D. V. Mane Associates LLP

[The Values become Value]

D V MANE
ASSOCIATES LLP
LAND | BUILDING | PLANT | MACHINERY

Name of Owner: Mr. Ajay Ramesh Bhosale

Flat No. 06, 2nd Floor, "Rajdatta Residency", CTS No. 266, Near Khari Vihir & Near Suryamukhi Maruti Mandir, Off Mangalwar Tale Road & Samarth Mandir Road, City - Satara, Dist-Satara-415001

Bank: State Bank of India
Branch: Main Branch (Satara)

Mr. Dhairyashil Vijay Mane.
M.Sc. [REV], B.E.[Civil], M.B.A.[Mkt], M.A. [Pol. Sci.],
C. E., C. V., C. A., AMIA Structure,
Government Approved Valuer No. CAT –I 313 of 2019-20
Insolvency and Bankruptcy Board Of India
No. IBBI/RV/02/2022/14816
GSTIN NO-27AASFD6565H1ZV
PAN NO-AASFD6565H

Office Address : Office No.7, 1st Floor, "Vyankatesh Co-OpHousing Society", Near to Sanchiti Hospital, Thube Park, Shivajinagar, Tal. Mulshi, Dist. Pune, 411005.
Email ID.: satara@dvmane.com **Contact No.: 9970764003.**

D. V. Mane Associates LLP
[The Values become Value]

Ref Number – DVM/STR/26-27/4333

Date: 12/09/2026

To,
The Branch Manager,
Bank: State Bank of India
Branch: Main Branch(Satara)

Dear Sir / Madam,

As per our telephonic discussion Please find enclosed herewith the subject valuation report. Kindly acknowledge the receipt &This Is To Certify That in My Opinion.

Subject: Valuation Report For Bank Loan Purpose.

Name of Owner: Mr. Ajay Ramesh Bhosale

Property Address Flat No. 06, 2nd Floor, "Rajdatta Residency", CTS No. 266, Near Khari Vihir & Near Suryamukhi Maruti Mandir, Off Mangalwar Tale Road & Samarth Mandir Road, City - Satara, Dist-Satara-415001

After 100% Completion

Fair Market Value of the Above Property	**Rs. 24,00,000/-**	**Rs. Twenty Fur Lakh Only.**
Realizable Value of the Above Property	**Rs. 21,60,000/-**	**Rs. Twenty One Lakh Sixty Thousand Only**
Distress Value of the Above Property	**Rs. 15,00,000/-**	**Rs. Fifteen lakh Only.**
Govt. Value	**Rs. 22,91,400/-**	**Rs. Twenty Two Lakh Ninety One Thousand Four Hundred Only.**
Insurable Value of the Above Property	**Rs. 11,43,600/-**	**Rs. Eleven Lakh Forty Three Thousand Six Hundred Only.**

Thanking You

Dhairyashil Vijay Mane

Digitally signed by Dhairyashil Vijay Mane
Date: 2026.09.17 14:34:51 +05'30'

VALUATION REPORT FOR RECOVERY PURPOSE RESIDENTIAL FLAT

I.	**GENERAL**	:	
1.	Purpose for which the valuation is made	:	To Estimate the Fair Market value of the subject property for Bank Loan Purpose
2.	a) Date of inspection	:	28/08/2026
	b) Date of Valuation	:	12/09/2026
	c) Ref. No.	:	**DVM/STR /26-27/4333**
3.	List of documents (Xerox Copies) produced for perusal	:	• Copy of Index II & Sale Deed No. 362/2023, Dated-17/01/2023 • Copy Of Revised Commencement Certificate No. SANAP/SHAVI/RBP/00044/2021-22, Dated-04/08/2021 By Hon. Chief Officer Satara Municipal • Copy Of Occupancy Certificate No. 147236, Dated-16/12/2022 By SMC • Copy of Revised Sanctioned Plan No. SANAP/SHAVI/RBP/00044/2021-22, Dated-04/08/2021 By Hon. Chief Officer Satara Municipal
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)	:	Name of Owner: Mr. Ajay Ramesh Bhosale **Property Address** Flat No. 06, 2nd Floor, "Rajdatta Residency", CTS No. 266, Near Khari Vihir & Near Suryamukhi Maruti Mandir, Off Mangalwar Tale Road & Samarth Mandir Road, City - Satara, Dist-Satara-415001. **Property Identify Through:**: Mr. Salim Meyawar Contant No. -+ 8380958772
	Nature of Ownership	:	Current –Single Ownership
5.	Brief description of the property	:	The property under valuation consists of Flat No. 06, 2nd Floor, "Rajdatta Residency", CTS No. 266, Near Khari Vihir & Near Suryamukhi Maruti Mandir, Off Mangalwar Tale Road & Samarth Mandir Road, City - Satara, Dist-Satara-415001.
	Landmark	:	Near Suryamukhi Maruti Mandir, Off Mangalwar

