19550	1,48,58,000	1,60,46,640	1,18,86,400	40,000	21,73,600
170	2504	25	1 BHK	509	0	509	560	19550	99,50,950	1,07,47,026	79,60,760	27,000	14,55,740
171	2505	25	1 BHK	477	0	477	525	19550	93,25,350	1,00,71,378	74,60,280	25,000	13,64,220
172	2506	25	1 BHK	441	0	441	485	19550	86,21,550	93,11,274	68,97,240	23,500	12,61,260
173	2507	25	2 BHK	679	55	734	807	19550	1,43,49,700	1,54,97,676	1,14,79,760	38,500	20,99,240
174	2508	25	1 BHK	496	51	547	602	19550	1,06,93,850	1,15,49,358	85,55,080	29,000	15,64,420
175	2509	25	1 BHK	513	51	564	620	19550	1,10,26,200	1,19,08,296	88,20,960	30,000	16,13,040
Total				121575	6243	127818	140600		2,43,75,86,000	2,63,25,92,880	1,95,00,68,800		36,55,59,480

Summary of the Project:

Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹	Distress Sale Value in ₹
1 BHK - 06 2 BHK - 112 3 BHK - 57	175	127818	140600	2,43,75,86,000.00	2,63,25,92,880.00	1,95,00,68,800.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	2,43,75,86,000.00
Final Realizable Value After Completion in ₹	2,63,25,92,880.00
Distress Sale Value in ₹	1,95,00,68,800.00
Cost of Construction (Total Built up area x Rate) 140600 Sq. Ft. x ₹ 2600.00	36,55,59,480.00

Project	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction in (₹)	Cost of construction as of today in (₹)
Millennium Celesta	20%	140600	36,55,59,480.00	7,31,11,896.00

Part – C (Extra Items)	Amount in ₹
1. Portico	N.A. Building Construction work is in progress.
2. Ornamental front door	
3. Sit out / Verandah with steel grills	
4. Overhead water tank	
5. Extra steel / collapsible gates	
Total	

Part – D (Amenities)	Amount in ₹
1. Wardrobes	N.A. Building Construction work is in progress.
2. Glazed tiles	
3. Extra sinks and bath tub	
4. Marble / ceramic tiles flooring	
5. Interior decorations	
6. Architectural elevation works	
7. Paneling works	
8. Aluminum works	
9. Aluminum hand rails	
10. False ceiling	
Total	

Part – E (Miscellaneous)	Amount in ₹
1. Separate toilet room	N.A. Building Construction work is in progress.
2. Separate lumber room	
3. Separate water tank / sump	
4. Trees, gardening	
Total	

Part – F (Services)	Amount in ₹
1. Water supply arrangements	N.A. Building Construction work is in progress.
2. Drainage arrangements	
3. Compound wall	
4. C.B. deposits, fittings etc.	
5. Pavement	
Total	



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Total abstract of the entire property

Part - A	Land	:	As per table attached to the report
Part - B	Building	:	
	Land development	:	
Part - C	Compound wall	:	
Part - D	Amenities	:	
Part - E	Pavement	:	
Part - F	Services	:	
Realizable Value / Fair Market Value as on date in ₹		:	₹ 2,43,75,86,000.00
Final Realizable Value After Completion in ₹		:	₹ 2,63,25,92,880.00
Distress Sale Value as on date in ₹		:	₹ 1,95,00,68,800.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparable available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 17,500.00 to ₹ 20,500.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 18,600.00 per Sq. Ft. (with floor wise rate) on Carpet Area for valuation.



