

D. V. Mane Associates LLP

[The Values become Value]



Name of Owner/Applicant: Mr. Ansar Ajij Shaikh

Property Address:

Residential Flat No. 2, On Ground Floor, Roji Apartment, Plot No. 9, CTS No. 69, Near Zashich Rani Garden, At Pratapganj Peth, Tal. Satara, Dist. Satara - 415002.

Bank Name : State Bank of India

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

Plant & Machinery

Membership No. CAT-VII-A-8142

GSTIN NO-27AASFD6565H1ZV

PAN NO-AASFD6565H

Office Address : Office No.7, 1st Floor, in "Tupe Residency", "Vyankatesh Co-Op Housing Society", Near to Sanchiti Hospital, Thube Park, Shivajinagar, Tal. Haveli, Dist. Pune, 411005.

Email Address : satara@dvmene.com, Contact No. 9834464782

D. V. Mane Associates LLP

[The Values become Value]

DVM/STR/2026-27/1996

Dated: 17/09/2026

To,
The Branch Manager,
Bank: State Bank of India
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 Recovery Purpose (NPA Case).

Name of Owner/Applicant : Mr. Ansar Ajij Shaikh

Property Address: Residential FLAT NO. 2, On Stilt Ground Floor, in Roji Apartment, Plot No. 9, CTS No. 69, Near Zashichi Rani Garden, at Pratapganj Peth, Satara, Tal. Satara, Dist. Satara - 415002.

Values of Property

Fair Market Value of the above property in the condition with aforesaid specifications	Rs.18,51,300/-	(Rs. Eighteen Lakh Fifty One Thousands Three Hundred Only.)
Realizable value of the above property	Rs.15,73,605/-	(Rs. Fifteen Lakh Seventy Three Thousands Six Hundred Five Only.)
Distress value of the above property	Rs.14,50,000 /-	(Rs. Fourteen Lakh Fifty Thousands Only.)
Government Valuation	Rs.17,07,200/-	(Rs. Seventeen Lakh Seven Thousands Two Hundred Only.)
Insurable Value of Flat	Rs.08,91,000/-	(Rs. Eight Lakh Ninety One Thousands Only.)

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Thank You!

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by Dhairyashil
Vijay Mane
Date: 2026.09.17
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VALUATION REPORT FOR RESIDENTIAL FLAT

I.	GENERAL	:	
1.	Purpose for which the valuation is made	:	To estimate Fair Market value of the property for Recovery Purpose (NPA Case).
2.	a) Date of inspection	:	09/09/2026
	b) Date of Valuation	:	17/09/2026
	c) Ref. No.	:	DVM/STR/2026-27/1996
3.	List of documents (Xerox Copies) produced for perusal	:	1. Photocopy of Sale Deed & Index II No. 3702/2022 Dated 30/06/2022 in Name of Mr. Ansar Shaikh From Mr. Sardar Sattar Shaikh 2. Photocopy of Property Card 3. Photocopy of Commencement Certificate No. SMC/Shavi/2/522 Dated 26/06/2012 By Satara Municipal Council 4. Photocopy of Sanctioned Plan No. SMC/Shavi/2/522 Dated 26/06/2012 By Satara Municipal Council 5. Photocopy of Occupancy Certificate No. SMC/Shavi/2/727 Dated 31/07/2013 By Satara Municipal Council
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/Applicant : Mr. Ansar Ajij Shaikh Property Address: Residential FLAT NO. 2, On Stilt Ground Floor, in Roji Apartment, Plot No. 9, CTS No. 69, Near Zashichi Rani Garden, At Pratapganj Peth, Satara, Tal. Satara, Dist. Satara -415002. Person Met at Site : Mr. Salim Mujawar Contact No. 8380958772
	Nature of Ownership	:	Single Ownership
5.	Brief description of the property	:	- The property under valuation consists of 1BHK Residential FLAT NO. 2, On Stilt Ground Floor, in Roji Apartment, Plot No.

