



Er. & Vr. Ashok D. Kadam

B.E. Civil., M. Com. (Valuation of Real Estate), M.I.E., F.I.V.

Er. & Vr. Ajinkya K. Dhumal

B.E. Civil., M. Val. (Plant & Machinery), A.M.I.E., A.I.I.V.

- Govt. Regd. & Approved Valuers.
- IBBI Registered Valuers.
- Chartered Engineers.
- Structural Engineers.

Ref. No. KAA/SBI/5238/2025

Date: 19 / 04 / 2025.

To,
The Branch Manager,
State Bank of India,
Branch:- Pratapganj Peth, Satara.

Sub. : Valuation report for bank loan recovery purpose.

Client name : **Mr. Ansar Ajij Shaikh.**

Respected sir,

Please find here enclosed the subject valuation report.

Location of property : A/p.- Residential flat in apartment named "**Roji Apartment**", Flat No.2 @ Ground Floor in Plot No.9, C.S.No.69, Near Zasichi Rani Garden, Pratapganj Peth, Satara, Tal.- Satara, Dist.- Satara- 415 002.

Market value : **Rs.18,97,000.00**
(Rs. Eighteen Lakh Ninety Seven Thousand Only)

Realizable value : **Rs.17,07,000.00**
(Rs. Seventeen Lakh Seven Thousand Only)

Forced sale value : **Rs.14,22,000.00**
(Rs. Fourteen Lakh Twenty Two Thousand Only)

This report has 13 pages + 02 photograph pages.

Thanking you.



Yours faithfully,

[Signature]
19/04/25

ASHOK D. KADAM

B.E. (CIVIL), MIE, FIV.
M. COM (VALUATION OF REAL ESTATE)
PANEL VALUER,
STATE BANK OF INDIA.

OFFICE ADDRESS:

"Sanmltra Heighths", Flat No. 003, Stilt Floor,
Plot No. 2 & 3, R.S.No. 26/1, Near Thakkar City,
Yashodanagar, Godoli, Satara-415 001.

MOBILE:

+91 95272 96002
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E-MAIE:

kadam.ashok3@gmail.com
ajinkyakdhumal@yahoo.com

FORMAT D
VALUATION REPORT (IN RESPECT OF FLAT)

I.	GENERAL	
1.	Purpose for which the valuation is made	To find out the fair market value for loan recovery purposes in State Bank of India, Branch: Pratapganj Peth, Satara.
2.	a) Date of inspection	: 16/04/2025.
	b) Date in which the valuation is Made	: 19/04/2025.
3.	List of documents produced for perusal.	
	i)	: Regd. agreement no.STR-1/3702/2022 dated 02/06/2022. Purchase price: Rs. 8,00,000.00
	ii)	: Commencement certificate dated 26/06/2012.
	iii)	: Occupancy certificate dated 31/07/2013.
	iv)	: Municipal sanction building plan dated 26/06/2012.
	v)	: Search report by Adv. Umesh Shinde dated 08/06/2022.
	Note: Recent documents were not available for our perusal.	
4a.	Name of the owner(s) and his / their address (es) with phone no. (details of share of each owner in case of joint ownership)	: Mr. Ansar Ajj Shaikh.
5.	Brief description of the property	: R.C.C. flat.
6.	Location of property	
	a) Plot No./ Survey No.	: Plot No.9, C.S.No.69.
	b) Door No.	: Flat No.2 @ Ground Floor.
	c) T.S. No./ Village	: Pratapganj Peth, Satara.
	d) Ward / Taluka	: Satara.
	e) Mandal / District	: Satara.
	f) Date of issue & validity of layout of approved plan.	: 26/06/2012.
	g) Approved plan issuing authority	: Municipal Council Satara.
	h) Whether genuineness or authenticity of approved plan is verified	: Xerox copy of sanction plan was provided. Original sanction plan copy was not available with borrower. Hence authenticity of the same cannot be verified.
	i) Any other comments by our empaneled valuers on authentic of approved plan.	: No.
	j) Remarks, if any	: The flat was locked at the time of site inspection hence whether the construct on is according to sanction plan or not cannot be specified.
7.	Postal address of the property	: As above.
8.	City / Town	: Pratapganj Peth, Satara.
	Residential area	: Yes.
	Commercial area	: No.
	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	:	Lies within Satara Municipal Council limits.
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area.	:	Not applicable.
12.	Boundaries of the property (as per regd. sale deed)	:	Flat No.2 @ Ground Floor.
	North	:	By plot no.9.
	South	:	By road.
	East	:	BY flat no.1.
	West	:	By c.s.no.145.
13.	Dimension of the site	:	A B
	North	:	---
	South	:	---
	East	:	---
	West	:	---
14.1	Extent of the site	:	Super b/up area of flat: 51.11 Sq.mt. (550 Sq.ft.)
14.2.	Latitude & Longitude	:	Latitude: 17.691042 N, Longitude: 73.988866 E
15.	Extent of the side considered for valuation (least of 13a & 13b)	:	Super b/up area of flat: 51.11 Sq.mt. (550 Sq.ft.)
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	The flat was locked at the time of site inspection hence the same cannot be specified.