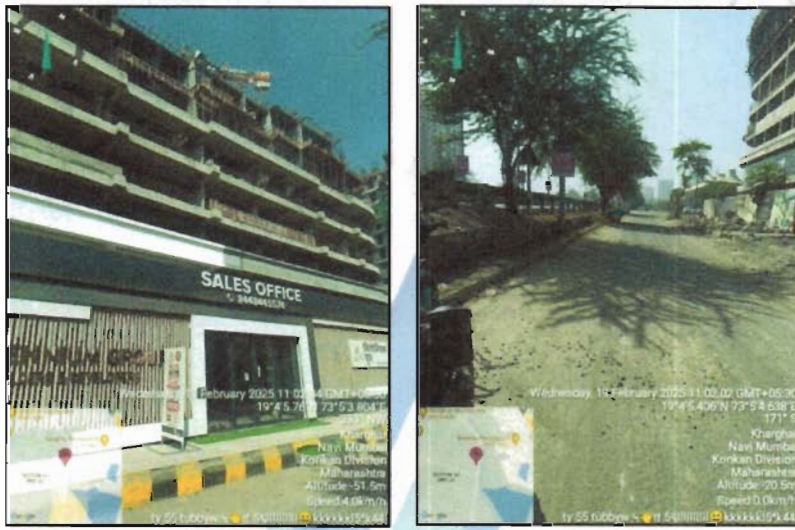
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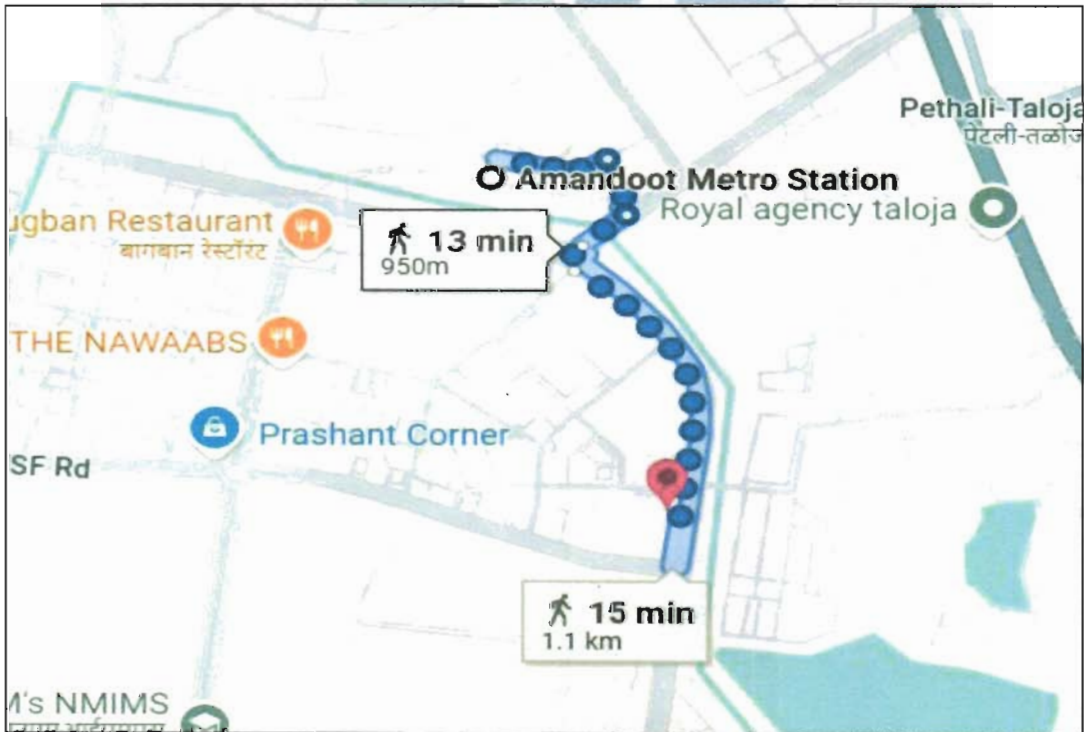
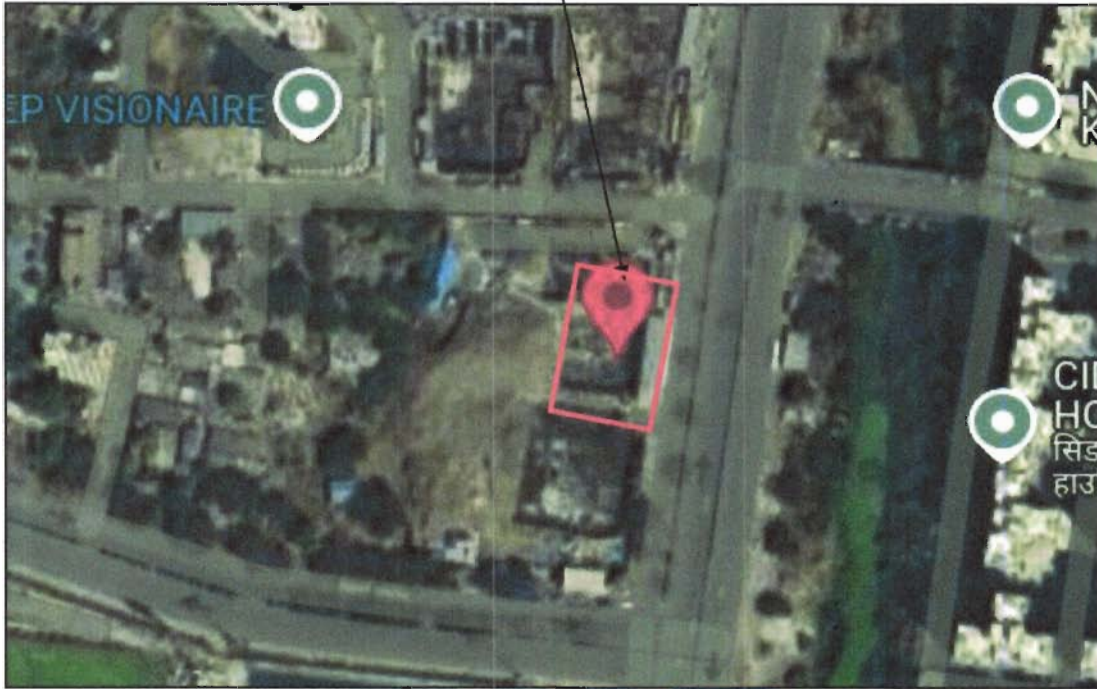


Actual Site Photographs



Route Map of the property


Site u/r



Latitude Longitude: 19°04'06.4"N 73°05'03.4"E


Note: The Blue line shows the route to site from nearest Metro station (Amandoot – 1.1 Km.)