				Tale Road & Samarth Mandir Road.
	Is it freehold or leasehold property?		:	Freehold
6.	Location of property			
	a)	Plot No. / survey No.	:	CTS No. 266.
	b)	Door No.	:	Flat No. 06, 2nd Floor, “Rajdatta Residency.
	c)	T. S. No. / Village	:	Satara
	d)	Ward / Taluka	:	Satara
	e)	Mandal / District	:	Satara
	f)	Date of issue and validity of layout of approved map / plan	:	Sanctioned Plan No.SANAP/SHAVI/RBP/00044/2021-22, Dated-04/08/2021 By Hon. Chief Officer Satara Municipal
	g)	Approved map / plan issuing authority	:	By SMC
	h)	Whether genuineness or authenticity of approved map / plan is verified	:	Technical Aspect: 1) Stamp of Competent Authority – SMC Signature of Designated Authority By **SMC** 3) Owners Name – Mentioned 4) Address of Property–Mentioned 5) Area of Property–Mentioned 6) Area Statement as per Annexure mentioned in DC Rule of Competent Authority– 7) Uses mentioned in D.P– 8) Legal Aspect–Refer LSR.
	i)	Any other comments by our empanelled valuers on authentic of approved plan:	:	No
	j)	RERA Registered Project	:	No
7.	Postal address of the property		:	Flat No. 06, 2nd Floor, “Rajdatta Residency”, CTS No. 266, Near Khari Vihir & Near Suryamukhi Maruti Mandir, Off Mangalwar Tale Road & Samarth Mandir Road, City - Satara, Dist-Satara-415001
8.	City / Town		:	Satara
	Residential Area		:	Yes
	Commercial Area		:	No
	Industrial Area		:	No
9.	Classification of the area		:	
	i)	High / Middle / Poor	:	Middle
	ii)	Urban / Semi Urban / Rural	:	Urban