II. APARTMENT BUILDING

Sr. No.	Description	:	Remarks.
1.	Nature of the apartment	:	Multi storied R.C.C. framed structure.
2.	Location	:	---
	T.S. No.	:	Plot No.9, C.S.No.69.
	Block No.	:	---
	Village / Municipality / Corporation	:	Pratapganj Peth, Satara.
	Door No., Street or Road (Pin Code)	:	415 002.
3.	Description of the locality Residential / Commercial / Mixed	:	Residential.
4.	Year of Construction	:	2012-13.
5.	Number of floors	:	Parking floor + 04.
6.	Type of structure	:	Multi storied R.C.C. framed structure.
7.	Number dwelling units in the building	:	
8.	Quality of construction	:	Good.
9.	Appearance of the building	:	Good.
10.	Maintenance of the building	:	Good.
11.	Facilities available	:	
	Lift	:	No.
	Protected water supply	:	Yes.
	Underground sewerage	:	Yes.
	Car Parking - Open / Covered	:	Yes, covered common parking.
	Is compound wall existing?	:	Yes.



Is pavement laid around the building	:	Yes.
III FLAT		
1. The floor in which the flat is situated	:	The flat is located at ground floor.
2. Door No. of the flat	:	Flat No.2 @ ground floor.
3. Specification of the flat		
Roof	:	R.C.C. slab for roofing.
Flooring	:	The flat was locked at the time of site inspection hence the same cannot be specified.
Doors	:	J.W. frame with flush doors.
Windows	:	Al. sliding with m.s. grills.
Fittings	:	The flat was locked at the time of site inspection hence the same cannot be specified.
Finishing	:	Cement plaster.
4. House Tax	:	Details were not available for our perusal.
Assessment No.	:	---
Tax Paid in the name of	:	---
Tax amount	:	---
5. Electricity Service connection No.	:	Details were not available for our perusal.
Meter Card is in the name of	:	---
6. How is the maintenance of the flat?	:	The flat was locked at the time of site inspection hence the same cannot be specified.
7. Sale deed/agreement executed in the name of	:	Mr. Ansar Aji Shaikh.
8. What is the undivided area of land as per Sale Deed?	:	Undivided area of land is not mentioned in regd. agreement. Pl. refer legal report.
9. What is the plinth area of the flat?	:	Super B/up area of flat: 51.11 Sc.mt. (550 Sq.ft.)
10. What is the floor space index (app.)	:	Details were not available for our perusal.
11. What is the carpet area of the flat?	:	Carpet area (as per sanction plan): 40.45 Sq.mt. (435.24 Sq.ft.)
12. Is it Posh / I Class / Medium / Ordinary?	:	Medium.
13. Is it being used for residential or commercial purpose?	:	Residential.
14. Is it owner – occupied or let out?	:	The flat was locked at the time of site inspection hence the same cannot be specified.
15. If rented, what is the monthly rent?	:	Not applicable.
16. Remark, if any.	:	No.
IV MARKETABILITY		
1. How is the marketability	:	Good.
2. What are the factors favouring for an extra potential value	:	Flat is located in residential area.
3. Any negative factors area observed which effect the market value in general?	:	Not notable demerits.
V RATE		
1. After analysing the comparable sale instance, what is the composite rate for a similar flat with same specifications in the adjoining locality?	:	Rs.3400 to 3500/Sq.ft.
2. Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with	:	Rs.4000 to 4200/Sq.ft.



the flat under comparison (given details).