Ready Reckoner Rate



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Year **Annual Statement of Rates** **Language**

20242025 English

Selected District रायगड

Select Taluka पनवेल

Select Village मौजे : पनवेल (पनवेल महानगरपालिका)

Search By Survey No Location

Select	उपविभाग	बूली जमीन	निवासी सदतिका	बॉफिस	दुकाने	बीछोगिक	एकक (Rs./)
SurveyNo	20/30-पारधर मिडको मे.क्र.30	31000	79900	91900	100000	91900	चौ. मीटर
SurveyNo	20/34-पारधर मिडको मे.क्र.34	35100	98900	108500	123500	108500	चौ. मीटर
SurveyNo	20/35-पारधर मिडको मे.क्र.35	36600	98000	107000	122400	107000	चौ. मीटर
SurveyNo	20/36-पारधर मिडको मे.क्र.36	14700	53500	60500	68900	60500	चौ. मीटर
SurveyNo	20/37-पारधर मिडको मे.क्र.37	19200	56200	64800	72100	64600	चौ. मीटर

... 21 22 23 24 25 26 27 28 29 30 ...



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Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
9094 / 2024	09.05.2024	1,41,00,000.00	86.00	926.00	15,231.00

9094398 17-07-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.पनवेल 3 दस्त क्रमांक : 9094/2024 नोंदणी : Regn:63m
गावाचे नाव : खारघर		
(1)विलेखाचा प्रकार	करारनामा	
(2)प्रोबदला	14100000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	10349615.572	
(4) भू-मापन,घोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा.इतर वर्णन : इतर माहिती: सदनिका क्र.1501,पंधरावा मजला,मिलेनियम सेलेस्टा,प्लॉट क्र.57-ए,सेक्टर 34-ए,खारघर,ता.पनवेल,जि.रायगड. क्षेत्र 80.997 चौ.मी.कारपेट + 5.008 चौ.मी.एनक्लोज बाल्कनी + 01 स्टील कार पार्किंग स्पेस.((Plot Number : 57-A ; SECTOR NUMBER : 34-A ;))	
(5) क्षेत्रफळ	80.997 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. मिलेनियम ग्रुप तर्फे भागीदार किशोर कुमार सी. घाटीया यांचे कु.मु. म्हणून राहुल राजेंद्र भालेकर ABFFM3007M - वय:-32 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: 211, कॉन्कर्ट प्रिमायसेस, प्लॉट क्र.६६ ए. से.११, सी.बी.डी बेलापूर, नवी मुंबई., ब्लॉक नं. , रोड नं. , महाराष्ट्र, THANE. पिन कोड:-400614 पॅन नं:-	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-इम्रान अबुबकर काझी AVMPK5949H -- वय:-41; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: ५०१, मंगल कल्याण, मिलेटी कॅम्प रोड, मिलेटी कॅम्प आऊट पोस्ट, कलिना, सांताक्रूझ ईस्ट, मुंबई., ब्लॉक नं. , रोड नं. , महाराष्ट्र, MUMBAL. पिन कोड:-400029 पॅन नं:- 2): नाव:-नायला इम्रान काझी ATAPM5855C -- वय:-36; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: ५०१, मंगल कल्याण, मिलेटी कॅम्प रोड, मिलेटी कॅम्प आऊट पोस्ट, कलिना, सांताक्रूझ ईस्ट, मुंबई., ब्लॉक नं. , रोड नं. , महाराष्ट्र, MUMBAL. पिन कोड:-400029 पॅन नं:- 3): नाव:-अबुबकर काका काझी BBAPK8770R -- वय:-73; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: ५०१, मंगल कल्याण, मिलेटी कॅम्प रोड, मिलेटी कॅम्प आऊट पोस्ट, कलिना, सांताक्रूझ ईस्ट, मुंबई., ब्लॉक नं. , रोड नं. , महाराष्ट्र, MUMBAL. पिन कोड:-400029 पॅन नं:- 4): नाव:-गुलनार अबुबकर काझी AMXPK4142E -- वय:-67; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: ५०१, मंगल कल्याण, मिलेटी कॅम्प रोड, मिलेटी कॅम्प आऊट पोस्ट, कलिना, सांताक्रूझ ईस्ट, मुंबई., ब्लॉक नं. , रोड नं. , MUMBAL. पिन कोड:-400029 पॅन नं:-	
(9) दस्तऐवज करून दिल्याचा दिनांक	09/05/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	09/05/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	9094/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	987000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		

Sales Instance nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
13964 / 2024	09.07.2024	1,46,50,000.00	84.18	906.00	16,168.00

2/19/25, 4:08 PM		igr_13964	
13964398 13-07-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.पनवेल 3 दस्त क्रमांक : 13964/2024 नोदणी : Regn:63m	
गावाचे नाव : खारघर			
(1) विलेखाचा प्रकार	करारनामा		
(2) मोबदला	14650000		
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9844834.164		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा.इतर वर्णन : इतर माहिती: सदनिका क्र 1304,तेरावा मजला,ट्रायसिटी अॅस्पायर,प्लॉट नं 55,सेक्टर 34 /ए.खारघर,नवी मुंबई,ता पनवेल,जि रायगड,क्षेत्र 84.18 चौ. मी. रेस कारपेट + 0.00 चौ. मी. एनक्लोज बाल्कनी/सी बी /एफबी/छप्पा/डेक/सर्व्हिस स्पेस/नॅचरल टेरेस((Plot Number : 55 ;))		
(5) क्षेत्रफळ	84.18 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. ट्रायसिटी रिल्टी एल एल पी तर्फे भागीदार अर्जुन रेखी तर्फे कु मु म्हणून मंगेश इंदोरे -- वय:-37 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: 1001/1002, दहावा मजला, भूमिराज कोस्टारिका, प्लॉट नं. 1 आणि 2, सेक्टर18, पामबीच रोड, सानपाडा नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AAKFT6601L		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-के राजाराम -- वय:-52, पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: फ्लॅट नं १२०५, बेला विंग, ठावाणिस रेसिडेन्सी, प्लॉट नं १/२, सेक्टर ६ए, कागोठे, पनवेल, महाराष्ट्र, राईगाह(ं). पिन कोड:-410206 पॅन नं:-AAVPR4013R		
(9) दस्तऐवज करून दिल्याचा दिनांक	09/07/2024		
(10)दस्त नोदणी केल्याचा दिनांक	09/07/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	13964/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1025500		
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000		
(14)चेरा			