10	Coming under Corporation limit / Village Panchayat / Municipality	:	Coming Under SMC
11	Whether covered under any State / Union Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	:	No
12	Boundaries of the property	:	**As per Plan of Flat**
	North		By Building Side Margin
	South		By Stair Case & Flat No. 5
	East		By Side Margin
	West		By Side Margin
13	Extent of the site	:	As per Index II– Carpet Area of Flat 31. 53 sq mtr. i.e., 339.38 sq ft. Super Built up Area of Flat –55.76 sq mtr. i.e., 600.00 sq ft.
14	Latitude, Longitude & Co-ordinates of Flat	:	Latitude – 17°40'45.4"N Latitude – 73°59'04.6"E
15	Extent of the site considered for valuation	:	Super Built up Area of Flat –55.76 sq mtr. i.e., 600.00 sq ft.
16	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Vacant
II.	**APARTMENT BUILDING**	:	
1.	Nature of the Apartment	:	Residential Building
2.	Location	:	Satara
	T. S. No.	:	CTS No. 266.
	Block No.	:	--
	Ward No.	:	--
	Village/ Municipality / Corporation	:	SMC
	Door No., Street or Road (Pin Code)	:	Flat No. 06, 2nd Floor, "Rajdatta Residency", CTS No. 266, Near Khari Vihir & Near Suryamukhi Maruti Mandir, Off Mangalwar Tale Road & Samarth Mandir Road, City - Satara, Dist-Satara-415001.
3.	Description of the locality Residential / Commercial / Mixed	:	Residential.
4.	Year of Construction	:	2022
5.	Number of Floors	:	Parking Floor + 3rd Floors (As per Approved Plan)
6.	Type of Structure	:	RCC
7.	Number of Dwelling units in the building	:	2 Flat
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	:	Available
	Underground Sewerage	:	Available
	Car Parking - Open/ Covered	:	Available
	Is Compound wall existing?	:	Available
	Is pavement laid around the building	:	Available
III	**FLAT**	:	
1	The floor on which the Flat is situated	:	Flat No. 06, 2nd Floor, "Rajdatta Residency",
2	Door No. of the Flat	:	Flat No. 06, 2nd Floor, "Rajdatta Residency",
3	Specifications of the Flat	:	
	Roof	:	RCC
	Flooring	:	Vitrified Flooring
	Doors	:	Wooden Doord
	Windows	:	Aluminum Sliding Window
	Fittings	:	Concealed
	Finishing	:	Good
4	House Tax	:	...
	Property No.	:	...
	Tax paid in the name of	:	....
	Tax amount	:	....
5	Electricity Service Connection no.	:	.....
	Meter Card is in the name of	:	....
6	How is the maintenance of the Flat?	:	Good
7	Copy of Agreement to Sale executed in the name of	:	Index II In the Name Of Mr. Ajay Ramesh Bhosale
8	What is the undivided area of land as per Sale Deed?	:	--
9	What is the B/up area of the Flat?	:	Super Built up Area of Flat –55.76 sq mtr. i.e., 600.00 sq ft.
10	What is the floor space index (app.)	:	....
11	What is the Carpet Area of the Flat?	:	....
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?	:	-
IV	**MARKETABILITY**	:	
1	How is the marketability?	:	Good
2	What are the factors favoring for an extra Potential Value?	:	Property is situated in well-developed area having good connectivity with surrounding area.
3	Any negative factors are observed which affect the Market Value in general?	:	Not Shown in local enquiry
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? - (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	:	**As per attached sale & web instances rates for residential flats We Consider Rs.4000/- per sq. ft. on Super Built up Area**
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 (give details).	:	Based on above references we are considering Flat Rate of Rs.6000/- per sq. ft. for **Super Built up Area**
3	Break - up for the rate	:	
	i) Building + Services	:	Rs. 1,906 /- per sq. ft.
	ii) Land + Others	:	Composite rate adopted.
4	Guideline rate obtained from the Registrar's office	:	Flat -Rs. 36,890/- per Sq. mtr ie 3,819/- Per Sqft
5	Government Valuation	:	600.00 Sqft X 3,819/- = 22,91,400/-
VI	**COMPOSITE RATE ADOPTED AFTER DEPRECIATION**		
a.	Depreciated building rate	:	.....
	Replacement cost of Flat with Services (v (3)i)	:	....
	Age of the building	:	4%
	Life of the building estimated	:	71 Years
	Residual Life	:	75 Years
	Depreciation percentage assuming the salvage value as N.A.%	:	4%
	Depreciated Ratio of the building	:	4:100
b.	Total composite rate	:	Rs. 4000/- per sq. ft. for Super Builtup area
	Depreciated building rate VI (a)	:	--
	Rate for Land & other V (3) ii	:	--
	Total Composite Rate arrived for valuation	:	Rs. 4000/- per sq. ft. for Super Builtup area

Details of Valuation

Sr. No.	Description	Qty.	Rate per unit Rs.	Estimated Value
1	Value of the Flat	600.00 sq. ft.(on Super Built up Area)	Rs. 4000/-(On Super Built up Area)	**Rs. 24,00,000/-**
2	Covered Car Parking	NA	NA	NA
3	Wardrobes	N.A.	N.A.	N.A.
4	Showcases & TV Unit	N.A.	N.A.	N.A.
5	Kitchen Arrangements	N.A.	N.A.	N.A.
6	Superfine Finish	N.A.	N.A.	N.A.
7	Interior Decorations	N.A.	N.A.	N.A.
8	Electricity deposits / electrical fittings, etc.,	N.A.	N.A.	N.A.
9	Extra collapsible gates / grill works etc.,	N.A.	N.A.	N.A.
10	Potential value, if any	N.A.	N.A.	N.A.
11	Others	N.A.	N.A.	N.A.
	Total Value – After 100% completion of work			Rs. 24,00,000/-

(Valuation: Here the approved valuer should discuss in detail his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculations. Also, such aspects as i) Salability ii) Likely rental values in future in iii) Any likely income it may generate, may be discussed.

Photograph of owner/representative with property in background to be enclosed.
Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites
As a result of my appraisal and analysis it is my considered opinion that the

Property Value

Fair Market Value of the Above Property	Rs. 24,00,000/-	Rs. Twenty Fur Lakh Only.
Realizable Value of the Above Property	Rs. 21,60,000/-	Rs. Twenty One Lakh Sixty Thousand Only
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Insurable Value of the Above Property	Rs. 11,43,600/-	Rs. Eleven Lakh Forty Three Thousand Six Hundred Only.

Place : Pune
Date : 12/09/2026

Dhairyashil Vijay Mane
Digitally signed by Dhairyashil Vijay Mane
Date: 2026.09.17 14:35:18 +05'30'
Signature
(Name of the Approved Valuer)

The undersigned has inspected the property detailed in the Valuation Report dated __/__/2026. We are satisfied that the fair and reasonable present market value of the property is Rs. 24,00,000/-

Acknowledged & Countersigned

DATE :

Encl.:

1. Declaration from the valuer in Format E (Annexure II of The Policy on Valuation of Properties and Empanelment of Valuers).
2. Model code of conduct for valuer (Annexure III of The Policy on Valuation of Properties and Empanelment of Valuers).

