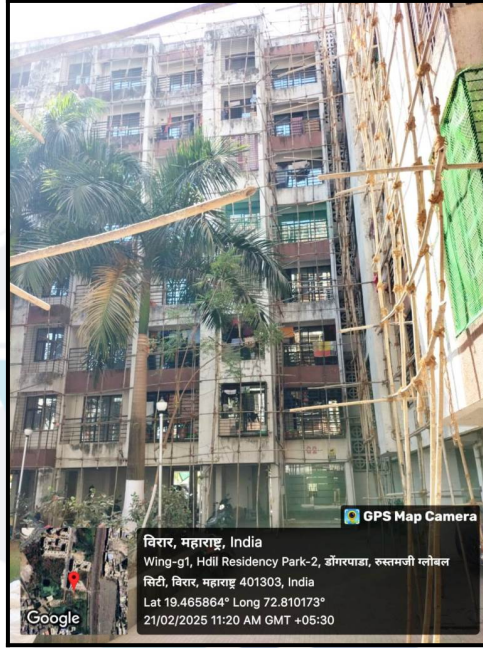


## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Mrs. Nitu Rajkumar Yadav & Mr. Rajkumar Ramcharitra Yadav**

Residential Flat No. 604, 6<sup>th</sup> Floor, Wing - G2, "**Residency Park Building No. G**", HDIL Residency Park G Wing Co-op. Hsg. Soc. Ltd., HDIL Phase 2, Narangi Bypass Road, Village - Dongare, Taluka - Vasai, District - Palghar, Virar (West), PIN - 401 303, State - Maharashtra, India.

Latitude Longitude : 19°27'56.9"N 72°48'36.5"E

### Intended User:

**Cosmos Bank  
Colaba Branch**

8, SHree Sadan ,Lala Nigam Road, Coloba Mumbai 400005

### Our Pan India Presence at :

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

### Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai**: 400072, (M.S), India

 **+91 2247495919**

 **mumbai@vastukala.co.in**

 **www.vastukala.co.in**



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 604, 6<sup>th</sup> Floor, Wing - G2, "**Residency Park Building No. G**", HDIL Residency Park G Wing Co-op. Hsg. Soc. Ltd., HDIL Phase 2, Narangi Bypass Road, Village - Dongare, Taluka - Vasai, District - Palghar, Virar (West), PIN - 401 303, State - Maharashtra, India belongs to **Mrs. Nitu Rajkumar Yadav & Mr. Rajkumar Ramcharitra Yadav.**

Boundaries of the property

North : Wing G-1 of Residency Park Building No. G  
South : Open Plot  
East : Wing G-3 of Residency Park Building No. G  
West : HDIL Park Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 57,92,000.00 (Rupees Fifty Seven Lakhs Ninety Two Thousands Only).**

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Director

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23

Encl.: Valuation report



### Our Pan India Presence at :

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

### Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai**: 400072, (M.S), India

📞 +91 2247495919

✉️ [mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

🌐 [www.vastukala.co.in](http://www.vastukala.co.in)



Residential Flat No. 604, 6<sup>th</sup> Floor, Wing - G2, "Residency Park Building No. G", HDIL Residency Park G Wing Co-op. Hsg. Soc. Ltd., HDIL Phase 2, Narangi Bypass Road, Village - Dongare, Taluka - Vasai, District - Palghar, Virar (West), PIN - 401 303, State - Maharashtra, India

Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS,  
PLANTATIONS, FORESTS, MINES AND QUARRIES)