		9, CTS No. 69, Near Zashichi Rani Garden, At Pratapganj Peth, Satara, Tal. Satara, Dist. Satara -415002.
	Landmark	: Near Zashichi Rani Garden
	Is it freehold or leasehold property?	: Freehold
6.	Location of property	
	a) Plot No. / survey No.	: Plot No. 9, CTS No. 69
	b) Door No.	: FLAT NO. 2, On Stilt Ground Floor
	c) T. S. No. / Village	: Pratapganj Peth, Satara
	d) Ward / Taluka	: Satara
	e) Mandal / District	: Satara
	f) Date of issue and validity of layout of approved map / plan	: 26/06/2012
	g) Approved map / plan issuing authority	: By Satara Municipal Council
	h) Whether genuineness or authenticity of approved map / plan is verified	: Technical Aspect: 1) Stamp of Competent Authority - True Copy of Building Plan Approved By Satara Municipal Council 2) Signature of Designated Authority By Satara Municipal Council 3) Owners Name - Yes 4) Address of Property - Yes 5) Area of Property - Yes 6) Area Statement as per Annexure mentioned in D C Rule of Competent Authority - Yes 7) Legal Aspect - Please Refer LSR/Title Report
	i) Any other comments by our empanelled valuers on authentic of approved plan:	: No
	j) RERA Registered Project	: NA
7.	Postal address of the property	: Residential FLAT NO. 2, On Stilt Ground Floor, in Roji Apartment, Plot No. 9, CTS No. 69, Near Zashichi Rani Garden, At Pratapganj Peth, Satara, Tal. Satara, Dist. Satara -415002.
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	: Semi Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	: Coming Under Satara Municipal Council	
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 Sale Deed	As per Site Visit
	North	By Plot No. 9	By Margin Space
	South	By Road	By Margin Space
	East	By Flat No. 1	By Flat No. 1
	West	By CTS Bo. 145	By Margin Space
13	Extent of the site	: As per Sale Deed - Super Built Up Area 51.11sq.mtr i.e 550sq.ft	
14	Latitude, Longitude & Co-ordinates of Flat	: Latitude - 17.691219 Latitude - 73.988691	
15	Extent of the site considered for valuation	: Super Built Up Area 51.11sq.mtr i.e 550sq.ft	
16	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	: Occupied by Owner	
II.	APARTMENT BUILDING	:	
1.	Nature of the Apartment	: Residential Building	
2.	Location	: Pratapganj Peth, Satara, Satara	
	T. S. No.	: Plot No. 9, CTS No. 69	
	Block No.	: --	
	Ward No.	: --	
	Village/ Municipality / Corporation	: Municipal Council Satara	
	Door No., Street or Road (Pin Code)	: Residential FLAT NO. 2, On Stilt Ground Floor, in Roji Apartment, Plot No. 9, CTS No. 69, Near Zashichi Rani Garden, At Pratapganj Peth, Satara, Tal. Satara, Dist. Satara -415002.	
3.	Description of the locality Residential / Commercial / Mixed	: Residential	
4.	Year of Construction	: 2013 (As per Occupancy Certificate)	
5.	Number of Floors	: Parking + Stilt Ground + 3 Upper Floors	
6.	Type of Structure	: RCC	
7.	Number of Dwelling units in the building	: 2 Flats on Floor	
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	: Common
	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. 2, On Stilt Ground Floor
2	Door No. of the Flat	: FLAT NO. 2, On Stilt Ground Floor
3	Specifications of the Flat	:
	Roof	: RCC
	Flooring	: Vitrified
	Doors	: Wooden
	Windows	: Aluminum Sliding window
	Fittings	: Concealed
	Finishing	: Internal neeru finishing & external sand faced cement plaster
4	House Tax	: Not Provided
	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	Photocopy of Agreement to Sale executed in the name of	: Mr. Ansar Ajij Shaikh
8	What is the undivided area of land as per Sale Deed?	: Details Not Available
9	What is the B/up area of the Flat?	: Super Built Up Area 51.11sq.mtr i.e 550sq.ft
10	What is the floor space index (app.)	: Consumed FSI -1.49
11	What is the Carpet Area of the Flat?	: Carpet Area : 39.32sq.mtr. i.e.423.24sq.ft. (Approx)
12	Is it Posh/ I class / Medium / Ordinary?	: Medium
13	Is it being used for Residential or Commercial purpose?	: Occupied by Owner
14	Is it Owner-occupied or let out?	: Occupied by Owner
15	If rented, what is the monthly rent?	: If rented, rent Rs.4,000/- to Rs.5,000/- per month For 1BHK Flat

IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favoring for an extra Potential Value?	:	Good Location of the property
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:
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.3600/- per sq. ft. on Built Up Area
3	Break - up for the rate	:	
	i) Building + Services	:	Rs.1,800/- per sq. ft. (Construction Rate for B/Up)
	ii) Land + Others	:	Composite rate adopted.
4	Guideline rate obtained from the Registrar's office	:	Flat Rate Rs.36,070/- per sq. mtr. i.e. Rs.3351/- per sq. ft. Rs. 3104/- per sq.ft After 13% Dep.
5	Government Valuation	:	Government Value of Flat - 550sq.ft X Rs.3104/- per sq.ft = Rs.17,07,200/-
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a.	Depreciated building rate	:	Rs. 234/- per sq.ft
	Replacement cost of Flat with Services (v (3)i)	:	Rs. 1566/- per sq.ft
	Age of the building	:	13 Years
	Life of the building estimated	:	62 Years
	Depreciation percentage assuming the salvage value as N.A.%	:	13%
	Depreciated Ratio of the building	:	13:100
b.	Total composite rate	:	Rs.3600/- per sq.ft
	Depreciated building rate VI (a)	:	Rs.234/- per sq.ft
	Rate for Land & other V (3)ii	:	--

Total Composite Rate arrived for valuation	:	Rs.3366/- per sq.ft
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Details of Valuation

Sr. No.	Description	Qty.	Rate per unit Rs.	Estimated Value
1	Value of the Flat	550.00sq. ft.	Rs.3366/-per sq. ft.	Rs.18,51,300/-
2	Car Parking	N.A.	N.A.	N.A.
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 of Flat				Rs.18,51,300/-

(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

== ASSOCIATES LLP ==
LAND | BUILDING | PLANT | MACHINERY

As a result of my appraisal and analysis it is my considered opinion that the

Values of Property

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Insurable Value of Flat	Rs.08,91,000/-	(Rs. Eight Lakh Ninety One Thousands Only.)

Place : Pune

Date : 17/09/2026.

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Date:
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Signature

(Name and Official seal 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 market value of property Rs.

== ASSOCIATES LLP ==
LAND | BUILDING | PLANT | MACHINERY

Signature

(Name of the Branch Manager/Inspecting Officer with Official seal)

Date: 22/06/2026

Place: Pune

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 Loan the 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 17/09/2026 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. Laxmi Jadhav. The rate was provided by Mr. Akshay Bhosale. The case was initiated by Mr. Akshay Bhosale, and the report is reviewed and verified by the Panel Valuer, Mr. Er. D. V. Mane.
- 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 Iv 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 Photocopy 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.

Sr. No.	Particulars	Valuer Comment
1	Background information of the asset being Valued.	Residential Flat
2	Purpose of Valuation and appointing authority.	Recovery Purpose (NPA Case) The Branch Manager Bank: State Bank of India 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	Date of inspection: 09/09/2026 Date of Report: 17/09/2026
6	Inspections and/ or investigations undertaken.	Visual Inspection
7	Nature and sources of the information used or relied upon.	For Area details: documents provided by Bank : State Bank of India Branch : Satara. For Rates : Sale & Web 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 Recovery Purpose (NPA Case) 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.

Date: 17/09/2026

Place: Pune

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 valuers organization with which he/it is registered or any other statutory regulatory body.

23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organization with which he/it is registered, or any other statutory regulatory body.

24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

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

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

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

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.

28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.

30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession.