Assumptions:

1. All statutory clearance & regulatory formality are in place.
2. Xerox of documents proved to us.
3. The validity of report reckon only upon payment of full fees.
4. The Fair Market Value may change with time & policies & it is different from Circle Rates as fixed by State Govt. Further, most of the times, the fair Market Value has no documentary evidence. In case of any doubts regarding Fair Market Value Value as adopted by valuer, the banks must raise objection before disbursement/ Bank Loanthe loan/ Limit or within 15 days of submission of Valuation Report whichever is earlier.
5. Genuineness of documents, Old Liens, Identity of Parties & their relationship with ownership documents & property shown for valuation is to be authenticated by exploring the pervious long records by legal advisor or Bank's representative. Since value is not supported to visit the revenue office, this report does not verify or confirms any ownership/genuineness of documents or title of the property that has been valued.

ANNEXURE – II

DECLARATION FROM VALUERS

I hereby declare that –

a. The information furnished in my valuation report dated 12/09/2026 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
b. I have no direct or indirect interest in the property valued.
c. The property was inspected by the Site Engineer, Mr. Akshay Bhosale, while the valuation report, comprising the assessment of rates and verification of documents, was prepared by the Technical Executive, Er.Payal Dekate . The case was initiated by Mr. Akshay Bhosale, and the report is reviewed and verified by the Valuer, Mrs. Ashwini Bagade.
d. I have not been convicted of any offence and sentenced to a term of Imprisonment.
e. I have not been found guilty of misconduct in my professional capacity.
f. 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.
g. 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.**
h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure-II, A signed copy of same to be taken and kept along with this declaration).
i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
j. I am the proprietor/ partner/ authorized official of the firm/ company, who is competent to sign this valuation report.
k. Further, I hereby provide the following information.

ANNEXURE – III

MODEL CODE OF CONDUCT FOR VALUERS

{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}

All valuersempaneled with bank shall strictly adhere to the following code of conduct:

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 endeavor 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 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 (success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).

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 authorized by the authority, the registered valuersorganization 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 valuersorganization 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 (109.50) 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.

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 valuerorganization discredits the profession.

Date :12/09/2026
Place : Pune

Dhairyashil Vijay Mane
Digitally signed by Dhairyashil Vijay Mane
Date: 2026.09.17 14:36:01 +05'30'

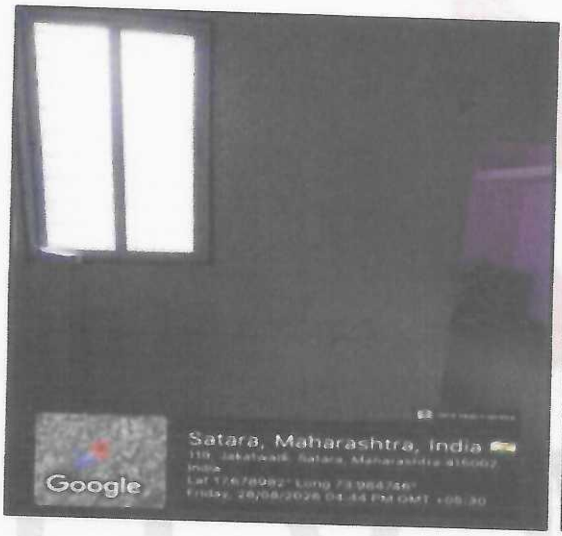
Signature
(Name of the Approved Valuer and Seal of the Firm / Company)

Property Photographs:-

Satara, Maharashtra, India 🇮🇳
119, Jakatwadi, Satara, Maharashtra 415002, India
Lat 17.679044° Long 73.98469°
Friday, 28/08/2026 04:49 PM GMT +05:30


राजदत्त रेसिडेन्सी
Google
Satara, Maharashtra, India
119, Jakatwadi, Satara, Maharashtra 415002, India
Lat 17.679036° Long 73.984693°
Friday, 28/08/2026 04:49 PM GMT +05:30


