



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/5182/2025

Date : 24 / 02 / 2025

To,
The Branch Manager,
State Bank of India,
Branch: Malkapur.

Sub. : Valuation report for bank loan recovery purpose.

Client name : Mr. Balasaheb Atmaram Thorat.

Respected sir,

Please find here enclosed the subject valuation report.

Location of property : A/p.- Residential flat in apartment named '**Sinhagad Apartment**', Flat No.T-02 @ Third Floor in G.M.No.812/20, Plot No.2, R.S.No.6/2A, Near Panch Mandir, Koyana Vasahat, Tal.-Karad, Dist.-Satara - 415 539.

Market value : **Rs.18,85,000.00**
(Rs. Eighteen Lakh Eighty Five Thousand Only)

Realizable value : **Rs.16,96,000.00**
(Rs. Sixteen Lakh Ninety Six Thousand Only)

Forced sale value : **Rs.14,13,000.00**
(Rs. Fourteen Lakh Thirteen Thousand Only)

This report has 14 pages + 02 photograph pages.

Thanking you.

Yours faithfully,



ASHOK D. KADAM

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

OFFICE ADDRESS:

Office No. F-3, First Floor, Building B,
Shivteerth Heights, S. No. 73/1/2/3/1/2, Wakan Road,
Karad, Dist: Satara (M.S.) - 415 110.

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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 – Malkapur.
2.	a) Date of inspection	: 20/02/2025.
	b) Date on which the valuation is made	: 24/02/2025.
3.	List of documents produced for perusal	
	i)	: Regd. sale deed no.UBJ/1909/2016 dated 08/09/2016.
	ii)	: N.A. order dated 17/12/2009.
	iii)	: Grampanchayat sanction plan.
	iv)	: Commencement certificate dated 27/04/2010.
	v)	: Our earlier valuation report dated 25/02/2022.
4.	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. Balasaheb Atmaram Thorat.
5.	Brief description of the property	: A/p.– Residential flat in apartment named ' Sinhagad Apartment ', Flat No.T-02 @ Third Floor in G.M.No.812/20, Plot No.2, R.S.No.6/2A, Near Panch Mandir, Koyana Vasahat, Tal.-Karad, Dist.- Satara - 415 539.
	Location of property	
	a) Plot No. / Survey No.	: Plot No.2, R.S.No.6/2A
	b) Door No.	: Flat No.T-02 @ Third Floor, G.M.No.812/20.
	c) T.S. No. / Village	: Koyana Vasahat.
	d) Ward / Taluka	: Karad.
	e) Mandal / District	: Satara.
	f) Date of issue & validity of layout of approved plan.	: Nil.
	g) Approved plan issuing authority.	: Grampanchayat Office, Koyana Vasahat.
	h) Whether genuineness or authenticity of approved plan is verified	: Xerox copy of sanction plan was available. Hence authenticity of the same cannot be verified.
	i) Any other comments by our empaneled valuers on authentic of approved plan.	: No.
7	Postal address of the property	: As above.
8	City / Town	: Koyana Vasahat.
	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	: Rural.
10	Coming under Corporation limit / Village Panchayat / Municipality	: Lies within Koyana Vasahat Grampanchayat 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.	:	N.A.
12a.	Boundaries of the property	:	As per sale deed
	North	:	By open space in Sinhgad Apartment & then property of Mr. Shinde & Mr. Khandelwal.
	South	:	By flat no.T-01.
	East	:	By open space in Sinhgad Apartment & then 30' wide common road.
	West	:	By flat no.T-03.
12b	Boundaries of the property		As per site condition.
	North		By flat no.T-01.
	South		By open space.
	East		By open space & then 30' wide common road.
	West		By passage, flat no.T-03 & duct.
13	Dimensions of the site	:	A B
			As per the Deed Actual
	North	:	
	South	:	
	East	:	
	West	:	
14.1	Extent of the site	:	Super built up area of 2BHK flat : 754 Sq.ft. (70.07 Sq.mt.)
14.2	Latitude & longitude		Latitude – 17.253486 N Longitude – 74.171917 E
15	Extent of the site considered for Valuation (least of 13a & 13b)	:	Super built up area of 2BHK flat : 754 Sq.ft. (70.07 Sq.mt.)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant

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.2, R.S.No.6/2A.
	Block No.	:	
	Ward No.	:	
	Village / Municipality / Corporation	:	Koyana Vasahat.
	Door No., Street or Road (Pin Code)	:	415 539.
3	Description of the locality Residential / Commercial / Mixed	:	Residential.
4	Year of Construction	:	2016.
5	Number of floors	:	Parking floor + 05.
6	Type of structure	:	Multi storied R.C.C. framed structure
7	Number of dwelling units in the building.	:	30 flats in 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	:	No.
	Car Parking – Open / Covered	:	Yes, common covered parking.
	Is compound wall existing?	:	Yes.
	Is pavement laid around the Building?	:	Yes.
III	FLAT		
1	The floor in which the flat is situated	:	Flat is located at Third floor.
2	Door No. of the flat	:	Flat No.T-02 @ Third Floor, G.M.No.812/20.
3	Specifications of the flat	:	
	Roof	:	R.C.C. slab for roofing.
	Flooring	:	Marbonite tiles for flooring.
	Doors	:	J.W. frame with flush door.
	Windows	:	Al. sliding windows with M.S. grill.
	Fittings	:	Casing capping electric wiring.
	Finishing	:	Cement plaster.
4	House Tax	:	Tax receipt was 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?	:	Good.
7	Sale Deed executed in the name of	:	Mr. Balasaheb Atmaram Thorat.
8	What is the undivided area of land as per Sale Deed?	:	The undivided area of land is not mentioned in sale deed. Pl. refer legal report.
9	What is the plinth area of the flat?	:	Super built up area of 2BHK flat : 754 Sq.ft. (70.07 Sq.mt.)
10	What is the floor space index (app.)	:	Permissible – 1.00
11	What is the Carpet Area of the flat?	:	Measured carpet area of 2BHK flat: 478 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?	:	Vacant.
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 favoring for an extra Potential Value?	:	Flat is located in residential area.
3.	Any negative factors are observed which affect the market value in general?	:	No notable demerits.



V	Rate	
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality?	: Rs.2400 to 2600/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 the flat under comparison (given details).	: Rs.2800 to 3000/Sq.ft.
3	Break – up for the rate	
	i) Building + Services	: } Rs.2500/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.2343/Sq.ft. (Rs.25210/Sq.mt.), Depreciation factor – 08% Thus, govt. value = 754 Sq.ft. x Rs.2344/Sq.ft. x 0.92 = Rs.16,25,292.00
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a	Depreciated building rate	: Rs.2500/Sq.ft.
	Replacement cost of flat with Services (v(3)i)	: Rs.2800/Sq.ft.
	Age of the building	: Reportedly 08 years old.
	Life of the building estimated	: 67 years under normal conditions.
	Depreciation percentage assuming the salvage value as 10%	: Depreciation factor –08/75=0.10
	Depreciated Rate of the building	: Rs.2500/Sq.ft.
b	Total composite rate arrived for valuation	:
	Depreciated building rate VI (a)	: } Rs.2500/Sq.ft.
	Rate for Land & other V (3) ii	: }
	Total Composite Rate	: Rs. 2500/Sq.ft.

VII. DETAILS OF VALUATION :

Sl. No.	Description	Qty.	Rate Per unit (Rs.)	Estimated Value (Rs.)
1.	Present value of the flat	754 Sq.ft.	Rs.2500/Sq.ft.	Rs.18,85,000.00
2.	Wardrobes			
3.	Showcases /almirahs			
4.	Kitchen arrangements			
5.	Superfine finish			
6.	Interior Decorations& Furniture			
7.	Electricity deposits/Electrical fittings etc.			



8.	Extra collapsible gates/ grill works etc.			
9.	Potential value, if any			
10.	Others –			
			Total	Rs.18,85,000.00

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.18,85,000.00.00 (Rs. Eighteen Lakh Eighty Five Thousand Only)** and

Realizable value = 10 % less than FMV
 = **Rs.18,85,000.00 x 0.90 = Rs.16,96,500.00 Say Rs.16,96,000.00**

Distress value = 25% less than FMV
 = **Rs.18,85,000.00 x 0.75 = Rs.14,13,750.00 Say Rs.14,13,000.00**

Book value = **Rs.15,25,000.00 (as per regd. agreement no. UBJ/1909/2016 dated 08/09/2016)**



(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 24/02/2025 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. Our engineer/field executive Mr. Niwasrao R. Chavan has inspected the property on 20/02/2025. The work is not sub-contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format 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 section 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 records 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 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.
- 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. Balasaheb Atmaram Thorat. This is based on information given by bank & 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 - Malkapur.