**GENERAL:**

1	Purpose for which the valuation is made	To assess Fair Market Value as on 24.02.2025 for Bank Loan Purpose.
1	Date of inspection	21.02.2025
3	Name of the owner / owners	<b>Mrs. Nitu Rajkumar Yadav &amp; Mr. Rajkumar Ramcharitra Yadav</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	<b>Address:</b> Residential Flat No. 604, 6 <sup>th</sup> Floor, Wing - G2, "Residency Park Building No. G", HDIL Residency Park G Wing Co-op. Hsg. Soc. Ltd., HDIL Phase 2, Narangi Bypass Road, Village - Dongare, Taluka - Vasai, District - Palghar, Virar (West), PIN - 401 303, State - Maharashtra, India. <b>Contact Person :</b> Mr. Arun Yadav & Mrs. Archana Yadav (Relative of owners ) Contact No. 9322227755
6	Location, Street, ward no	HDIL Phase 2 Village - Dongare, District - Palghar
7	Survey / Plot No. of land	Village - Dongare New Survey No - 226(74) 2, 4 to 11, 30, 46 to 48, K. Ja.P. New Survey No. 214
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	<b>LAND</b>	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<p><b>Carpet Area in Sq. Ft. = 622.98</b>  <b>(Area as per Site measurement)</b>  <b>Carpet Area in Sq. Ft. = 566.45</b>  <b>Flowerbed Area in Sq. Ft. = 43.11</b>  <b>Dry Area in Sq. Ft. = 13.42</b></p> <p><b>Carpet Area in Sq. Ft. = 640.00</b>  <b>(Area As Per Agreement for sale)</b></p> <p><b>Built Up Area in Sq. Ft. = 768.00</b>  <b>(Carpet Area + 20%)</b>  <b>Carpet Area in Sq. Ft. = 580.00</b>  <b>Balcony Area in Sq. Ft. = 60.00</b></p> <p><b>All the above areas are within 3% of the Agreement for Sale Area. The above calculations and detailed measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is prepared based on the Agreement for Sale area</b></p>
13	Roads, Streets or lanes on which the land is abutting	Village - Dongare, Taluka - Vasai, District - Palghar, Pin - PIN - 401 303
14	If freehold or leasehold land	Free Hold.
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N.A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
	Attach a dimensioned site plan	N.A.



		<b>IMPROVEMENTS</b>	
22		Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23		<b>Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)</b>	Attached
24		Is the building owner occupied/ tenanted/ both?	Occupied by relative of owner
		If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Occupied by relative of owner
25		What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per VVCMC norms Percentage actually utilized – Details not available
26		<b>RENTS</b>	
	(i)	Names of tenants/ lessees/ licensees, etc	Occupied by relative of owner
	(ii)	Portions in their occupation	Fully Occupied by relative of owner
	(iii)	Monthly or annual rent/compensation/license fee, etc. paid by each	Rs. 14,000/- Present rental income per month
	(iv)	Gross amount received for the whole property	N.A.
27		Are any of the occupants related to, or close to business associates of the owner?	Information not available
28		Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29		Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33		Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34		What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36		Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.

37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26	<b>SALES</b>	
37	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
38	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate.
39	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40	<b>COST OF CONSTRUCTION</b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2015 (As per occupancy certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	<b>Remark:</b> At site external renovation work is in progress.	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Colaba Branch Branch to assess Fair Market Value as on 24.02.2025 for Residential Flat No. 604, 6<sup>th</sup> Floor, Wing - G2, "**Residency Park Building No. G**", HDIL Residency Park G Wing Co-op. Hsg. Soc. Ltd., HDIL Phase 2, Narangi Bypass Road, Village - Dongare, Taluka - Vasai, District - Palghar, Virar (West), PIN - 401 303, State - Maharashtra, India belongs to **Mrs. Nitu Rajkumar Yadav & Mr. Rajkumar Ramcharitra Yadav**.

### We are in receipt of the following documents:

1)	Copy of Agreement for sale Registration No. 7962/2021 Dated 21.06.2021 between Mr. Pradeep Hariprasad Agarwal(The Transferor) And Mrs. Nitu Rajkumar Yadav & Mr. Rajkumar Ramcharitra Yadav (The Transferee).
2)	Copy of Occupancy Certificate No. VVCMC/TP/OC/VP-0693/163/2015-16 Dated 14.10.2015 issued by Vasai Virar City Municipal Corporation.
3)	Copy of Development Permission Document No. VVCMC/TP/CC/VP-0693/3180/2012-13 Dated 22.02.2013 issued by Vasai Virar City Municipal Corporation.



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4)	Copy of Electricity Bill Consumer No. 001522009071 Dated 22.11.2024.
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**Location**

The said building is located at Village - Dongare, Taluka - Vasai, District - Palghar, PIN - 401 303. The property falls in Residential Zone. It is at a traveling distance 2.7 km. from Virar Railway Station.

**Building**

The building under reference is having Part Ground + Part Stilt + 7 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Good. The building is used for Residential purpose. 6th Floor is having 7 Residential Flat. The building is having 2 lifts.