Google
Satara, Maharashtra, India
Gurukul Housing Society, Satara, Maharashtra 415002, India
Lat 17.679865° Long 73.984573°
Friday, 28/08/2026 04:46 PM GMT +05:30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Satara, Maharashtra, India
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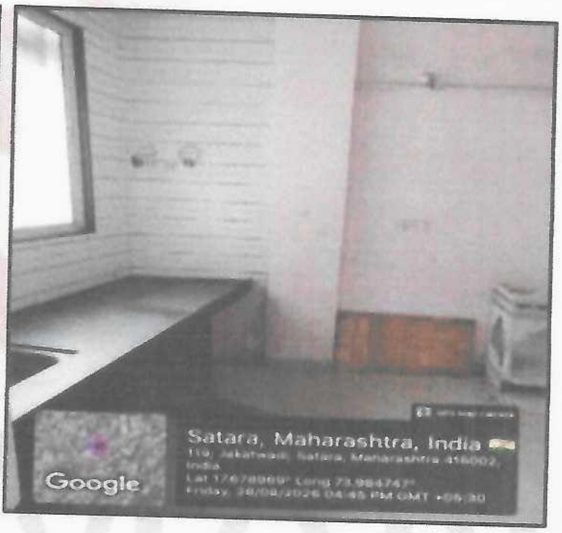
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119, Jakatwadi, Satara, Maharashtra 415002, India
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Google
Satara, Maharashtra, India
119, Jakatwadi, Satara, Maharashtra 415002, India
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Friday, 28/08/2026 04:47 PM GMT +05:30


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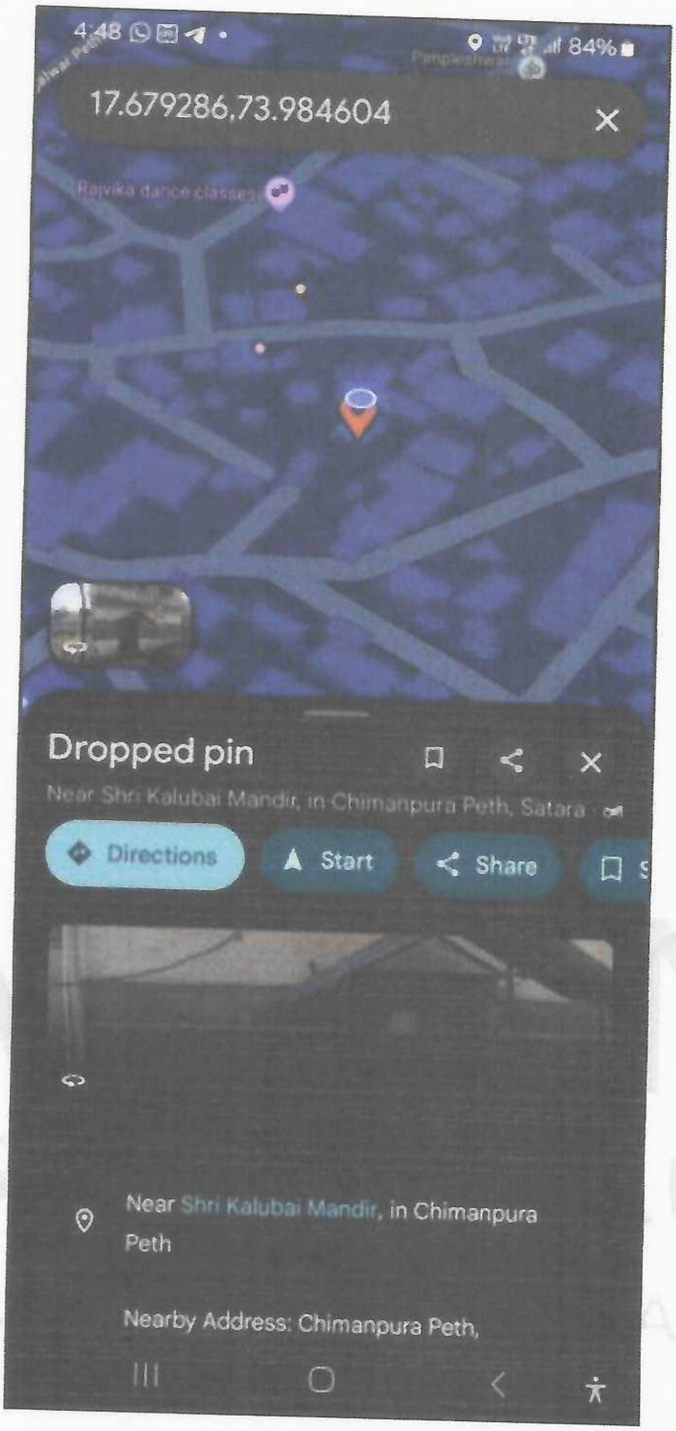
Satara, Maharashtra, India
119, Jakatwadi, Satara, Maharashtra 415002, India
Lat 17.679047° Long 73.984708°
Friday, 28/08/2026 04:49 PM GMT +05:30