Date: 17/09/2026

Place: Pune

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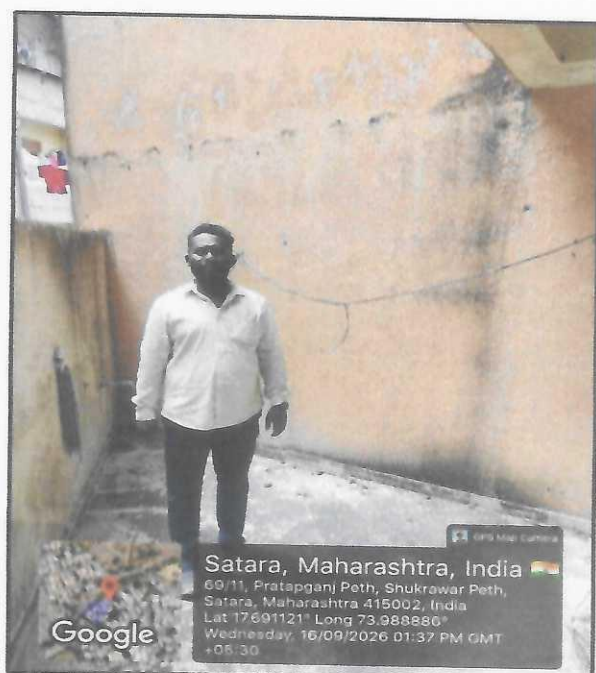
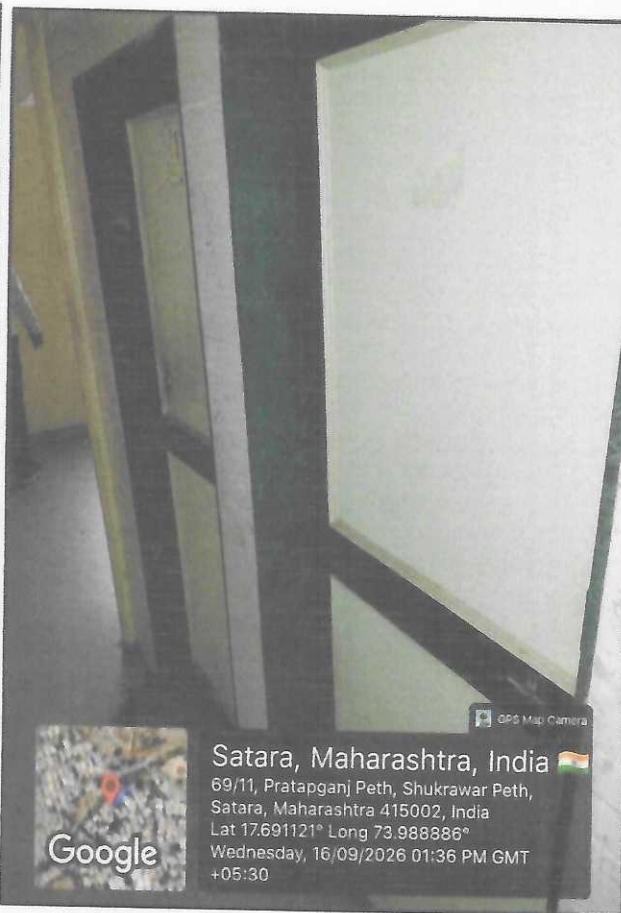