**Residential Flat:**

The Residential Flat under reference is situated on the 6<sup>th</sup> Floor The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + 3 Passage + Dining + 2 Toilet + Store Room + 2 Cupboard.+ Flowerbed & Dry Area (i.e. 2 BHK) This Residential Flat is Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

**Valuation as on 24th February 2025**

The Carpet Area of the Residential Flat	:	640.00 Sq. Ft.
---	---	----------------

**Deduct Depreciation:**

Year of Construction of the building	:	2015 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building	:	10 Years
Cost of Construction	:	768.00 Sq. Ft. X ₹ 2,500.00 = ₹ 19,20,000.00
Depreciation $\{(100 - 10) \times (10 / 60)\}$	:	15.00%
Amount of depreciation	:	₹ 2,88,000.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 64,050/- per Sq. M. i.e. ₹ 5,950/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 59,265/- per Sq. M. i.e. ₹ 5,506/- per Sq. Ft.
Value of property	:	640.00 Sq. Ft. X ₹ 9,500 = ₹60,80,000
Total Value of property as on 24th February 2025	:	₹60,80,000.00

(Area of property x market rate of developed land & Residential premises as on 2025 - 2026 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Fair value of the property as on 24th February 2025	:	₹ 60,80,000.00 - ₹ 2,88,000.00 = ₹ 57,92,000.00
Total Value of the property	:	₹ 57,92,000.00
The realizable value of the property	:	₹52,12,800.00
Distress value of the property	:	₹46,33,600.00



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<b>Insurable value of the property (768.00 X 2,500.00)</b>	<b>:</b>	<b>₹19,20,000.00</b>
<b>Guideline value of the property (768.00 X 5506.00)</b>	<b>:</b>	<b>₹42,28,608.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 604, 6<sup>th</sup> Floor, Wing - G2, "**Residency Park Building No. G**", HDIL Residency Park G Wing Co-op. Hsg. Soc. Ltd., HDIL Phase 2, Narangi Bypass Road, Village - Dongare, Taluka - Vasai, District - Palghar, Virar (West), PIN - 401 303, State - Maharashtra, India for this particular purpose at **₹ 57,92,000.00 (Rupees Fifty Seven Lakhs Ninety Two Thousands Only)** as on 24th February 2025

## **NOTES**

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **24th February 2025** is **₹ 57,92,000.00 (Rupees Fifty Seven Lakhs Ninety Two Thousands Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.



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**PART III- VALUATION**

I, hereby declare that

- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

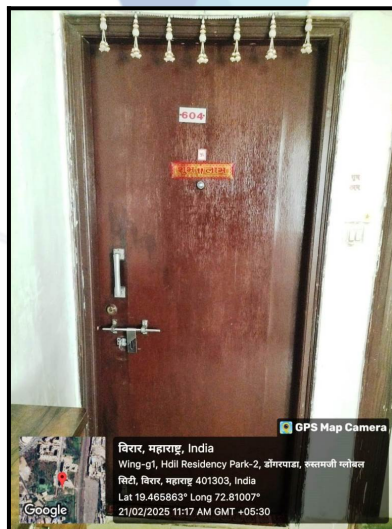
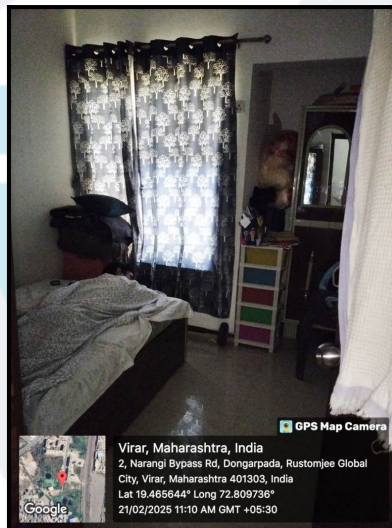
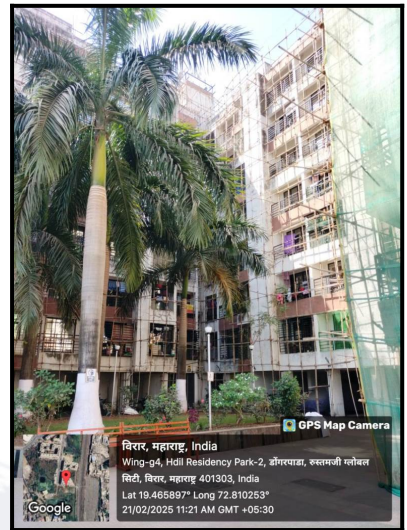
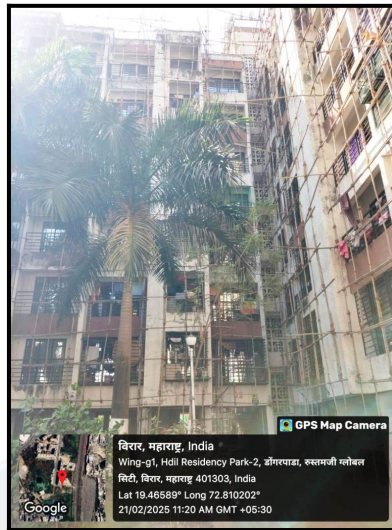
**ANNEXURE TO FORM 0-1**