Location Map



17.679286,73.984604

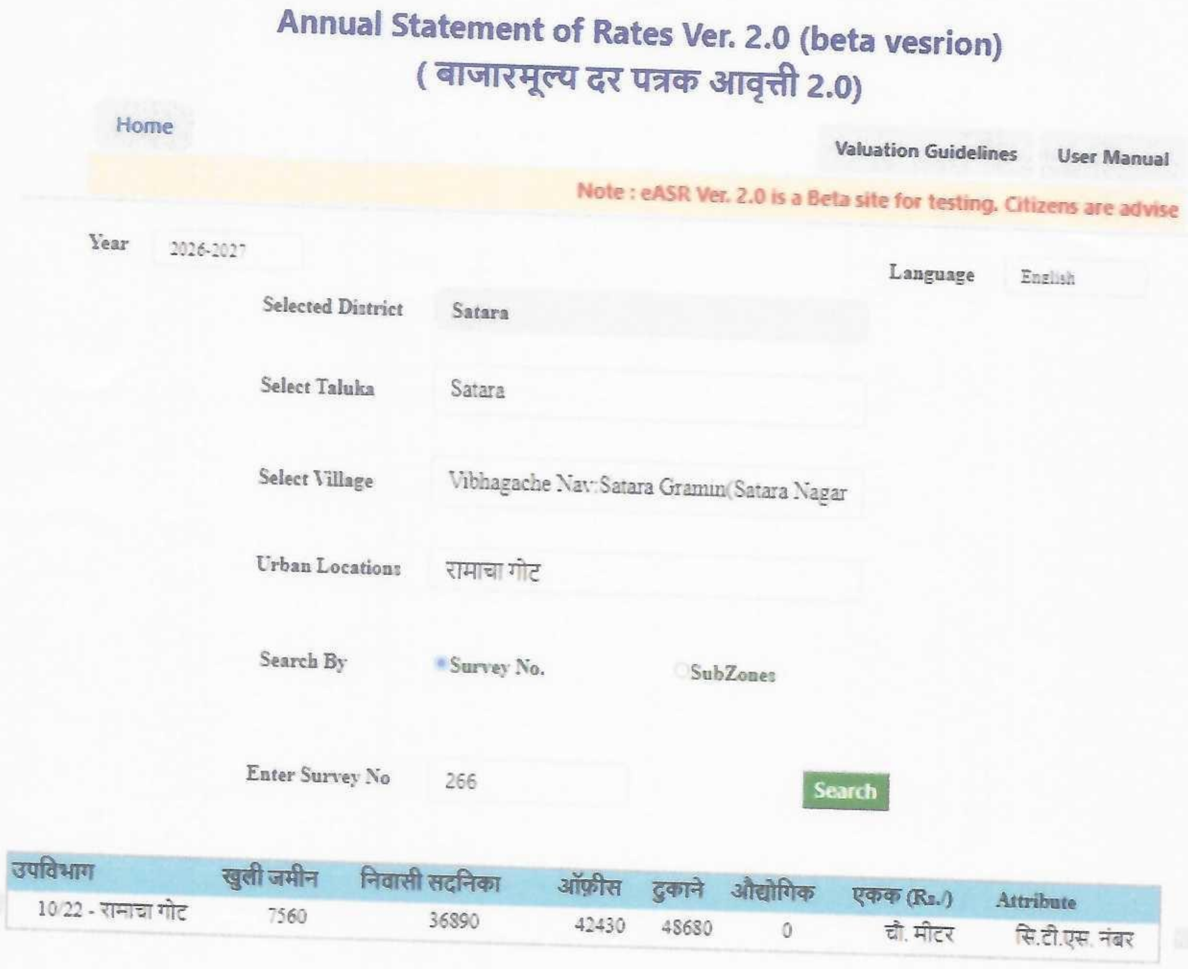
Dropped pin

Near Shri Kalubai Mandir, in Chimanpura Peth, Satara ·

Near Shri Kalubai Mandir, in Chimanpura Peth

Nearby Address: Chimanpura Peth,

Government Valuation



Year: 2026-2027

Language: English

Selected District: Satara

Select Taluka: Satara

Select Village: Vibhagache Nav:Satara Gramin(Satara Nagar

Urban Locations: रामाचा गोट

Search By: ● Survey No. ○ SubZones

Enter Survey No: 266

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफ़ीस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
10/22 - रामाचा गोट	7560	36890	42430	48680	0	चौ. मीटर	सि.टी.एस. नंबर