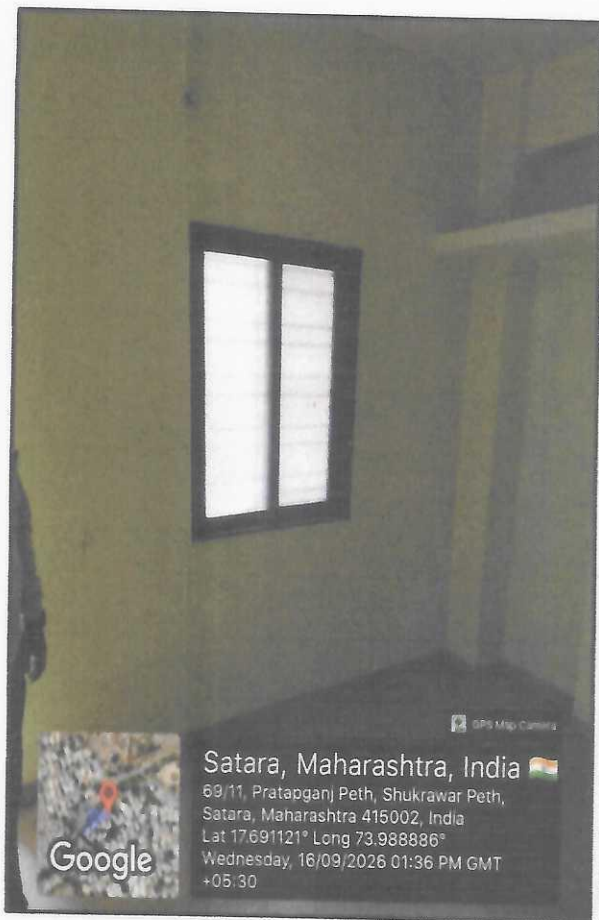
Digitally signed
by Dhairyas
Vijay Mane
Date:
2026.09.17
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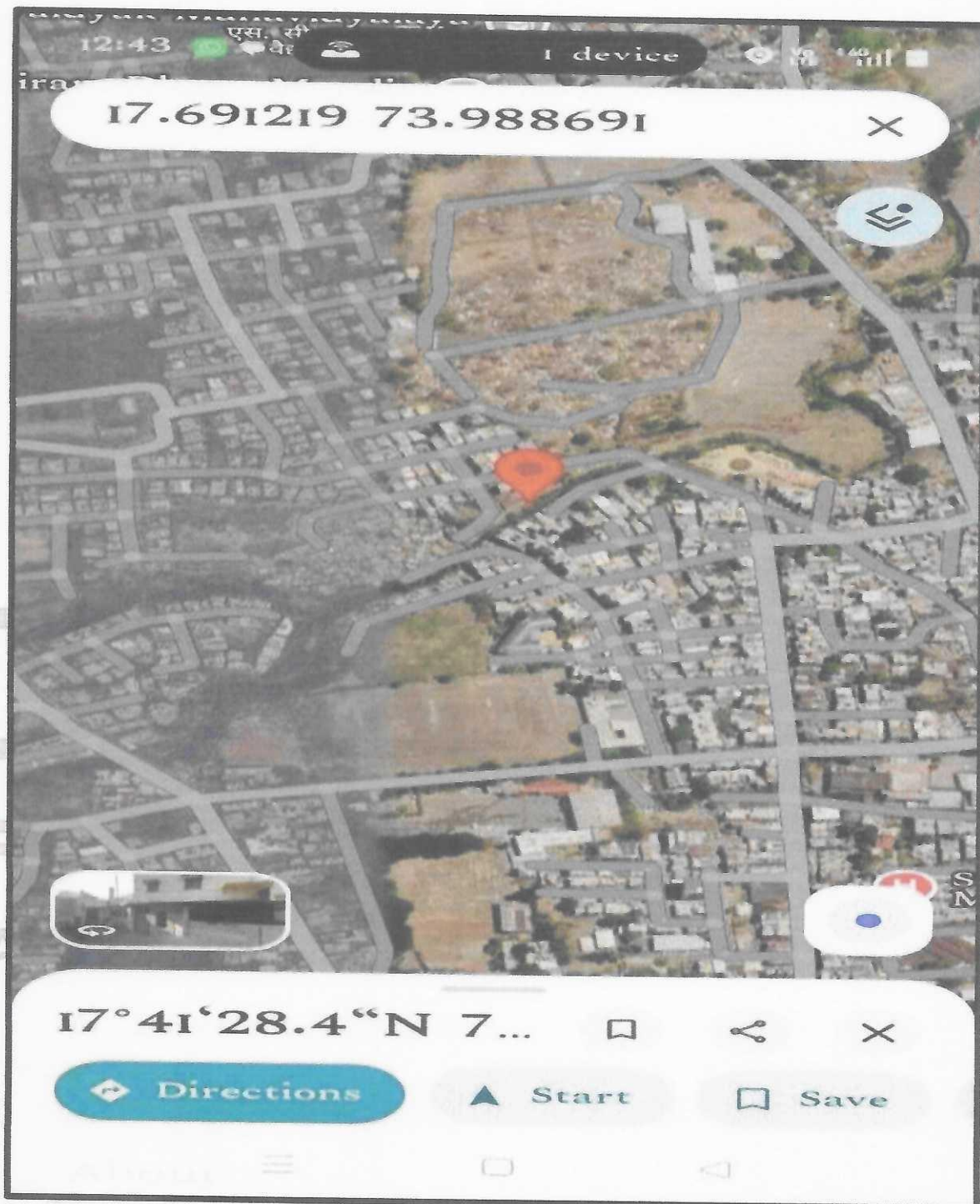
Signature