Technical details		Main Building				
1	No. of floors and height of each floor	: Part Ground + Part Stilt + 7 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 6 <sup>th</sup> Floor				
3	Year of construction	: 2015 (As per occupancy certificate)				
4	Estimated future life	: 50 Years Subject to proper, preventive periodic maintenance & structural repairs				
5	Type of construction- load bearing walls/RCC frame/ steel frame	: R.C.C. Framed Structure				
6	Type of foundations	: R.C.C. Foundation				
7	Walls	: All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.				
8	Partitions	: 6" Thk. Brick Masonery.				
9	Doors and Windows	: Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, .				
10	Flooring	: Vitrified tiles flooring.				
11	Finishing	: Cement Plastering.				
12	Roofing and terracing	: R.C.C. slab.				
13	Special architectural or decorative features, if any	: No				
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					

Technical details		Main Building
15	Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	: As per Requirement
16	Class of fittings: Superior colored / superior white/ordinary.	: Superior White
17	Compound wall Height and length Type of construction	: 6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	: 2 Lifts
19	Underground sump – capacity and type of construction	: RCC Tank
20	Over-head tank Location, capacity Type of construction	: RCC Tank on Terrace
21	Pumps- no. and their horse power	: May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	: Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	: Connected to Municipal Sewerage System

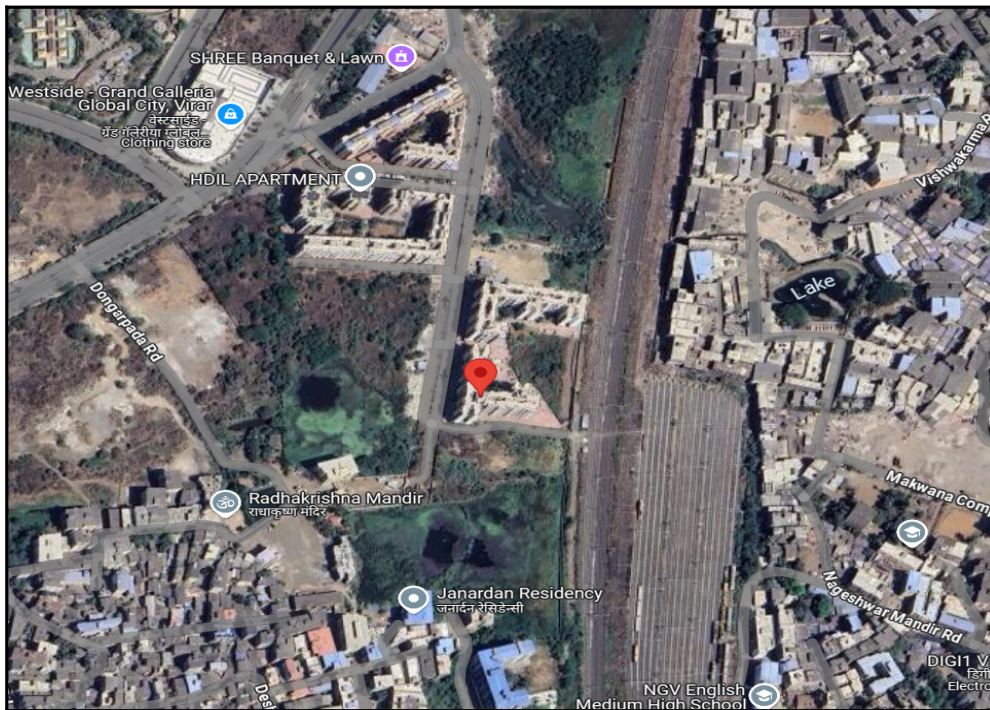


## Actual Site Photographs

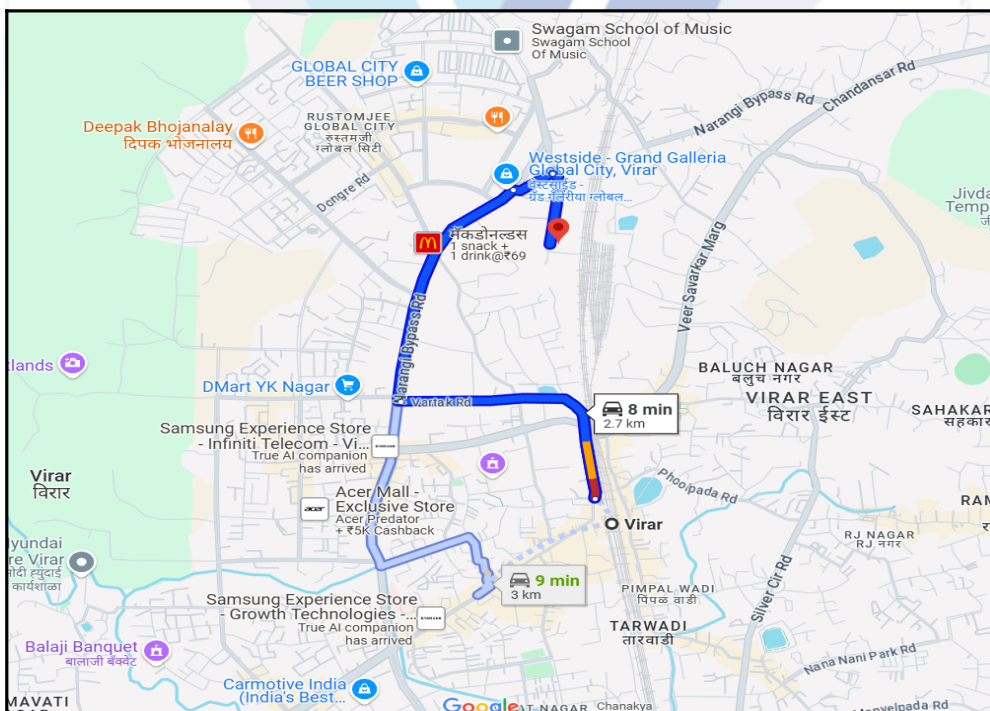