Web Instance

Flat Rate Rs. 4,000 per Sqft on Super Builtup area

Arya Developers Vrindavan

RESALE

1 BHK Flat in Mangalwar Peth, Satara · ✓ RERA

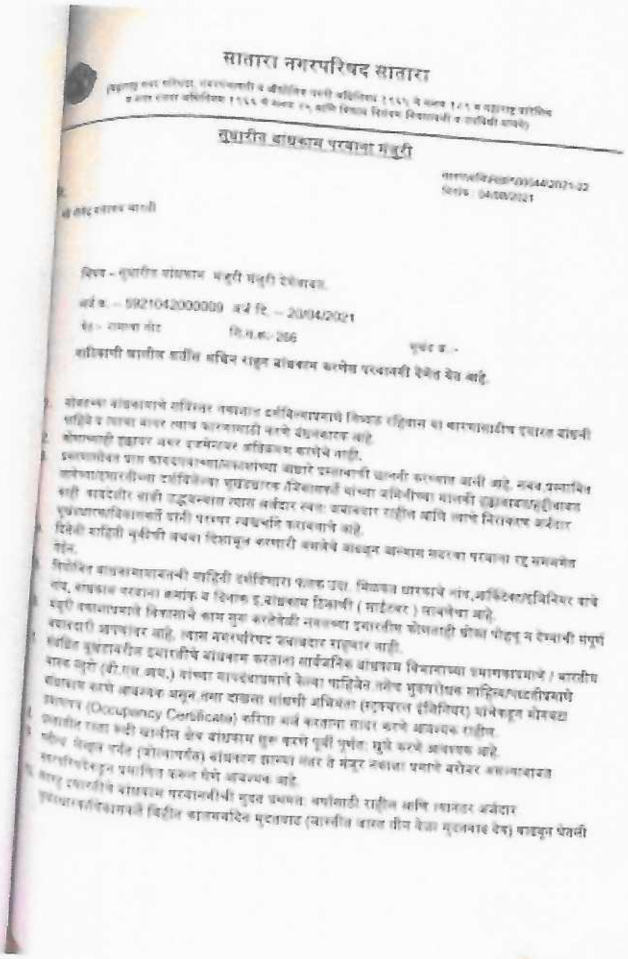
₹25 Lac
₹6,684 /sqft

374 sqft (35 sqm)
Carpet Area

1 BHK (1 Bath)
Ready To Move

Located in arya developers vrindavan, mangalwar peth, satara,...