Sales Instance nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
12770 / 2024	03.08.2024	1,01,50,000.00	47.00	506.00	20,000.00

2/19/25, 4:06 PM		igr_12770	
12770529 17-08-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.पनवेल 5 दस्त क्रमांक : 12770/2024 नोंदणी : Regn:63m	
गावाचे नाव : खारघर			
(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र		
(2) मोबदला	10150000		
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7648713.1		
(4) भू.मापन,पोटहिसा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा.इतर वर्णन : इतर माहिती: सदनिका क्र.बी-1604,सोळावा मजला,बी विंग,सिमरन सफायर सी.एच.एस.लि.,प्लॉट क्र.3 व 4,सेक्टर 34-सी,खारघर,ता.पनवेल,जि.रायगड. क्षेत्र 47 चौ.मी.कारपेट + 3.5 चौ.मी.एफ.बी + 7 चौ.मी.टेरेस + 6 चौ.मी.सी.बी + ओपन कार पार्किंग स्पेस क्र.40(बी-1604)(दस्त क्र.9479/2024,पनवेल-5,दिनांक 14/06/2024 अन्वये मु.शु व नों.फी.वसूल)((Plot Number : 3, 4 ; SECTOR NUMBER : 34-C ;))		
(5) क्षेत्रफळ	47 चौ.मीटर		
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा			
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अकिता चंद्र कांत सिंह - वय:-34 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका क्र.बी-१६०४, सोळावा मजला, सिमरन सफायर, प्लॉट क्र.३ व ४, से.३४-सी, खारघर, ता.पनवेल, जि.रायगड., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगाड्(ं). पिन कोड:-410210 पॅन नं.-ALZPA7565N 2): नाव:-चंद्र कांत सिंह - वय:-37 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका क्र.बी-१६०४, सोळावा मजला, सिमरन सफायर, प्लॉट क्र.३ व ४, से.३४-सी, खारघर, ता.पनवेल, जि.रायगड., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगाड्(ं). पिन कोड:-410210 पॅन नं.-DDDPS8062P		
(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-जियोमोन जोसेफ - वय:-29; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: जी-५, रूम क्र.९, स्पेघेटी, से.१५, खारघर, ता.पनवेल, जि.रायगड., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगाड्(ं). पिन कोड:-410210 पॅन नं.-CECPJ7753K 2): नाव:-जोसेफ चाको - वय:-59; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: जी-५, रूम क्र.९, स्पेघेटी, से.१५, खारघर, ता.पनवेल, जि.रायगड., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगाड्(ं). पिन कोड:-410210 पॅन नं.-AGGPP4227N 3): नाव:-आलीस जोसेफ - वय:-57; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: जी-५, रूम क्र.९, स्पेघेटी, से.१५, खारघर, ता.पनवेल, जि.रायगड., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगाड्(ं). पिन कोड:-410210 पॅन नं.-BRAPJ1247A		
(9) दस्तावेज करून दिल्याचा दिनांक	03/08/2024		
(10) दस्त नोंदणी केल्याचा दिनांक	03/08/2024		
(11) अनुक्रमांक, खंड व पृष्ठ	12770/2024		
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	100		
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100		
(14) चौरा			


Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	738.00	1,04,00,000.00	14,127.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹1.04 Cr EMI - ₹ 47k | [Get pre-approved loan](#)

2 BHK 1086 Sq-ft Flat For Sale [Kharghar, Navi Mumbai](#)



2 Beds
2 Baths
1 Balcony
1 Covered Parking

Carpet Area
738 sqft *
₹14,127/sqft

Floor
19 (Out of 25 Floors)

Lifts
3

Developer
Millennium Group

Project
Millennium Celesta

Transaction Type
New Property

Facing
North - East

Furnished Status
Unfurnished

Car Parking
1 Covered

Contact Agent
Get Phone No.

👤 Last contact made 3 days ago

More Details

Price Breakup ₹1.04 Cr | ₹5,21,280 Approx. Registration Charges | ₹4 Per sq. Unit Monthly

Booking Amount ₹1.0 Lac

Address **Kharghar, Navi Mumbai, Kharghar, Navi Mumbai - Central Navi Mumbai, Maharashtra**

Landmarks **KhKharghar Football Stadium, 850 MKharghar Valley Golf Course, 3.7 Km**

Price Indicators


Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	1020.00	1,53,00,000.00	14,127.00

magicbricks

[Buy](#) [Rent](#) [Sell](#) [Home Loans](#)

₹1.53 Cr EMI - ₹ 69k [How much loan can I get?](#)