## Route Map of the property



**Note:** Red Place mark shows the exact location of the property




**Longitude Latitude: 19°27'56.9"N 72°48'36.5"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Virar - 2.7 km. ).




## Ready Reckoner Rate



**Department of  
Registration & Stamps**  
Government Of Maharashtra

**नोंदणी व मूद्रांक  
विभाग**  
महाराष्ट्र शासन



Valuation
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### Valuation For Rural Area

\*\*\* Welcome to Valuation of Properties in Maharashtra \*\*\*

**Location Details**

Select Type  Development Agreement  Tenant Occupied  Other

Division Name Kokan ▼ [Help on Division](#)

District Name	पालघर <span style="font-size: small;">▼</span>	Taluka Name	वसई <span style="font-size: small;">▼</span>	Village/Zone Name	सोजे [गांव] डोंगरे (वसई) <span style="font-size: small;">▼</span>
Attribute	सक्रे नंबर <span style="font-size: small;">▼</span>	214		SubZone Name	1-राहेवास व इतर सल्लम <span style="font-size: small;">▼</span>
Mahapalika Area	Vasai-Virar Muncipal <span style="font-size: small;">▼</span>				

Open Land	Residence	Office	Shop	Industry	Unit
16200	61000	69000	79000	69000	Square Meter

[Next](#)

Stamp Duty Ready Reckoner Market Value Rate for Flat	61000			
Increase by 5% on Flat Located on 6 <sup>th</sup> Floor	3050			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>64,050.00</b>	<b>Sq. Mtr.</b>	<b>5,950.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	16200			
The difference between land rate and building rate(A-B=C)	47,850.00			
Percentage after Depreciation as per table(D)	10%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>59,265.00</b>	<b>Sq. Mtr.</b>	<b>5,506.00</b>	<b>Sq. Ft.</b>

### **Multi-Storied building with Lift**

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

### **Depreciation Percentage Table**

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C Structure / other Pukka Structure	Cessed Building, Half or Semi-Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