(Name and Official seal of the Approved valuer)

Property Photographs :







Location Map-

Government Rate –

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

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Year
20262027

Annual Statement of Rates

Language
English

Selected District
सातारा

Select Taluka
सातारा

Select Village
प्रतापगंज पेठ

Search By
☒ Survey No ☐ Location

Enter Survey No
69

उपविभाग	सुवी जमीन	निवासी रादनिका	ऑफिस	दुकाने	औद्योगिक	एकक (R.L.)	Attribute
13-27-उर्वरित क्षेत्र प्रतापगंज पेठ	8150	36070	41780	49040	0	चौ. मीटर	सि.टी.एस. नंबर

Rs.36070/- Per sq. mtr. i.e. Rs.3351/- per sq. ft.

== ASSOCIATES LLP ==
LAND | BUILDING | PLANT | MACHINERY

Sale Instance :

Residential Unit Rate Rs. 6913/- per sq.ft on built Up Area

INDEX II		Regn: 63m
जिल्हा : सातारा	तानुका : सातारा	गाव : सातारा
द्वयम निबंधक : सह दु.नि.सातारा 1		Doc Reg. No. : STR1-4332-2025
(1) दस्तावेज प्रकार	बरेदीखत	
(2) मोबदला	5449600	
(3) बाजारभावा (बांधपट्ट्याच्या बांधणीपट्ट्यावर आवासीय देवा कि पट्ट्यावर ते नमूद करावे)	4115078.88	
(4) मूल्यापन (पेट्टीद्विगुण व धर्मात्मक (अमलव्यय))	1) इतर माहिती : इतर माहिती : शहर सातारा पेट्टी सदरबद्दल ता.जि.सातारा येथील वि.स.नं.518/1/61 याचे एकूण क्षेत्र 1807 चौ.मी.यावर बांधलेल्या श्रीजी मूर्ती या भोन्नगिरी इमारती मधील पाचव्या मजल्यावरील फ्लॅट नं.507 याचे कार्पेट क्षेत्र 63.78 चौ.मी.बाल्कनी एरिया 6.74 चौ.मी.बिल्टअप एरिया 73.23 चौ.मी.कॉमन एरिया 19.59 चौ.मी.असे एकूण क्षेत्र 97.32 चौ.मी.मार्गीन रजि.माटेखत दस्त नं.6303/2022 दिनांक 29/11/2022 ने नोंदलेला आह.माबल भोगवटा प्रमाणपत्र जोडत आहे. (सातारा)	
(5) क्षेत्रफळ	1) 97.32 चौ.मीटर	
(6) आवासीय किंवा गृही वसवणूक अर्थात लेखा		
(7) दस्तावेज करून देणाऱ्या / लिहून देणाऱ्या पक्षकाचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश अमलव्यय प्रतिवादीचे नाव व पत्ता	1) Name: 1.नरोत्तमदाम गणपतदाम देवी 2.हंसल चंद्रकांत देवी 3.अजय चंद्रकांत देवी 4.केतन चंद्रकांत देवी तर्फे विकसक व कुलमुखाच्या म्हणून श्रीराम डेव्हलपर्स तर्फे भारगीदार 1.मुभाकर पादुरंग भोसले तर्फे कवुली जबाब देणार धनजय आप्पासो भोसले Age: 46 Gender: पुरुष Address: प्लॉट नं : 0, माळा नं : 0, इमारतीचे नाव : 0, ब्लॉक नं : 0, रोड नं : 0. ग.भुईज ता.वाई जि.सातारा, महाराष्ट्र, सतारा. 415001 2) Name: 1.नरोत्तमदाम गणपतदाम देवी 2.हंसल चंद्रकांत देवी 3.अजय चंद्रकांत देवी 4.केतन चंद्रकांत देवी तर्फे विकसक व कुलमुखाच्या म्हणून श्रीराम डेव्हलपर्स तर्फे भारगीदार 2.श्रीकांत विश्वास बळ्हाण तर्फे कवुली जबाब देणार धनजय आप्पासो भोसले Age: 46 Gender: पुरुष Address: प्लॉट नं : 0, माळा नं : 0, इमारतीचे नाव : 0, ब्लॉक नं : 0, रोड नं : 0. ग.भुईज ता.वाई जि.सातारा, महाराष्ट्र, सतारा. 415001	
(8) दस्तावेज करून देणाऱ्या पक्षकाचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश अमलव्यय प्रतिवादीचे नाव व पत्ता	1) Name: दिपक दिनीय जगताप Age: 38 Gender: पुरुष Address: प्लॉट नं : 0, माळा नं : 0, इमारतीचे नाव : 0, ब्लॉक नं : 0, रोड नं : 0. ग.बबलेवाडी पो.नुने ता.जि.सातारा, महाराष्ट्र, सतारा. 415001 2) Name: रुपाली दिपक जगताप Age: 33 Gender: स्त्री Address: प्लॉट नं : 0, माळा नं : 0, इमारतीचे नाव : 0, ब्लॉक नं : 0, रोड नं : 0. ग.बबलेवाडी पो.नुने ता.जि.सातारा, महाराष्ट्र, सतारा. 415001	
(9) दस्तावेज करून दिल्याचा दिनांक	06-06-2025	
(10) दस्त नोंदणी केल्याचा दिनांक	06-06-2025	
(11) अनुक्रमिक, संक व पृष्ठ	4332/2025	

Web Instance of Residential Unit

[2+ Photos](#)

5 BHK Resale Flat in Pratapganj Peth, Satara Satara

₹75 Lac

₹3,750 per sqft

 SUPER AREA

2000 sqft

 STATUS

Ready to Move

 FLOOR

1 out of 3

▼

Posted: Mar 24, '26

Owner: Kishor Gurav

 East Facing Property

 Near radhika talkies on 1.5 km to st stand, near mco chowk market

use both purpose for commercial and residential road touch building including one sh... ▼

Contact Owner

Get Phone No.