3 BHK 1020 Sq-ft Flat For Sale [Kharghar, Navi Mumbai](#)



3 Beds
3 Baths
3 Balconies
Unfurnished

Carpet Area
1020 sqft - ₹15,072/sqft


Transaction Type
New Property

Developer
[Millennium Group](#)

Furnished Status
Unfurnished

Project
[Millennium Celesta](#)

Age Of Construction
Under Construction



[Contact Agent](#)

[Get Phone No.](#)

👤 Last contact made 3 days ago

More Details

Price Breakup	₹1.53 Cr
Address	Kharghar, Navi Mumbai - Central Navi Mumbai, Maharashtra
Furnishing	Unfurnished
Age of Construction	Under Construction



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Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	magicbricks.com	1047.00	1,57,00,000.00	15,000.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹1.57 Cr EMI - ₹71k | [Get pre-approved loan](#)

3 BHK 1047 Sq-ft Flat For Sale **Kharghar, Navi Mumbai**



3 Beds 3 Baths 3 Balconies Unfurnished

Carpet Area
1047 sqft
₹15,072/sqft

Transaction Type
New Property

Developer
Millennium Group

Furnished Status
Unfurnished

Project
Millennium Celesta

Age Of Construction
Under Construction

Contact Agent Get Phone No.

More Details

Price Breakup	₹1.57 Cr
Address	Kharghar, Navi Mumbai - Central Navi Mumbai, Maharashtra
Furnishing	Unfurnished
Age of Construction	Under Construction

Description: Multistorey Apartment for Sale in Kharghar, Navi Mumbai. Covered area is 1047.0 Sq-ft. This property belongs to "Millennium Celesta".

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	housing.com	717.00	1,00,00,000.00	14,000.00

HOUSING.COM Buy in Navi Mumbai

+ Add
Download App
List Property
Saved

1195.00 sq.ft
[convert unit](#)
Built Up Area

₹8.37 K/sq.ft
Avg. Price

2 BHK
Configuration

7th Feb, 2025
Possession status

15 of 26
Floor

East facing
Facing

Unfurnished
Furnishing

OVERVIEW
FURNISHINGS
AMENITIES
RATINGS AND REVIEWS
PRICE TRENDS
LOCALITY
PROJECT Q&A
DEVELOPER

Property Highlights

- 24x7 Security
- Close to Hospital
- Close to Grocery Stores
- Close to Jain Temple

Property Location
Millennium Celesta, Kharghar, Navi Mumbai

Around This Property

School
Kalsekar English Medium School

4 mins
(3.1km)

Hospital
Shri Sathya Sai Sanjeevani Hospital

2 mins
(1.1km)

[View more on Maps](#)

Awesome! Nice neighborhood around

Contact Seller

Santosh Jha
Housing Expert Pro
+9193729.....

Please share your contact

Name

+91

Email

Are you a Real Estate Agent?*

Yes No

I agree to be contacted by Housing and agents via
WhatsApp, SMS, phone, email etc

I am interested in Home Loans

Get Contact Details

Still deciding?
Shortlist this property for now & easily come back to it later

Share

Property Overview

Project Name Millennium Celesta	Brokerage No Charge Access Zero Brokerage Properties
Price ₹1.0 Cr	Carpet Area 717 sq.ft



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Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	housing.com	700.00	1,04,00,000.00	14,000.00

HOUSING.COM
Download App

1100.00 sq.ft
convert unit
Built Up Area

₹9.45 K/sq.ft
Avg. Price

2 BHK
Configuration

4th Jan, 2025
Possession status

12 of 25
Floor

East facing
Facing

Unfurnished
Furnishing

OVERVIEW
FURNISHINGS
AMENITIES
RATINGS AND REVIEWS
PRICE TRENDS
LOCALITY
PROJECT Q&A
DEVELOPER

Property Highlights

- Gymnasium
- Swimming Pool
- Children Play Area
- Amphitheatre

Property Location
Millennium Celesta, Kharghar, Navi Mumbai

Around This Property

School
Kalsekar English Medium School
4 mins
(3.1km)

Hospital
Sri Sathya Sai Sanjeevani Hospital
2 mins
(1.1km)

[View more on Maps](#)

Property Overview

Project Name Millennium Celesta	Brokerage No Charge Access Zero Brokerage Properties >
Price ₹1.04 Cr	Carpet Area 700 sq.ft
Bedrooms 2	Bathrooms 2

Contact Seller

A Square India Realty LLP
Housing Expert Pro
+9181740....

Please share your contact

Name: _____

+91 Phone: _____

Are you a Real Estate Agent? Yes No

I agree to be contacted by Housing and agents via WhatsApp, SMS, phone, email etc

I am interested in Home Loans

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Great choice! Better priced property in this area



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Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	magicbricks.com	993.00	1,49,00,000.00	15,000.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

₹1.49 Cr EMI - ₹ 67k | [Can I afford it?](#)

3 BHK 993 Sq-ft Flat For Sale [Kharghar, Navi Mumbai](#)



3 Beds
 3 Baths
 3 Balconies
 Unfurnished

Carpet Area
 993 sqft ~
 ₹15,072/sqft

Developer
Millennium Group

Project
Millennium Celesta

Transaction Type
 New Property

Furnished Status
 Unfurnished

Age Of Construction
 Under Construction

Contact Agent
Get Phone No.