## Price Indicators

Property	Residential Flat		
Source	magic bricks		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	688.00	825.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹10,174.00	₹8,479.00	-

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾


[Home](#) > [Property for Sale in Mumbai](#) > [Flats for Sale in Mumbai](#) > [Flats for Sale in Virar West](#) > [3 BHK Flats for Sale in Virar West](#) > [955 Sq.ft](#)

₹70.0 Lac

EMI - ₹32k | [How much loan can I get?](#)

Validate Market Price with DropWorth

3 BHK Flat For Sale in HDIL Residency Park, [Virar West, Mumbai](#)



3 Beds
 3 Baths
 Unfurnished

Carpet Area <b>688 sqft</b> - ₹10,174/sqft	Developer <b>HDIL</b>	Project <b>HDIL Residency Park</b>
Floor <b>7 (Out of 7 Floors)</b>	Transaction Type <b>Resale</b>	Status <b>Ready to Move</b>
Furnished Status <b>Unfurnished</b>	Age Of Construction <b>5 to 10 years</b>	

Contact Owner

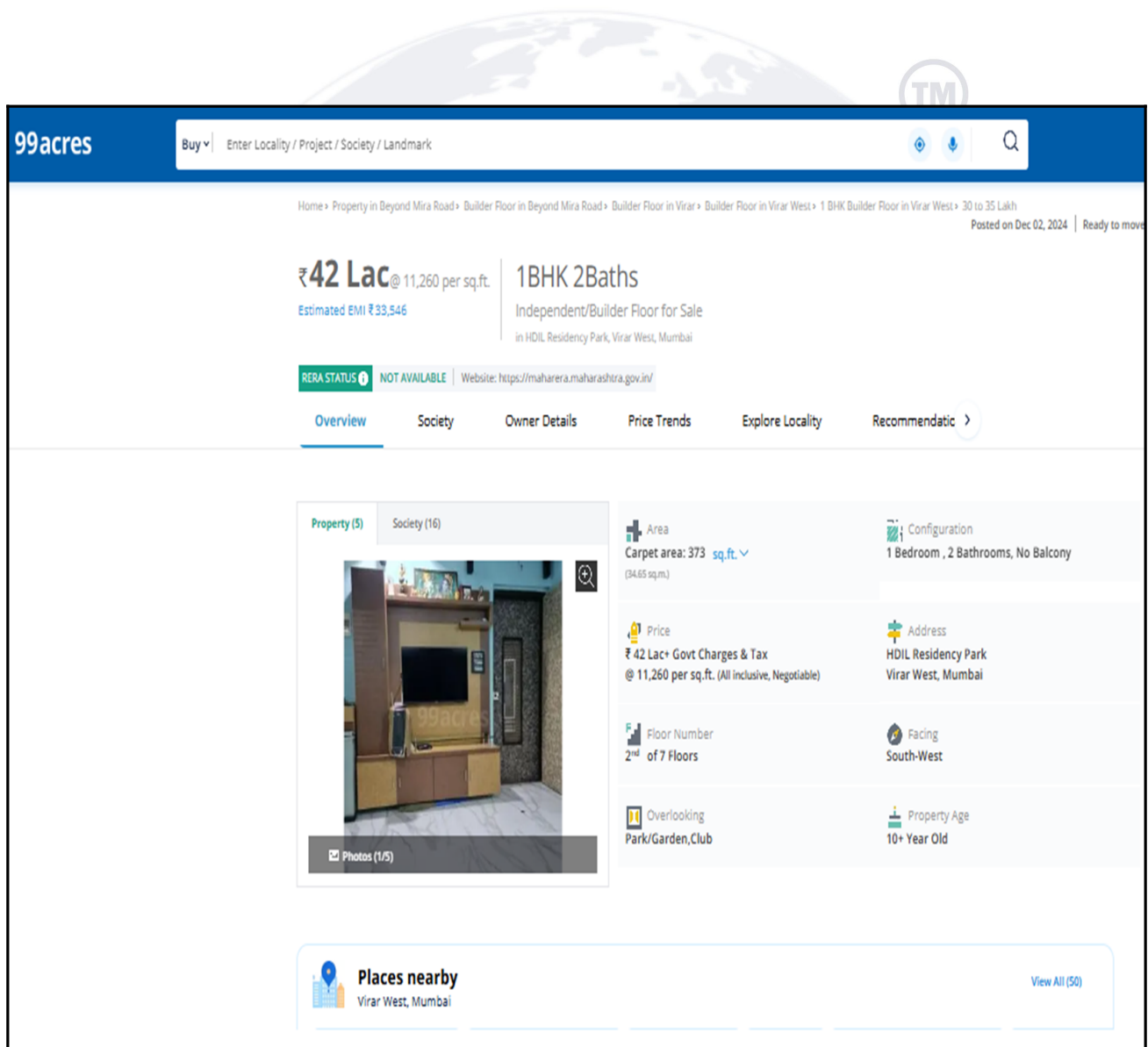
Get Phone No.