4mo ago
Owner



सातारा नगरपरिषद सातारा

सुधारीत बांधकाम परवाना मंजुरी

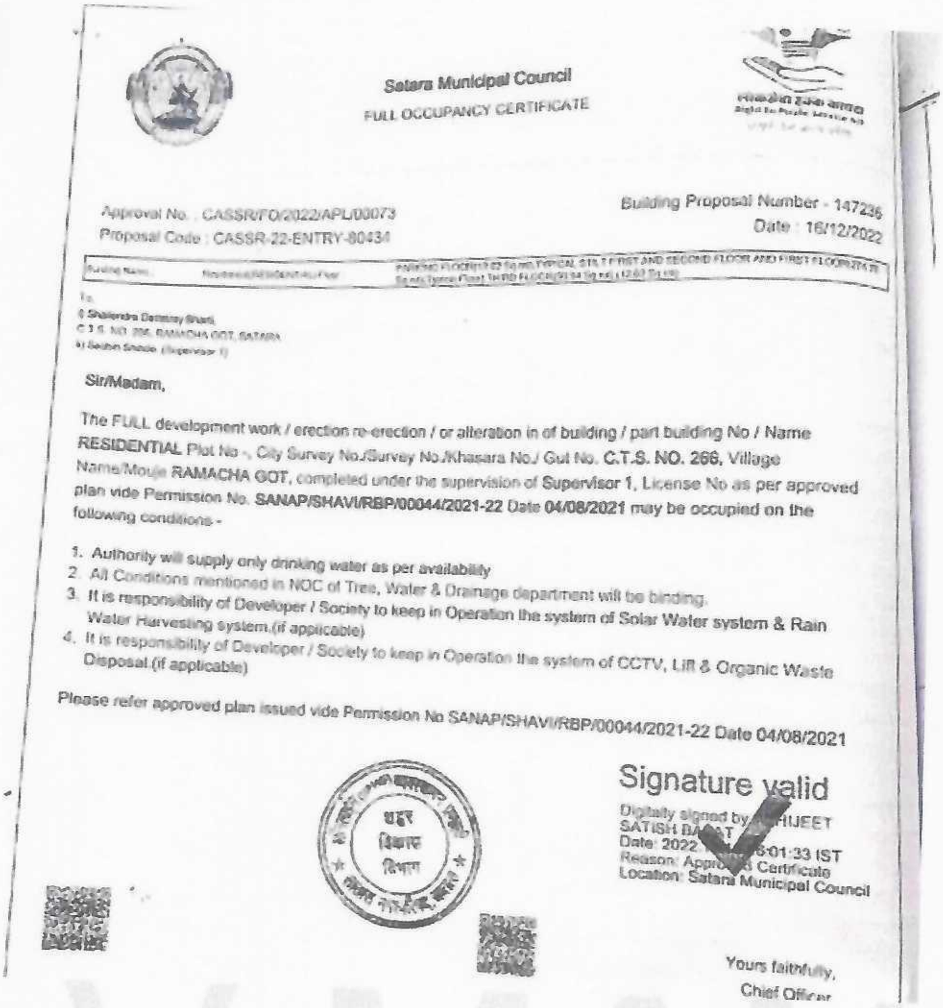
दिनांक : 04/08/2021

विषय - सुधारीत बांधकाम मंजुरी मंजुरी देणेबाबत.

अर्ज क्र. – 5921042000009 अर्ज दि. – 20/04/2021

सि.स.क्र.- 266

(Occupancy Certificate)



Satara Municipal Council

FULL OCCUPANCY CERTIFICATE

Approval No. : CASSR/FO/2022/APL/00073
Proposal Code : CASSR-22-ENTRY-80434

Building Proposal Number - 147236
Date : 16/12/2022

Building Name :	[illegible]	[illegible]

To,
i) Shailendra Dattatray [illegible]
C.T.S. NO. 266, RAMACHA GOT, SATARA
ii) [illegible] (Supervisor 1)

Sir/Madam,

The FULL development work / erection re-erection / or alteration in of building / part building No / Name **RESIDENTIAL** Plot No -, City Survey No./Survey No./Khasara No./ Gut No. **C.T.S. NO. 266**, Village Name/Mouje **RAMACHA GOT**, completed under the supervision of **Supervisor 1**, License No as per approved plan vide Permission No. **SANAP/SHAVI/RBP/00044/2021-22** Date **04/08/2021** may be occupied on the following conditions -

1. Authority will supply only drinking water as per availability
2. All Conditions mentioned in NOC of Tree, Water & Drainage department will be binding.
3. It is responsibility of Developer / Society to keep in Operation the system of Solar Water system & Rain Water Harvesting system.(if applicable)
4. It is responsibility of Developer / Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal.(if applicable)

Please refer approved plan issued vide Permission No SANAP/SHAVI/RBP/00044/2021-22 Date 04/08/2021

Signature valid
Digitally signed by [illegible]HIJEET
SATISH BA[illegible]AT
Date: 2022.[illegible]:01:33 IST
Reason: Appro[illegible] Certificate
Location: Satara Municipal Council

Yours faithfully,
Chief Officer

Sr. No.	Particulars	Valuer Comment
1	Background information of the asset being valued.	Residential Flat
2	Purpose of valuation and appointing authority.	Bank Loan Purpose The Branch Manager State Bank of India Branch: Main Branch(Satara)
3	Identity of the valuer and any other experts Involved in the valuation.	D.V. Mane Associates LLP
4	Disclosure of valuer interest or conflict, if any.	No
5	Date of appointment, Valuation date and Date of report	Details mentioned in the report
6	Inspections and/ or investigations undertaken.	Visual Inspection
7	Nature and sources of the information used or relied upon.	Nearby locality, Sale Instance
8	Procedures adopted in carrying out the valuation and Valuation standards followed;	Visual Inspection, followed by market survey, inspecting documents
9	Restrictions on use of the report if any	For Bank Loan Purpose Only
10	Major factors that were taken into account during the valuation	1. Actual Site Inspection 2. Market Survey
11	Major factors that were not taken into account during the valuation;	NA
12	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.	It is declared that we have no direct or indirect interest in the above said property and this valuation is based on best of our knowledge, belief and experience & is based on the documents given by bank / client & as per observation at the time of visit.
13	Construction as per sanctioned building plan	Yes

Date:12/09/2026
Place: Pune

Dhairyashil Vijay Mane
Digitally signed by Dhairyashil Vijay Mane
Date: 2026.09.17 14:35:34 +05'30'

Signature