Sale instances:

RATE

Comparable Instance:

A) (Details of sale transaction of nearby property)

- 1) Name of the purchaser : Smt. Iravati Prabhakar Kulkarni.
- 2) Name of the vender : Mr. Shrikrishna Laxman Pendse.
- 3) Description of property : A/p.- Residential flat in apartment named "Shri Ganesh Sankul", Flat No.101 @ First Floor in C.S.No.67/A, Somwar Peth, Satara, Tal.- Satara, Dist.- Satara.
- 4) Flat area : Built up area: 925.57 Sq.ft. (86.02 Sq mt.)
- 5) Sale consideration : Rs.33,00,000.00
- 6) Market rate : Rs.3565/Sq.ft
- 7) Documents refer : Index II for regd. sale deed no.STR-1/2346/2025 dated 24/03/2025.

B) (Details of sale transaction of nearby property)

- 1) Name of the purchaser : Bira Namdev Rajage.
- 2) Name of the vender : 1) Mrs. Sanjivani Ajay Khanvilkar.
2) Miss. Anuja Ajay Khanvilkar.
- 3) Description of property : A/p.- Residential flat in apartment named "Shri Krishnakunj Apartment", Flat No.F-11 @ First Floor in C.S.No.5, Yadogopal Peth, Satara, Tal.- Satara, Dist.- Satara.
- 4) Flat area : Saleable area: 902.97 Sq.ft. (83.92 Sq mt.)
- 5) Sale consideration : Rs.33,00,000.00
- 6) Market rate : Rs.3322/Sq.ft
- 7) Documents refer : Index II for regd. sale deed no.STR-1/1551/2025 dated 24/02/2025.

➤ The average rate obtained from the above sale instances =

$$\frac{\text{Rs.3565} + \text{Rs.3322}}{2} = \text{Rs.3443/Sq.ft.}$$

Hence, Flat rate adopted = Rs.3443/Sq.ft. Say Rs.3450/Sq.ft.

3.	Break – up for the rate	
	i) Building + Service	} Rs.3450/Sq.ft.
	ii) Land + others	



4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: Govt. rate of new flat: Rs.3352 Sq.ft. (Rs.36070/Sq.ft.). Super b/up area: 550 Sq.ft., Dep. factor = 12% Thus, 550 Sq.ft. x Rs.3352/Sq.ft. x 0.88 = Rs.16,22,368.00
VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	: Rs.3450/Sq.ft.
	Depreciated cost of flat with service (v(3) i)	: Rs.3450/Sq.ft.
	Age of the building	: 12 years old.
	Life of the building estimated	: 63 years under normal conditions.
	Depreciation percentage assuming the salvage value as 10%	: Depreciation factor: 12/75 = 0.16
	Depreciated rate of the building	: Rs.3450/Sq.ft.
b	Total composite rate arrived for valuation.	: Rs.3450/Sq.ft.
	Depreciated building rate VI (a)	} Rs.3450/Sq.ft.
	Rate for Land & other V (3) ii	
	Total Composite Rate	: Rs.3450/Sq.ft.

VII. DETAILS OF VALUATION:

Sr. No.	Description	Qty.	Rate Per unit (Rs.)	Estimated Value (Rs.)
1	Present value of the flat	550 Sq.ft.	Rs.3450/Sq.ft.	Rs.18,97,500.00
2	Wardrobes	---	---	---
3	Showcase / almirahs	---	---	---
4	Kitchen arrangements	---	---	---
5	Superfine finish	---	---	---
6	Interior Decorations & Furniture	---	---	---
7	Electricity deposits /Electrical fittings.	---	---	---
8	Extra collapsible gates/ grill works etc.	---	---	---
9	Potential Value, if any	---	---	---
10	Others	---	---	---
TOTAL				Rs.18,97,500.00
SAY				Rs.18,97,000.00

As a result of my appraisal and analysis it is my considered opinion that the present market value of the above property in the prevailing condition with aforesaid specifications is **Rs.18,97,000.00 (Rs. Eighteen Lakh Ninety Seven Thousand Only)** and

Realizable Value = 10% less than FMV
= Rs.18,97,000.00 x 0.90 = Rs.17,07,300.00 Say Rs.17,07,000.00

Distress Value = 25% less than FMV
= Rs.18,97,000.00 x 0.75 = Rs.14,22,750.00 Say Rs.14,22,000.00

Book value = Rs.18,00,000.00 (as per regd. agreement no.STR-1/3702/2022 dated 02/06/2022).