### More Details

Price Breakup	₹70 Lac
Address	Virar West, Mumbai, Virar West, Mumbai - Mira Road and Beyond, Maharashtra
Furnishing	Unfurnished
Age of Construction	5 to 10 years

## Price Indicators

Property	Residential Flat		
Source	https://www.99acres.com/		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	373.00	447.60	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹11,260.00	₹9,383.00	-



**99acres** Buy ▾ Enter Locality / Project / Society / Landmark

Home > Property in Beyond Mira Road > Builder Floor in Beyond Mira Road > Builder Floor in Virar > Builder Floor in Virar West > 1 BHK Builder Floor in Virar West > 30 to 35 Lakh  
Posted on Dec 02, 2024 | Ready to move

**₹42 Lac** @ 11,260 per sq.ft. | **1BHK 2Baths**  
Estimated EMI ₹33,546  
Independent/Builder Floor for Sale  
in HDIL Residency Park, Virar West, Mumbai

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

Overview Society Owner Details Price Trends Explore Locality Recommendation >

**Property (5)** Society (16)

**Area**  
Carpet area: 373 sq.ft. (34.65 sq.m.)

**Configuration**  
1 Bedroom , 2 Bathrooms, No Balcony

**Price**  
₹ 42 Lac+ Govt Charges & Tax @ 11,260 per sq.ft. (All inclusive, Negotiable)

**Address**  
HDIL Residency Park  
Virar West, Mumbai

**Floor Number**  
2<sup>nd</sup> of 7 Floors

**Facing**  
South-West

**Overlooking**  
Park/Garden, Club

**Property Age**  
10+ Year Old

**Photos (1/5)**

**Places nearby**  
Virar West, Mumbai [View All \(50\)](#)

## Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	373.00	447.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹8,579.00	₹7,149.00	-

2358080 13-12-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b>	द्वयम निबंधक : सह दु.नि. वसई 2 दस्ता क्रमांक : 23580/2024 नोंदणी : Regn:63m
<b>गावाचे नाव : डोंगरे</b>		
(1) वितेखाचा प्रकार	करारनामा	
(2) मोंबदता	3200000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार अकारणी देतो की पट्टेदार ते नमुद करावे)	2663839.5	
(4) भू-मापन, पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव-पालघरइतर वर्णन :- इतर माहिती: , इतर माहिती: गाव मौजे डोंगरे, सर्वे नं 212(13), हिस्सा नं 2,3/1,3/2, विभाग 1, सदनिका क्र 502. पाचवा मजला, विंग ई-3, रेसिडेन्सी पार्क बिल्डींग नं ई-3, एचडीआयएल रेसिडेन्सी पार्क ई विंग को. ऑप. हो. सोसायटी. लि. क्षेत्र 34.66 चौ मी कारपेट (महिला खरेदी करत असल्याने शासन आदेश क्र. मुद्रांक- 2021/110R.12/CR.107/M-1 (धोरण) दि. 31/03/2021 च्या आधारे 1% मुद्रांक माफी) ( Survey Number : सर्वे नं 212(13), हिस्सा नं 2,3/1,3/2, ; )	
(5) क्षेत्रफळ	34.66 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा.या सिटून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव.-अनु संजय त्रिपाठी .- वय.-48 पत्ता.-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. -, रोड नं. 502. एचडीआयएल रेसिडेन्सी पार्क ई विंग को.ऑप.हो.सोसायटी.लि.नारिंगी बायपास रोड, विरार प.तातुका वसई, जिल्हा पातणर , महाराष्ट्र, THANE. पिन कोड.-401303 फोन नं.-ACFPT1874Q 2): नाव.-संजय सत्यनारायण त्रिपाठी .- वय.-51 पत्ता.-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. -, रोड नं. 502. एचडीआयएल रेसिडेन्सी पार्क ई विंग को.ऑप.हो.सोसायटी.लि.नारिंगी बायपास रोड, विरार प.तातुका वसई, जिल्हा पातणर , महाराष्ट्र, ठाणे. पिन कोड.-401303 फोन नं.-ADJPT0915F	
(8) दस्तऐवज करून देणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव.-रीद्धिमा हेमत परमार .- वय.-37; पत्ता.-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. -, रोड नं. 602 अक्वेन्यू ची 15, स्लोबत सिटी, विरार प.तातुका वसई, जिल्हा पातणर , महाराष्ट्र, ठाणे. पिन कोड.-401303 फोन नं.-AGGPL1652F	
(9) दस्तऐवज करून दिल्याचा दिनांक	07/11/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	07/11/2024	
(11) अनुक्रमांक, खंड व पृष्ठ	23580/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	192000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) धैरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारण तपशील दस्तप्रकारानुसार आवश्यक नाही	



## Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	575.00	690.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹8,263.00	₹6,886.00	-

17285534 27-12-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		<b>सूची क्र.2</b>	दुयम निबंधक : सह दु.नि.वसई 5 दस्त क्रमांक : 17285/2024 नोंदणी : Regn.63m
<b>गावाचे नाव : डोंगरे</b>			
(1) वित्तेखाचा प्रकार	करारनामा		
(2) मीबदता	4781000		
(3) बाजारभाव/भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	4106630		
(4) भू-मापन, पोटहिस्सा व परक्रमांक (असल्यास)	1) पालिकेचे नाव: वसई विरार महानगरपालिकाइतर वर्णन : इतर माहिती: गाव मोजे - डोंगरे, विभाग क्र. 1, सर्व्हे नं. 217(76), हिस्सा नं. 4,5,6,7,9,10,11,12,13, सर्व्हे नं. 218(80), हिस्सा नं. 5 पार्स, सर्व्हे नं. 226(74), हिस्सा नं. 1,2,5, न्यू सर्व्हे नं. 214, वरील इमारत रेसिडेन्सी पार्क बिल्डींग नं. एफ-3, सदनिका क्र. 504, पाचवा मजला, एफ 3 विंग, एचडीआईएल रेसिडेन्सी पार्क एफ विंग को-ऑप. ली. सो. लि., सदनिकेचे क्षेत्र-53.43 चौ.मी., (कारपेट एरिया), ( ( Survey Number : 217 (76), 218 (80), 226 (74), New Survey Number 214 ; ) )		
(5) क्षेत्रफळ	53.43 चौ.मीटर		
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणाऱ्या तिरून ठेवणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- शांतिलात भूबाजी माती वध-51 पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: प्लॉट नं. 107, ओम नीतकंठ अपार्टमेंट, प्लॉट नं. 31, सेक्टर 42 ए, नेरुळ, नवी मुंबई, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400706 फोन नं.-ABDPMS411B		
(8) दस्तऐवज करून देणाऱ्या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- वैभव विलास पांडे वध-36; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: एफ 1 / 504, एचडीआईएल रेसिडेन्सी फेज 2, नारंगी बायपास रोड, स्टार बाजार जवळ, ग्लोबल सिटी, विरार पश्चिम, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401303 फोन नं.-BEEPP3519L 2): नाव:- रेणुका वैभव पांडे वध-32; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: एफ 1 / 504, एचडीआईएल रेसिडेन्सी फेज 2, नारंगी बायपास रोड, स्टार बाजार जवळ, ग्लोबल सिटी, विरार पश्चिम, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401303 फोन नं.-CIIPP4407J		
(9) दस्तऐवज करून दिल्याचा दिनांक	07/11/2024		
(10) दस्त नोंदणी केल्याचा दिनांक	07/11/2024		
(11) अनुक्रमांक, खंड व पृष्ठ	17285/2024		
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	334700		
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14) शेर			
मुल्यांकनासाठी विचारात घेतलेला तपशील:-			

## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **24th February 2025**

The term Value is defined as:

*“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self interest assuming that neither is under undue duress”.*

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

### UNDER LYING ASSUMPTIONS

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 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.
4. There is no direct/ indirect interest in the property valued.
5. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

## DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

## VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for **₹ 57,92,000.00 (Rupees Fifty Seven Lakhs Ninety Two Thousands Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23



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