Flat Rate Rs. 3750/-per sq.ft on Built Up Area

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

Ref Documents -



30/06/2022

सूची क्र.2

मुख्य निबंधक : दु. नि. सातारा 1

दस्त क्रमांक : 3702/2022

नोदणी :

Regn 63m

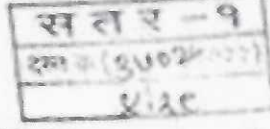
गावाचे नाव : सातारा

- | | |
|--|---|
| (1) विलेखाचा प्रकार | धुपखरेंदीखत |
| (2) मोबदला | 1800000 |
| (3) बाजारभाव (भाडेपट्ट्याच्या बाबतिलेखटाकारा आकारणी देतो की पट्टेदार ते मनुद करावे) | 1675896 |
| (4) मू-मापन, पोटोहिस्सा व परक्यांक (असल्यास) | 1) पालिकेचे नाव: सातारा इतर वर्गन : इतर माहिती : इतर माहिती: गहर सातारा पेठ प्रतापगंज ता वि सातारा येथील मि स नं. 69 याने एकुल क्षेत्र 555.80 चौ.मी. सामधील प्लॉट नं. 9 याने क्षेत्र 204.75 चौ.मी. गावर बांधलेल्या रोजी अपार्टमेंट मधील स्टिफ्ट फ्लोअरवरील फ्लॉट नं. 2 याने क्षेत्र 51.11 चौ.मी. म्हणजेच 550 चौ.फूट विस्तार एरिया बागीचा रनि साठवत दस्त नं. 3133/2022 दिनांक. 02/06/2022 ((C.T.S. Number : 69 ;)) |
| (5) क्षेत्रफळ | 1) 51.11 चौ.मीटर |
| (6) अकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करून देणा-या/दिल्यात ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिकादिचे नाव व पत्ता. | 1) नाव:-सरदार सत्तार शेख बय:-52; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव:-, ब्लॉक नं.:- रोड नं: 505 शनिवार पेठ सातारा , महाराष्ट्र, सतारा, पिन कोड:-415001 पॅन नं:-AQUPS7276G |
| (8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिकादिचे नाव व पत्ता | 1) नाव:-आन्सार अजिब शेख बय:-47; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव:-, ब्लॉक नं.:- रोड नं: कच्छी स्टार बिल्डींग फ्लॉट नं. टी 5 540/555 शनिवार पेठ सातारा , महाराष्ट्र, सतारा. पिन कोड:-415001 पॅन नं:-AWAPS2817F |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 29/06/2022 |
| (10) दस्त नोदणी केल्याचा दिनांक | 30/06/2022 |
| (11) अनुक्रमांक, खंड व पृष्ठ | 3702/2022 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 100 |
| (13) बाजारभावाप्रमाणे नोदणी शुल्क | 100 |
| (14) शेर | |



मुल्यांकनासाठी विचारात घेतलेला

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार



र.र.१८,००,०००/- अक्षरी अठरा लाख रुपये फक्त पास खुपखरेदी देतो ती फ्लॅट मिळकत माझे स्वसंचालित खरेदी मालकीच्या फ्लॅट मध्ये मी स्वता विकसित केलेली माझे मालकी हक्क वटिफाटीची विनवोताची जिल्हा व तालुका पंचायत सातारा तु व पो.तु.सातारा पेढी शहर सातारा पेढ प्रमाणपत्र मा.जि.सातारा पेढील न.प.हदीतील फ्लॅट मिळकत मिळकतीचे वर्णन -

सि.स.नं.

६९

याचे एकुल क्षेत्र ५५५.८० चौ.मी.यावधील फ्लॅट नं.९ याचे क्षेत्र २०४.७५ चौ.मी.यावर बांधलेल्या रोजी अपार्टमेंट मधील ग्रीनट ग्राऊंड फ्लोअरवरील फ्लॅट नं.२ याचे क्षेत्र ५९.९९ चौ.मी.म्हणजेच ५५० चौ.फुट सुपर फ्लॅटअप एरिया

घासी धनु.सिमा (संपूर्ण मिळकतीच्या)

पुर्वेस - प्लॉट नं.८
दक्षिणेस - म्युनिसिपल रोड
पश्चिमेस - सि.स.नं.१४५
उत्तरेस - प्लॉट नं.९ पेढी सावित्री अपार्टमेंट

घासी धनु.सिमा (फ्लॅट मिळकतीच्या)

पुर्वेस - प्लॉट नं.९
दक्षिणेस - रस्ता
पश्चिमेस - सि.स.नं.१४५
उत्तरेस - प्लॉट नं.९