(ANNEXURE – I)

I, Mr. Ashok Dinkar Kadam son of Mr. Dinkar Yashwant Kadam do hereby solemnly affirm & 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 19/04/2025 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. Our engineer/field executive Mr. Sushant Daphale has inspected the property on 16/04/2025. The work is not sub contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format 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 of 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 solvent.
- m. I have not been levied a penalty under sanction 271J of Income –tax Act, 1961 (43 of 1961) and time limit for 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, & 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.
- o. My Pan card is ALPPK2517E & GST No.27ALPPK2517E1Z5.
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as valuer.
- q. I have not concealed or suppressed any material information; facts and I have made a complete & 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 on 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.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank.
- u. I am registered under section 34 AB of the Wealth Tax Act, 1957.
- v. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI).
- w. My CIBIL score & credit worthiness is as per Bank’s Guidelines.
- x. I am the proprietor who is competent to sign this valuation report.
- y. I will undertake the valuation work on receipt of letter of engagement generated from the system only.
- z. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1	Background information of the asset being valued;	Property in question is owned by Mr. Ansar Ajij Shaikh. This is based on information given by borrower & documents available for our perusal.
2	Purpose of valuation and appointing authority	Purpose: To know the fair market value of the property for bank loan recovery purpose. Appointing authority –The Branch Manager, State Bank of India, Branch: Pratapganj Peth, Satara.



3	Identity of the valuer and any other experts involved in the valuation;	Mr. Ashok D. Kadam.
4	Disclosure of valuer interest or conflict, if any;	No.
5	Date of appointment, valuation date and date of report;	Date of appointment: 16/04/2025. Date of valuation: 16/04/2025. Date of report: 19/04/2025.
6	Inspection and /or investigations undertaken;	Site inspection was carried on 16/04/2025 along the Mr. Salim Mujawar (Recovery Agent).
7	Nature and sources of the information used or relied upon;	Local enquiry in the surrounding vicinity.
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Actual site visit conducted along with Mr. Salim Mujawar (Recovery Agent) & the valuation report was prepared by adopting composite rate method of valuation.
9	Restrictions on use of the report, if any;	The report is only valid for the purpose mentioned in report.
10	Major factors that were taken into account during the valuation;	i) Marketability. ii) Supply & demand. iii) Locality. iv) Construction quality.
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	The flat was locked during the time of site visit hence internal inspection of the flat was not conducted.

Date : 19 / 04 / 2025

Place : Satara.



[Signature]
ASHOK D. KADAM
 B.E. (CIVIL), MIE, FIV.
 M. COM (VALUATION OF REAL ESTATE)
 PANEL VALUER,
 STATE BANK OF INDIA.

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 Rs. _____ (Rupees _____ only).

Signature
(Name of the Branch Manager)

Disclaimers:

- Our valuation is based on our experience and knowledge; this is an opinion only and does not stand as a guarantee for the value it can fetch if disposed due to any emergency in future and / or change in circumstances/material content. Valuer shall not be responsible for any kind of consequential damages/losses whatsoever/ of any nature.
- The value given in our report is only an opinion on the Fair Market Value (FMV) as on date. If there is an opinion from others / other Valuers about increase or decrease in the value of assets valued by us, we should not be held responsible as the views vary from Valuer to Valuer and based on circumstances/information provided/material content. The principle of 'BUYERS BEWARE' is applicable in case of sale/purchase of properties/assets.
- The legal documents pertaining to the ownership of the above said property has been referred to on its face value and it is presumed that bank/financial institution has got the same verified through its legal counsel. We do not certify the veracity of the documents. This report does not certify valid or legal or marketability title of any of the parties over the property. Our report does not cover verification of ownership, title clearance or legality and is subject to adequacy of engineering/structural design and that the building is constructed as per building bye-laws and there are no violations whatsoever.
- As regards the authenticity/genuineness/verification of documents, the onus lies with the lender. Our report is valid subject to the said property legally cleared by the lender's panel advocates.
- Our valuation is only for the use of the party to whom it is addressed to and no responsibility is accepted to any 3rd party for the whole or part of its contents. The said report will not hold good/should not be used for any court/legal matters. It is absolutely confidential and legally privileged.
- It is advisable for the lender or the party to go through the contents of the report and discrepancy, if any should be brought to the notice of valuer within 15 days and valuer is not responsible for any change in contents after expiry of 15 days from the date of the report.
- Encumbrances of loan, govt and other statutory dues, stamp duty, regtn. Charges, transfer charges etc., if any, are not considered in the valuation. We have assumed that the assets are free from encumbrances.
- The bank is advised to consider the CIBIL REPORT of their customer before disbursement/enhancement of the loan to safeguard the interest of the bank from probable loss on granting the loan amount. The Valuer should not be held responsible due to deviations as permitted by the bank, for any reasons.
- It is presumed that the copies of documents are taken from the originals duly tested and veracity verified with Ultra Violet Lamp(UVL) machine.
- It should be noted that ADI's value assessments are based on the facts and evidence available during & at the time of assessment. It is therefore recommended that the value assessments be periodically reviewed.