More Details

Price Breakup	₹1.49 Cr
Address	Kharghar, Navi Mumbai - Central Navi Mumbai, Maharashtra
Furnishing	Unfurnished
Age of Construction	Under Construction

Description: Multistorey Apartment for Sale in Kharghar, Navi Mumbai. Covered area is 993.0 Sq-ft. This property belongs to "Millennium Celesta".



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Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	housing.com	717.00	1,00,00,000.00	14,000.00

HOUSING.COM Buy in Navi Mumbai Download App

1195.00 sq.ft
convert unit
Built Up Area

₹8.37 K/sq.ft
Avg. Price

2 BHK
Configuration

7th Feb, 2025
Possession status

15 of 26
Floor

East facing
Facing

Unfurnished
Furnishing

OVERVIEW
FURNISHINGS
AMENITIES
RATINGS AND REVIEWS
PRICE TRENDS
LOCALITY
PROJECT Q&A
DEVELOPER

Property Highlights

- 24x7 Security
- Close to Grocery Stores
- Close to Hospital
- Close to Jain Temple

Property Location
Millennium Celesta, Kharghar, Navi Mumbai

Around This Property

School
Kalsekar English Medium School

4 mins
(3.1km)

Hospital
Sri Sathya Sai Sanjeevani Hospital

2 mins
(1.1km)

[View more on Maps](#)

Property Overview

<p><small>Project Name</small> Millennium Celesta</p> <p><small>Price</small> ₹1.0 Cr</p> <p><small>Bedrooms</small> 2</p>	<p><small>Brokerage</small> No Charge Access Zero Brokerage Properties ></p> <p><small>Carpet Area</small> 717 sq.ft</p> <p><small>Bathrooms</small> 2</p>
---	--

Awesome! Better priced property in this area

Contact Seller

Santosh Jha
Real Estate Expert Pro
+9193729.....

Please share your contact

+91

Are you a Real Estate Agent?*

Yes No

I agree to be contacted by Housing and agents via
● WhatsApp, SMS, phone, email etc

I am interested in Home Loans

Get Contact Details

Still deciding?
Shortlist this property for now & easily come back to it later

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Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	housing.com	700.00	1,04,00,000.00	14,857.00

HOUSING.COM Buy in Navi Mumbai Download App

1100.00 sq.ft
convert unit
Built Up Area

₹9.45 K/sq.ft
Avg. Price

2 BHK
Configuration

4th Jan, 2025
Possession status

12 of 25
Floor

East facing
Facing

Unfurnished
Furnishing

+ Add

[List Property](#) Free

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OVERVIEW
FURNISHINGS
AMENITIES
RATINGS AND REVIEWS
PRICE TRENDS
LOCALITY
PROJECT Q&A
DEVELOPER

Property Highlights

● Gymnasium

● Swimming Pool

● Children Play Area

● Amphitheatre

Great choice! Better priced property in this area

Contact Seller

A Square India Realty LLP

Housing Expert Pro

+9181740.....

Please share your contact

+91 ▾

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I am interested in Home Loans

Get Contact Details

Still deciding?
Shortlist this property for now & easily come back to it later

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Property Location

Millennium Celesta, Kharghar, Navi Mumbai

Around This Property

School

Kalsekar English Medium School

4 mins
(3.1 km)

Hospital

Sri Sathya Sai Sanjeevani Hospital

2 mins
(1.1 km)

[View more on Maps](#)

Property Overview

Project Name Millennium Celesta	Brokerage No Charge Access Zero Brokerage Properties >
Price ₹1.04 Cr	Carpet Area 700 sq.ft
Bedrooms 2	Bathrooms 2

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Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	Magicbricks.com	643.00	1,17,00,000.00	18,200.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Acrs.com ▾

₹1.17 Cr [EMI - ₹53k](#) | [Get pre-approved loan](#)

2 BHK 1080 Sq-ft Flat For Sale **Sector 34 Kharghar, Navi Mumbai**

2 Beds 2 Baths 2 Balconies 1 Covered Parking

Carpet Area
643 sqft
₹18,211/sqft

Floor
8(Out of 25 Floors)

Lifts
3

Developer
Tharwani Realty

Transaction Type
New Property

Furnished Status
Unfurnished

Project
Tharwani Palladian

Facing
North - East

Car Parking
1 Covered

[Contact Agent](#)

[Get Phone No.](#)

👤 Last contact made 107 days ago

More Details

Price Breakup ₹1.17 Cr | ₹3 Per sq. Unit Monthly

Booking Amount ₹1.0 Lac

Address Kharghar, Navi Mumbai, Sector 34 Kharghar, Navi Mumbai - Central Navi Mumbai, Maharashtra

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 Chartered Engineers &
 Interior Designers
 (TQ Consultants)
 Licentiate Engineer

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	99acrs.com	810.00	1,50,00,000.00	18,500.00

99acres Buy Enter Locality / Project / Society / Landmark Post property

Property in Navi Mumbai > Flats in Navi Mumbai > Flats in Kharghar > Flats in Sector 34A Kharghar > 2 BHK Flats in Sector 34A Kharghar

Posted on Sep 02, 2024

1.5 Cr @ 18,518 per sq.ft. **2BHK 2Baths** Contact Dealer

Estimated EMI ₹ 1,19,806 Flat/Apartment for Sale Shortlist

in Paradise Sai Mannat, Sector 34A Kharghar, Navi Mumbai

RERA STATUS **NOT AVAILABLE** Website: <https://maharera.maharashtra.gov.in/>

Overview Society Dealer Details Price Trends Registry Record Society Reviews

Videos (1) Property (13) Society (29)