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 – 20/02/2025. Valuation date – 20/02/2025. Date of report – 24/02/2025.
6	Inspections and/or investigations undertaken;	Site inspection was carried on 20/02/2025 along the Mr. Gokul Kande Sir (Bank Officer)
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. Gokul Kande Sir (Bank Officer) & 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.	No such circumstances were noticed.

Date : 24 / 02 / 2025

Place : Karad.



[Signature]
24/02/25

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).

Date:

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 : 24 / 02 / 2025

Place : Karad.



[Handwritten Signature]
24/02/25

ASHOK D. KADAM

B.E. (CIVIL), MIE, FIV.

M.COM. (VALUATION OF REAL ESTATE)

PANEL VALUER,

STATE BANK OF INDIA.



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

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

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Year 2024-2025

Language English

Selected District

Satara

Select Taluka

Karad

Select Village

Mouja : Jakhinwadi

Search By

☐ Survey No.

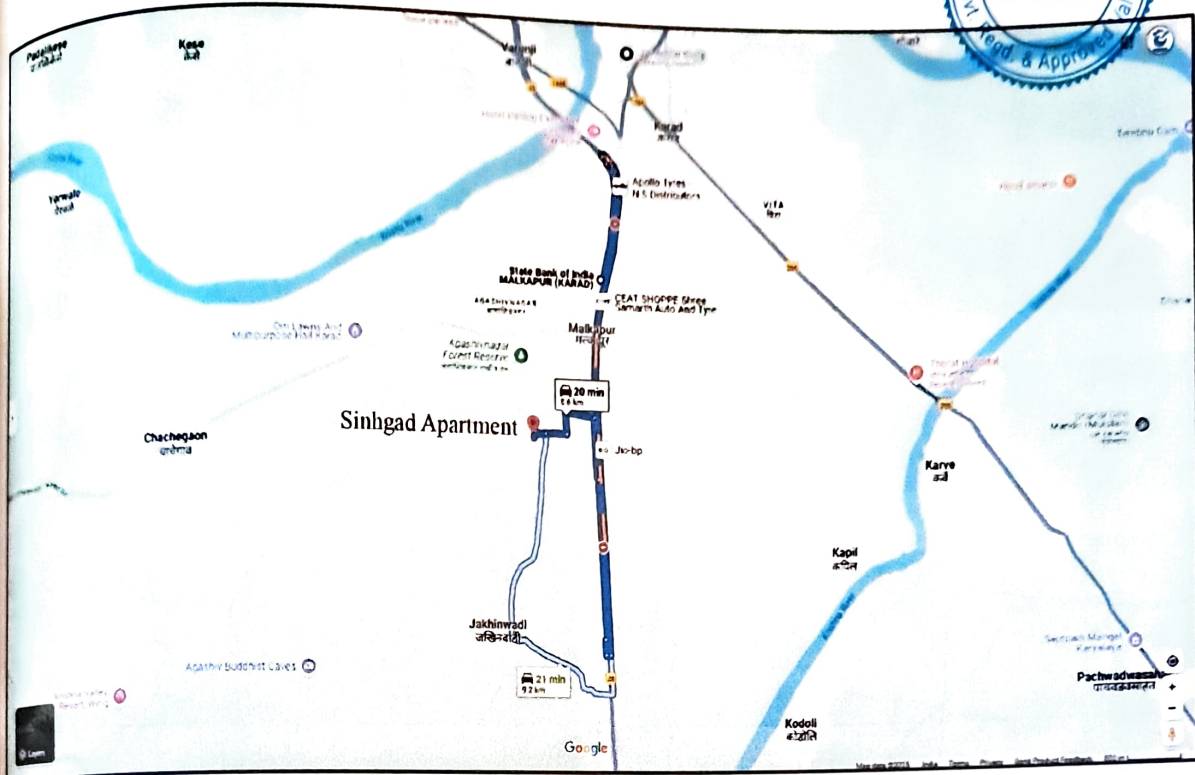
☒ Location

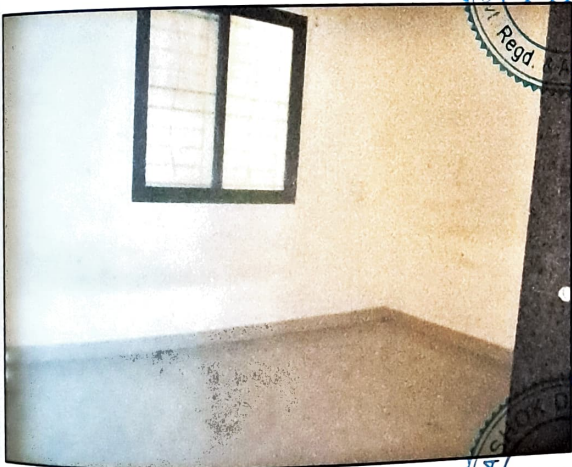
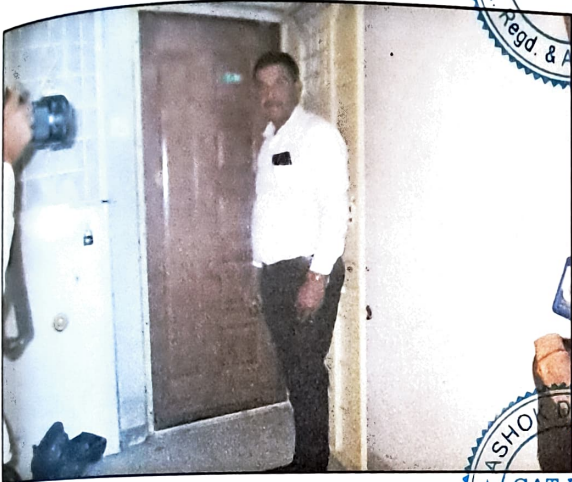
Select Location

इतर विकसनशिल विभाग

Select	विभाग नं.	उपविभाग	दर	एकक (Rs. /)
SurveyNo	27/27.1	27.1- सदनीका	25210	चौरस मीटर
SurveyNo	27/27.2	27.2-दुकाने	30650	चौरस मीटर







ASHOK D. KADAN