Assumptions and Limiting Conditions

- Assumptions are made to our knowledge and belief. Reliance is based on the information furnished to us by the identifier and the bank/client.
- In case of any dispute, assumption taken by Valuer shall overrule any other assumptions.
- Due to peculiarity of real estate transaction in our country, oral information furnished by various agencies is relied upon in good faith.



- We have not verified if the property is hypothecated / mortgaged to any financial institutions/banks and is valued considering property is not hypothecated / mortgaged.
- There is compliance with zoning and land use regulation.
- There is compliance with environmental laws, all other laws whatsoever which may affect the value of asset.
- All licenses necessary to operate the asset have been obtained.
- The asset would be properly maintained over its balance life.
- In case of any legal dispute or disagreement of any fact(s), then the maximum liability of Valuer(s) for payment of professional indemnity is limited to 25% of the professional fees received from the client.

Caveat

- This report is an Intellectual Property of the Valuer and neither the whole nor part of valuation report or any other reference to it may be Copied/Xeroxed or included in any published document, circular or statement nor published in any publication without the Valuer's written approval.
- Any sketch, plan or map in this report if attached is included to assist the reader in visualizing the asset.
- This valuation report do not cover any indemnity (other than the limited liability mentioned as above).
- The Valuer is not required to give testimony or to appear in court by reason of this valuation report, appearance in the court is out of scope of the assignment. If our appearance is required, we will be only pleased to appear and give our clarifications, provided the fees for each appearance (including out of pocket expenses) are pre-determined.
- If the report is tampered or unsigned in any manner then it shall be considered void.
- Validity of this report is and on date of valuation report only.
- This report should be read along with legal due diligence report. Value assigned herein is subject to this stipulation.

Date : 19 / 04 / 2025

Place : Satara.



[Handwritten Signature]
19/04/25

ASHOK D. KADAM

B.E. (CIVIL), MIE_FIV.
M. COM (VALUATION OF REAL ESTATE)
PANEL VALUER,
STATE BANK OF INDIA.



Annual Statement of Rates Ver. 2.0
(बाजारमूल्य दर पत्रक आवृत्ती 2.0)