Area
Super Built up area 1269 sq.ft.
(117.06 sq.m)
Built Up area: 1250 sq.ft. (116.13 sq.m)
Carpet area: 810 sq.ft. (75.25 sq.m)

Configuration
2 Bedrooms, 2 Bathrooms, 2 Balconies with Store Room

Price
₹ 1.5 Crore
@ 18,518 per sq.ft. (All Inclusive, Negotiable)
View Price Details

Address
Paradise Sai Mannat
Sector 34A Kharghar, Navi Mumbai

Floor Number
14th of 27 Floors

Facing
East

Property Age
1 to 5 Year Old View Construction Status



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Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	nobroker.com	887.00	1,45,00,000.00	16,350.00



[Pay Rent](#) | [Post Your Property](#) | [Signup](#) | [Login](#)



3 BHK Flat In Mass Insignia For Sale In Kharghar

Near Baugban Restaurant, Sector-34 A, Kharghar, Mumbai

₹ 1.45 Crores

Negotiable

₹ 83,106/Month

Estimated EMI

1,268


Sq. Ft.

Need Home Loan?





[Apply Loan](#)





Home / Flats for Sale in Mumbai / Flats for Sale in Kharghar / 3bhk Flat for Sale in Kharghar / Property Details

Photos
Location




Shortlist
+8

-  **3 Bedroom**
No. of Bedroom
-  **3 Bathroom**
No. of Bathroom
-  **1 Balcony**
-  **Bike and Car Parking**


-  **Jul 5, 2024**
Posted On
-  **Jul 5, 2026**
Posted On
-  **Mass Insignia**
Apartment
-  **Full**
Power Backup

[Contact](#)

[Book Virtual Meet](#)

 Report what was not correct in this property







[Listed by Broker](#) [Sold Out](#)
[Wrong Info](#)

 Price trends by NBEstimate [Check Now](#)


Nearby: Roadpall Healthspring Sector 11 Kharghar Seawood Heritage


Shamiyana Restaurant, Kharghar


Overview

 Age of Building	Under Construction	 Ownership Type	Self Owned
 Maintenance Charges	NA	 Flooring	Vitrified Tiles
 Builtup Area	1,268 Sq.Ft	 Carpet Area	887 Sq.Ft

Activity On This Property

 64
Unique Views

 0
Shortlists

 0
Contacted

Powered By: NBEstimate

Similar Properties

Since 1989

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An ISO 9001 : 2015 Certified Company

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	99acrs.com	960.00	1,65,00,000.00	17,187.00

99acres Buy Enter Locality / Project / Society / Landmark Post property

Home > Flats in Navi Mumbai > Flats in Kharghar > Flats in Sector 34A Kharghar > 3 BHK Flats in Sector 34A Kharghar

Posted on Aug 22, 2024 | Under Construction

₹1.65 Cr @ 17,187 per sq.ft. **3BHK 3Baths** [Contact Dealer FREE](#)

Estimated EMI ₹ 1.31.786 [Shortlist](#)

REERA STATUS **NOT AVAILABLE** Website: <https://maharera.maharashtra.gov.in/>

Overview Dealer Details Price Trends Registry Record Explore Locality Recomm

Property (16)

- Area:** Carpet area: 960 sq.ft.
- Configuration:** 3 Bedrooms, 3 Bathrooms, 3+ Balconies
- Price:** ₹ 1.65 Crore+ Govt Charges & Tax @ 17,187 per sq.ft. (Negotiable)
- Address:** tricity aspire Sector 34A Kharghar, Navi Mumbai
- Floor Number:** 9th of 34 Floors
- Facing:** East
- Overlooking:** Pool, Park/Garden, Club, Main Road, Others
- Possession in:** Dec 2027

[Places nearby](#) [View All \(23\)](#)



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Price Indicators Projects nearby Locality


Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	magicbricks.com	849.00	1,39,00,000.00	16,372.00

magicbricks
Buy
Rent
Sell
Home Loans

Home > Property for Sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Sector 34 Kharghar > 3 BHK Flats for Sale in Sector 34 Kharghar > 1450 Sq-ft

₹1.39 Cr EMI - ₹ 63k | [Can I afford it?](#)

3 BHK 1450 Sq-ft Flat For Sale [Sector 34 Kharghar, Navi Mumbai](#)



3 Beds
 3 Baths
 2 Balconies
 1 Covered Parking

Carpet Area

849 sqft - ₹16,372/sqft

Floor

21 (Out of 25 Floors)

Facing

East

Developer

Tharwani Realty

Project

Tharwani Palladian

Transaction Type

New Property

Additional Rooms

1 Store Room

Furnished Status

Unfurnished

East Facing Property
 Near International Football Stadium

Contact Agent

Get Phone No.