Govt. Regd. & Approved Valuer
CAT-I-144
F-14020

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F-14020

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CAT-I-144
F-14020

3 BHK Apartment / Flat for sale in Koyna Vasahat Karad - 1100 Sq. Ft.- 1st floor (out of 4)

Property added to your shortlist

Posted on Dec 01, 2024 · Ready to move

₹33 Lac

3BHK 2Baths

Platinum

Contact Owner FREE Shortlist

APRA STATUS NOT AVAILABLE Overview

Owner Details Articles

Website: <https://maharera.maharashtra.gov.in/>

₹33 Lac

3BHK 2Baths

Platinum

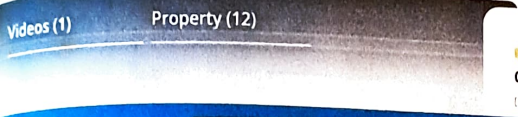
Contact Owner FREE Shortlist

APRA STATUS NOT AVAILABLE Overview

Owner Details Articles

Website: <https://maharera.maharashtra.gov.in/>

Send Feedback



99acres

Buy Enter Locality / Project / Society / Landmark

Post property FREE

@ 3,000 per sq.ft. (Negotiable)

Karad



Floor Number 1st of 4 Floors

Facing East

Property Age 5 to 10 Year Old

3 people already contacted since last week

Why you should consider this property?

Key Highlights of the property

- ✓ East Facing
- ✓ Gated Society
- ✓ Pet Friendly
- ✓ Parking Available

View 2 More →

Transaction Type	Resale
Property Ownership	Freehold
Flooring	Vitrified
Width of facing road	30.0 Feet
Gated Community	Yes
Plotting	1 Open

FOR REFERENCE ONLY

SALE INSTANCE



364022

21-02-2025

Note:-Generated Through eSearch Module,For
Original report please contact concern SRO
Office.