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Year 2025-2026

Language English

Selected District Satara

Select Taluka Satara

Select Village Pratapganj Peth

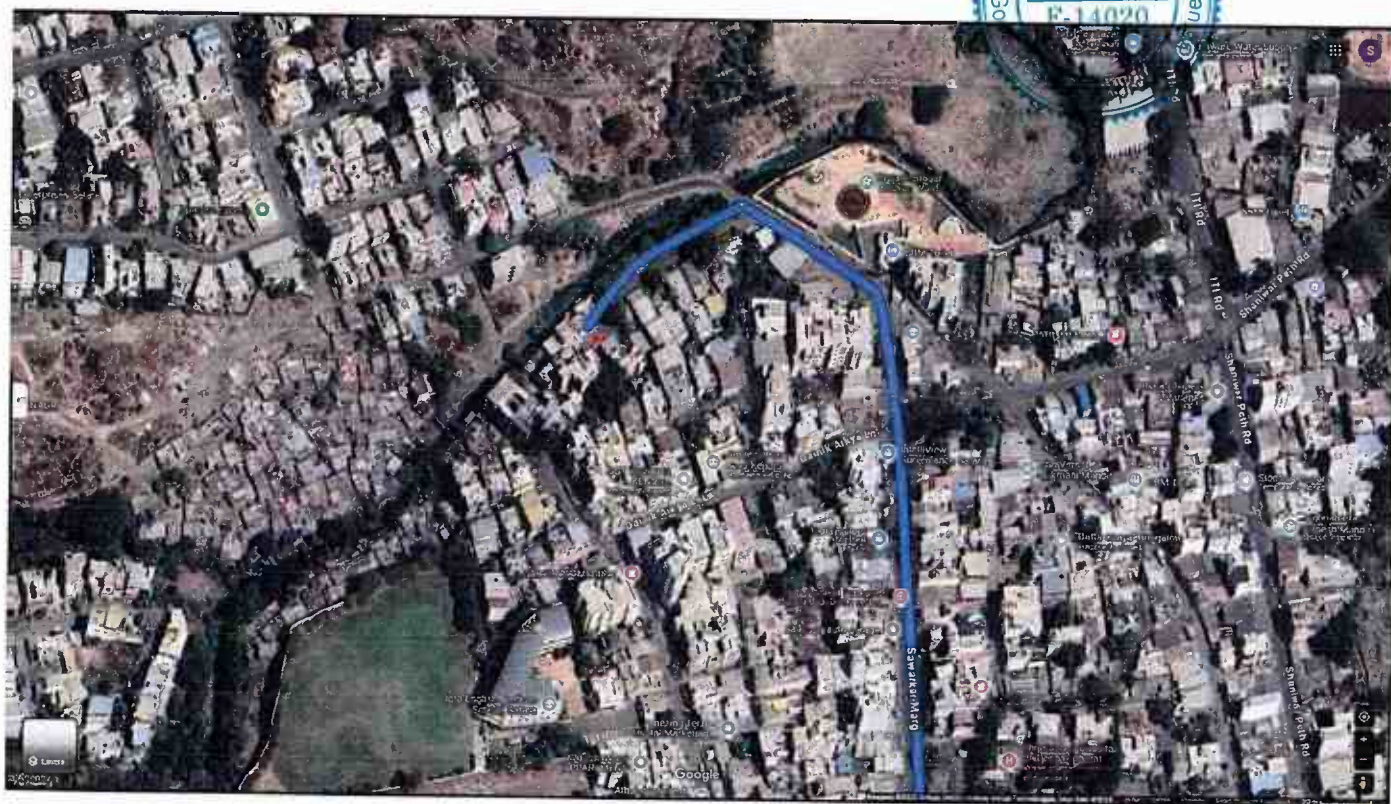
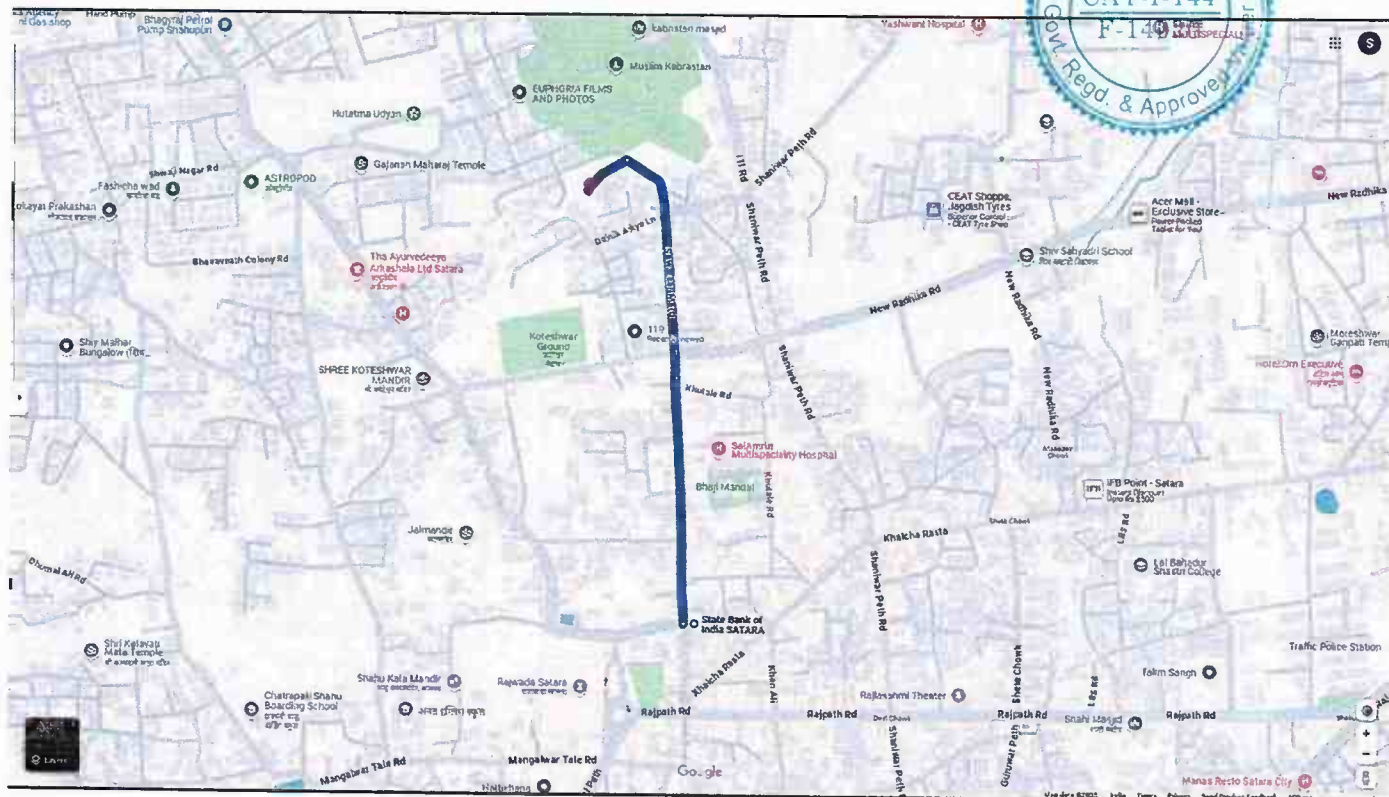
Search By ☒ Survey No. ☐ SubZones