सदर इमारतीचे बांधकाम परवाना मा.मुख्याधिकारी सा.सातारा नगरपरिषद सातारा यांचेकडील पत्र क्र.सानप/शवि/२/४२२ दि.२६/०६/२०१२ ने घेतला असून सदरचे इमारतीचा बांधकाम पूर्णत्वाचा म्हणजेच भोगवटा प्रमाणपत्र मा.मुख्याधिकारी सा.सातारा नगरपरिषद सातारा यांचेकडील पत्र क्र.जा.क्र.सानप/शवि/२/७२७ दिनांक.३९/०७/२०१३ ने घेतलेले आहे.सदर इमारतीचे घोषणापत्र (डीड ऑफ डिक्लॅरेशन) मा.सा.दुय्यम निबंधक सा.सातारा यांचे कार्यालयात दस्त नं.२९३८/२०१५ दिनांक ०७/०४/२०१५ ने नोंदले आहे.

सदर ओनरशिप इमारतीमधील समाईक जिने,पीजे,टेरेस,पाण्याची टाकी,इले.मोटर, समाईक वीज व पाणी कनेक्शन,बोअरवेल सभोवतालची जागा (पार्किंग) इत्यादी सुविधांचा समाईक वापर करणेच्या हक्कासह जसेच त्या सुविधांचा समाईकाल मेन्टेनन्स खर्च करण्याच्या

महाराष्ट्र शासन
जमाबंदी आयुक्त आणि संचालक भूमिअगिलेख महाराष्ट्र राज्य, पुणे

मालमत्ता पत्रक

714

गाव/पंच : इलायचन पेठ	गाव/पंच/प.पू.का. : प.पू.अ. सावारा			दिनांक : सावारा
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	सेक चौ.मी.	वारणाधिकार
६९		१९६८०	३	

सुविधाधिकार

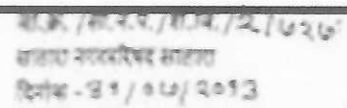
दस्तावेजाचा मुल्य घटक
वर्ष: १९३४

(मनीषात मनुदास मोदी)
खरीददार - रा. व. संभाजीराव कटूनर, स. ३००/- ता. ३१/१२/१९३४

सतर-१
दस्तावेज (३००१/१९३४)
७२९



दिनांक	व्यवहार	संदर्भ क्रमांक	वारक(या) इष्टेदार(या) किंवा पार	साक्षात्करण
१९/०४/१९३४	खरीदीदार, स. १००.०० ता. ३१/१२/१९३४ चे मनीषात मनुदास मोदी		म. मनुदास मोदी मिनयकराव बहाण	सही- १९/०४/१९३४ C.T.S.O.
०५/१०/१९६८	मा.स.प्या १९५६ च्या नवम भागाचे वादग्रस्तपणे प.स.स.प्या १९५६, जेथे मनीषात मनुदास मोदी व प.स.स.प्या १९५६ च्या नवम भागाचे वादग्रस्तपणे मनीषात मनुदास मोदी यांच्यात वादग्रस्तपणे झालेले.		म. मनीषात मनुदास मोदी मिनयकराव बहाण	सही- ०५/१०/१९६८ पि.पि.पि.पू.अ. (स) सावारा
			म. मनीषात मनुदास मोदी मिनयकराव बहाण	सही- १९/०४/१९३४



संख्या - गणतन्त्रकायक संविधान दिनांक / / वा अङ्कनाम
प्रमाणपत्र कागज देवे की, सातवां शतक देवे प्रमाणपत्र

શિ.સ.નં. દિ.૯ જોડાઈ/સ.સ.નં. _____ /સમીતી નં. _____ યા વિજ્ઞાપનાતીયજાહે

निदेश का क्र. आच/सावि/2/822 दिनांक 28/06/2012. अन्वये बांधकाम परवाना

[illegible]

भातारा/सुभाषित साधना / पत्र भोगवटा इत्यान्तर देखावा आले होते. सारखे मिळकतीचीच इजातीये मांडाकाराने

श्री. श्री. का. पू. दे. साहि.

रावे रावें पयवाडा अ. २.८

[illegible]

સાચી જાણવા માટે સરકારી પોલીસ સ્ટેશન પર જઈને પૂછવું. તારીખ ૧૪/૦૬/૨૦૧૨

संस्कृत-विभाग
मुद्रांक-क (१५०२)

सं. ११०२/१०२

१७/१२/२०१७

- [illegible]

श्री. पद्मदार मनाज बोध

संवे दिनांक १४/०६/२०१३ के अनुसार "बरातावा"

3933
Jese