सूची क्र.2

दुय्यम निबंधक : दु.नि. कराड ।

दस्त क्रमांक : 3640/2024

नोंदणी :

Regn.63m

गावाचे नाव : कोयना वसाहत

(1) विलेखाचा प्रकार	साठेखत
(2) भूबदला	2125000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1660000
(4) भूमापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: सातारा इतर वर्णन: , इतर माहिती: मौजे कोयनावसाहत ता कराड येथील ग्रामपंचायत हददीतील निवासी सदनिका फ्लॅट मिळकत भूमापन क्र.6/23 प्लॉट नं.5 मधील क्षेत्रामध्ये 597.85 चौ मी खुल्या जागेमध्ये हेरंब हाईटस् अपार्टमेंट नावाच्या आर सी सी इमारतीमधील पहिल्या मजल्यावरील निवासी सदनिका क्र.201 याचे सुपर बिल्टअप क्षेत्र 707.27 चौ.फुट याचे 65.73 चौ मी अशी सर्व सोयीनीयुक्त निवासी सदनिका फ्लॅट मिळकत याचा ग्रामपंचायत मिळकत मालमत्ता क्र.843/10 असा आहे (Survey Number : 6/23 प्लॉट नं.5 :)
(5) क्षेत्रफळ	65.73 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:-संभाजी तानाजी देबे वय:-40 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- रा.नांदलापूर ता कराड, महाराष्ट्र, सतारा. पिन कोड:-415539 पॅन नं:-DYOPD3523G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-शंकर रंगराव देबे वय:-36; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- रा.नांदलापूर ता कराड, महाराष्ट्र, सतारा. पिन कोड:-415539 पॅन नं:-BWJPD9442B 2): नाव:-शितल शंकर देबे वय:-30; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- रा.नांदलापूर ता कराड, महाराष्ट्र, सतारा. पिन कोड:-415539 पॅन नं:-HSBPD1285A
(9) दस्तऐवज करून दिल्याचा दिनांक	02/08/2024
(10) दस्त नोंदणी केल्याचा दिनांक	02/08/2024
(11) अनुक्रमांक, खंड व पृष्ठ	3640/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	127500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	21750
(14) शेर	
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.

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359222

17-01-2025

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सूची क्र.2

दुय्यम निबंधक : दु.नि. कराड ।

दस्त क्रमांक : 3592/2024

नोटणी :

Regn:63m

गावाचे नाव : कोयना वसाहत

(1) विलेखाचा प्रकार	खरेदीखत
(2) मोबदला	2300000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1874112
(4) भू-मापन, प्लॉट हिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव: सातारा इतर वर्णन : इतर माहिती: मौजे कोयना वसाहत ता कराड येथील मिळकत भूमापन क्र.9/5+6+7 प्लॉट नं.1 क्षेत्र 340.000 आर चौ मी आकार 6 रु 80 पै भूमापन क्र.9/5+6+7 प्लॉट नं.2 क्षेत्र 189.75 आर चौ मी आकार 3 रु 60 पै वरील मिळकतीमध्ये ग्रामपंचायतीकडून बांधकाम परवाना घेवून बांधलेली मातोश्री अपार्टमेंट नावाचे इमारतीमधील तिस-या मजल्यावरील सदनिका क्र.301 याचे सुपरबिल्टअप क्षेत्रफळ 74.34 चौ मी अशी सदनिका मिळकत((Survey Number : 9/5+6+7 ;))
(5) क्षेत्रफळ	74.34 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:- कैलास आण्णासाहेब लांडे वय:-35 पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- रा.मलकापूर ता कराड, महाराष्ट्र, सतारा. पिन कोड:-415539 पॅन नं:-AFSPL7299F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- अजित रघुनाथ पाटील वय:-31; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- रा.वाठार ता कराड, महाराष्ट्र, सतारा. पिन कोड:-415539 पॅन नं:-BXOPP6120N 2): नाव:- शुभांगी अजित पाटील वय:-24; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- रा.वाठार ता कराड, महाराष्ट्र, सतारा. पिन कोड:-415539 पॅन नं:-HFUPP2720C
(9) दस्तऐवज करून दिल्याचा दिनांक	31/07/2024
(10) दस्त नोंदणी केल्याचा दिनांक	31/07/2024
(11) अनुक्रमांक, खंड व पृष्ठ	3592/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	138000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	230000
(14) शेरा	
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.

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