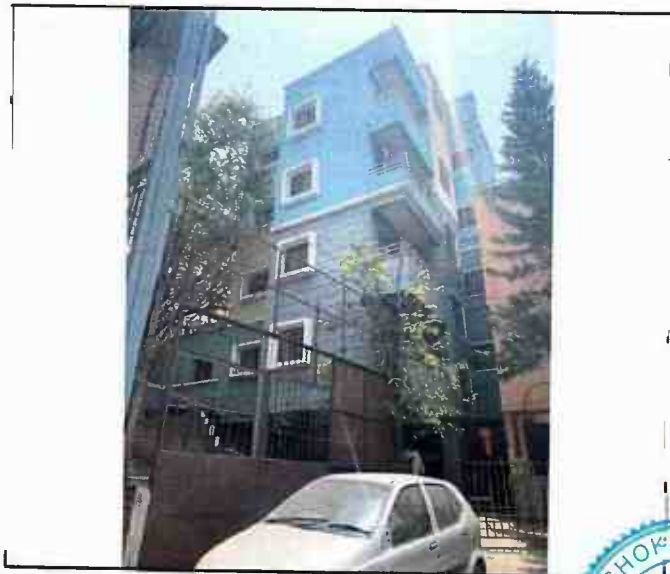
Enter Survey No 69

Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
13/27 - उर्वरित क्षेत्र प्रतापगंज पेठ	8150	36070	41780	49040	0	चौ. मीटर	सि.टी.एस. नंबर