More Details

Price Breakup	₹1.39 Cr ; ₹ 6,95,000 Approx. Registration Charges ₹ 3 Per sq. Unit Monthly
Booking Amount	₹1.0 Lac
RERA ID	P52000052621
Address	Kharghar, Sector 34 Kharghar, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	Near International Football Stadium

Price Indicators





Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	magicbricks.com	955.00	1,47,00,000.00	15,393.00

magicbricks Buy Rent Sell Home Loans

₹1.47 Cr EMI - ₹ 66k | [Can I afford it?](#)

2 BHK 1555 Sq-ft Flat For Sale [Sector 34 Kharghar, Navi Mumbai](#)

+6 Photos

2 Beds 2 Baths 1 Balcony 1 Covered Parking

Carpet Area 955 sqft • ₹15,393/sqft	Developer Ravechi Lifespaces LLP	Project Shreeji Divine
Floor 37 (Out of 48 Floors)	Transaction Type New Property	Facing East
Lifts 4	Furnished Status Unfurnished	Car Parking 1 Covered

✓ East Facing Property

Contact Agent
Get Phone No.

More Details

Price Breakup	₹1.47 Cr ₹7,35,000 Approx. Registration Charges ₹3 Per sq. Unit Monthly
Booking Amount	₹1.0 Lac
RERA ID	P52.0000034060
Address	Kharghar, Navi Mumbai, Sector 34 Kharghar, Navi Mumbai - Central Navi Mumbai, Maharashtra

Price Indicators Projects nearby Locality


Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	magicbricks.com	493.00	74,90,000.00	15,193.00

magicbricks Buy Rent Sell Home Loans

Home > Property in Navi Mumbai > Sector 34 Kharghar > Apartment in Sector 34 Kharghar > 1 BHK > 821 Sq-ft

₹74.9 Lac EMI - ₹34k | [Get pre-approved loan](#)

1 BHK 821 Sq-ft Flat For Sale in [Sector 34 Kharghar, Navi Mumbai](#)



1 Bed 2 Baths Unfurnished

Carpet Area
493 sqft - ₹15,193/sqft

Floor
5(Out of 21 Floors)

Transaction Type
New Property

Facing
North

Furnished Status
Unfurnished

Type Of Ownership
Freehold

Age Of Construction
Under Construction

Contact Agent

Get Phone No.

👤 Last contact made 31 days ago

More Details

Price Breakup	₹74.9 Lac ₹3,74,500 Approx. Registration Charges ₹4 Monthly
Booking Amount	₹1.0 Lac
Address	Kharghar, Navi Mumbai, Sector 34 Kharghar, Navi Mumbai - Central Navi Mumbai, Maharashtra

Price Indicators Projects nearby Locality






Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	magicbricks.com	1300.00	2,25,00,000.00	17,300.00

magicbricks Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

[Home](#) > [Property for Sale in Navi Mumbai](#) > [Flats for Sale in Navi Mumbai](#) > [Flats for Sale in Kharghar](#) > [3 BHK Flats for Sale in Kharghar](#) > 2000 Sq-ft

₹ 2.25 Cr EMI - ₹ 10.1L | [Get pre-approved loan](#)
[Check Market Value with PropWorn](#)

3 BHK Flat For Sale in Sai Mannat, Kharghar, Navi Mumbai

🛏 3 Beds 🛁 3 Baths 🏠 5 Balconies 🛋 Semi-Furnished

Carpet Area 1300 sqft - ₹17,300/sqft	Developer Paradise Group	Project Sai Mannat	Floor 10(Out of 26 Floors)
Transaction Type Resale	Status Ready to Move	Furnished Status Semi-Furnished	Age Of Construction Less than 5 years

[Contact Owner](#) [Get Phone No.](#)

👤 Last contact made 27 days ago

More Details

Price Breakup	₹ 2.25 Cr ₹ 11,25,000 Approx. Registration Charges
Booking Amount	₹ 10.0 Lac
Address	Khopoli, Kharghar, Navi Mumbai - Central Navi Mumbai, Maharashtra



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As a result of my appraisal and analysis, it is my considered opinion that the realizable Value of the above property in the prevailing condition with aforesaid specification is **(As per table attached to the report)**

Place: Mumbai

Date: 20.02.2025

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: 2025.02.20 15:19:09 +05'30'



Director

Auth. Sign.

Manoj B. Chalikwar

Govt. Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

SBI Empanelment No.: SME/TCC/38/IBBI/3

The undersigned has inspected the property detailed in the Valuation Report dated _____
on _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____
_____ only).

Date

Signature
(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

Enclosures		
	Declaration-cum-undertaking from the valuer (Annexure- I)	Attached
	Model code of conduct for valuer - (Annexure - II)	Attached



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(Annexure-I)**DECLARATION-CUM-UNDERTAKING**

I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 20.02.2025 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 19.02.2025. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer



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- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.



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	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Millennium Group
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Administrative Office South Mumbai to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Rajesh Ghadi – Valuation Engineer Vinita Surve – Technical Manager
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 19.02.2025 Valuation Date – 20.02.2025 Date of Report – 20.02.2025
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 19.02.2025
7.	Nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **20th February 2025** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name **M/s. Millennium Group**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **M/s. Millennium Group**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

Area

Based on the information provided by the Client's representative, we understand that the subject property is a Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring as per table attached to the report.

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about , or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.



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In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is currently Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring area as per table attached to the report.

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.



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(Annexure - II)**MODEL CODE OF CONDUCT FOR VALUERS****Integrity and Fairness**

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall



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conduct the valuation independent of external influences.

15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.



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27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.


Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.02.20 15:18:56 +05'30'


Auth. Sign.

Manoj B. Chalikwar
Govt. Registered Valuer
Chartered Engineer (India)
Reg. No. IBBI/RV/07/2018/10366
SBI Empanelment No.: SME/TCC/38/IBBI/3



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