गावाचे नाव : सातारा

(1) विलेखाचा प्रकार	खुषखरेदीखत
(2) मोबदला	3300000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3208900
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:साताराइतर वर्णन : , इतर माहिती: शहर सातारा पेठ सोमवार येथील औनरशीप इमारतीमधील फ्लॅट मिळकत सि.स.नं.67/अ यामधील सुमारे 9 वर्षांपूर्वी आर सी सी मध्ये बांधकाम केलेली व श्री गणेश संकुल या नावाने ओळखल्या जाणा-या औनरशीप इमारतीमधील पहिल्या मजल्यावरील फ्लॅट नं.101 याचा एरिया 86.02 चौ.मी. (साठेखत दस्त नं.1638/2025 दि.28/02/2025) (सदरचा दस्त रिसेल चा आहे.) (C.T.S. Number : 67/अ ;)
(5) क्षेत्रफळ	86.02 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:-श्री गणेश संकुल सह.गु.नि.सं.म.सातारा चे सभासद श्रीकृष्ण लक्ष्मण पेंडसे वय:-82 पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे न्व:-, ब्लॉक नं:-, रोड नं:- ए-10 सत्कार सी एच एस नाथ पाई नगर, टिळक रोड, घाटकोपर ईस्ट, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400077 पॅन नं:-AAJPP5433H 2): नाव:-श्री गणेश संकुल सह.गु.नि.सं.म.सातारा चे सभासद माधुरी श्रीकृष्ण पेंडसे वय:-76 पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- ए-10 सत्कार सी एच एस नाथ पाई नगर, टिळक रोड, घाटकोपर ईस्ट, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400077 पॅन नं:-AALPP1590R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री गणेश संकुल सह.गु.नि.सं.म.सातारा चे नियोजित सभासद इरावती प्रभाकर कुलकर्णी वय:-48; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- सी विंग-401 बलभीम पार्क, वारजे, सिप्ला फाउंडेशन, पुणे सीटी, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411058 पॅन नं:-AUTPK3520E
(9) दस्तऐवज करून दिल्याचा दिनांक	24/03/2025
(10) दस्त नोंदणी केल्याचा दिनांक	24/03/2025
(11) अनुक्रमांक, खंड व पृष्ठ	2346/2025
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण करारनामा अलाहिदा नोंदविला आहे कारणाचा तपशील करारनामा अलाहिदा नोंदविला आहे

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



गावाचे नाव : सातारा

(1) विलेखाचा प्रकार	खुषखरेदीखत
(2) मोबदला	3000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2924695.92
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:साताराइतर वर्णन : , इतर माहिती: , इतर माहिती: शहर सातारा पेठ यादोगोपाळ येथील सि.स.नं.5 याचे क्षेत्र 748.40 चौ.मी.यामधील श्री कृष्णकुंज सहकारी गृहनिर्माण संस्था मर्यादित या संस्थेमधील व श्री कृष्णकुंज अपार्टमेंटस् या नावाने ओळखल्या जाणा-या इमारतीमधील पहिल्या मजल्यावरील निवासी फ्लॅट नं.एफ - 11 याचे कारपेट क्षेत्र 64.59 चौ.मी.म्हणजेच सेलेबल क्षेत्र 83.92 चौ.मी.यामध्ये एकुण 4 रुम्स सडास बाथरूम अॅटॅचड टॉलेट दोन बाल्कनी तसेच मिळकतीस स्वतंत्र लाईट मीटर व संस्थेने जोडलेले समार्क पाणी कनेक्शनसह.((C.T.S. Number : 5 ;))
(5) क्षेत्रफळ	83.92 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:-श्री कृष्णकुंज सहकारी गृहनिर्माण संस्था मर्यादित सातारा तिचे सभासद संजिवनी अजय खानविलकर वय:-58 पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा.फ्लॅट न.706 पवन एफ बिल्डींग डिएसके विश्व धायरी वडगाव बु.पुणे, महाराष्ट्र, पुणे. पिन कोड:-411041 पॅन नं:-AQJPK7485L 2): नाव:-श्री कृष्णकुंज सहकारी गृहनिर्माण संस्था मर्यादित सातारा तिचे सभासद लग्नापुर्वीचे नाव अनुजा अजय खानविलकर लग्नानंतरचेनाव अनुजा सोहम साळुंखे वय:-35 पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा.सोहम निवास साळुंखे नगर वैकटलक्ष्मी कार्यालयाजवळ मु.पो.भुईज ता.वाई जि.सातारा, महाराष्ट्र, सातारा. पिन कोड:-415001 पॅन नं:-DIRPK8681K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री कृष्णकुंज सहकारी गृहनिर्माण संस्था मर्यादित सातारा तिचे नियोजित सभासद बिरा नामदेव राजगे वय:-4.; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा.फ्लॅट नं.एफ -10 कृष्णकुंज अपार्टमेंटस् सि.स.नं.5 यादोगोपाळ पेठ सातारा, महाराष्ट्र, सातारा. पिन कोड:-415001 पॅन नं:-AMBPR5651D
(9) दस्तऐवज करून दिल्याचा दिनांक	24/02/2025
(10) दस्त नोंदणी केल्याचा दिनांक	25/02/2025
(11) अनुक्रमांक,खंड व पृष्ठ	1551/2025
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	180000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेंरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

