

D. V. Mane Associates LLP

[The Values become Value]



D V MANE

== ASSOCIATES LLP ==

LAND | BUILDING | PLANT | MACHINERY

Name of Owner :

Mr. Jaggannath Khubu Naik & Mrs. Sunita Jaggannath Naik

Property Address:

Residential Flat No. 1, On Ground Floor, B-Wing, Shriram Vastushilp, Plot No. 1, S. No. 76/12/3, Near Grampanchayat Khed, At Khed, Tal. Satara, Dist. Satara -415003.

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/2026-27/1688

Dated: 11/06/2026

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 : Mr. Jaggannath Khubu Naik & Mrs. Sunita Jaggannath Naik

Property Address: Residential FLAT NO. 1, On Ground Floor, in B-Wing, Shriram Vastushilp Building, Plot No. 1, S. No. 76/12/3, Near Grampanchayat Khed, at Khed, Tal. Satara, Dist. Satara -415003.

Values of Property

Fair Market Value of the above property in the condition with aforesaid specifications	Rs.25,90,000/-	(Rs. Twenty Five Lakh Ninety Thousands Only.)
Realizable value of the above property	Rs.23,31,000/-	(Rs. Twenty Three Lakh Thirty One Thousands Only.)
Distress value of the above property	Rs.20,72,000/-	(Rs. Twenty Lakh Seventy Two Thousands Only.)
Government Valuation	Rs.18,58,943/-	(Rs. Eighteen Lakh Fifty Eight Thousands Nine Hundred Forty Three Only.)
Insurance Value of Flat	Rs.08,60,235/-	(Rs. Eight Lakh Sixty Thousands Two Hundred Thirty Five Only.)

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hil Vijay
Mane
Thank You!

Digitally signed
by Dhairyashil
Vijay Mane
Date: 2026.06.11
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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	:	05/06/2026
	b) Date of Valuation	:	11/06/2026
	c) Ref. No.	:	DVM/STR/2026-27/1688
3.	List of documents (Xerox Copies) produced for perusal	:	1. Photocopy of Index II & Agreement To Sale No. 5046/2019 Dated 19/12/2019 2. Photocopy of NA Order No. MH-3/Land/NA/SR/46-2013 Dated 04/01/2014 By Collector Office Satara 3. Photocopy of Building Permission No. MH-3/Land/BP/SR/01/2018 Dated 01/03/2018 By Collector Office Satara 4. Photocopy of Sanctioned Plan No. 2659 Dated 12/07/2017 by ADTP Satara & MH-3/Land/BP/SR/01/2018 Dated 01/03/2018 By Collector Office Satara 5. Photocopy of RERA Certificate No. P52700016246 dated 25/04/2018 6. Photocopy of Previous Valuation Report Dated 01/01/2020 By Valuer Sachin D. Badadare
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. Jaggannath Khubu Naik & Mrs. Sunita Jaggannath Naik Property Address: Residential Flat No. 1, On Ground Floor, in B-Wing, Shriram Vastushilp Building, Plot No. 1, S. No. 76/12/3, Near Grampanchayat Khed, At Khed, Tal. Satara, Dist. Satara -415003.
	Nature of Ownership	:	Joint Ownership
5.	Brief description of the property	:	- The property under valuation consists of 1BHK Residential Flat No. 1, On Ground Floor, in B-Wing, Shriram Vastushilp

		Building, Plot No. 1, S. No. 76/12/3, Near Grampanchayat Khed, At Khed, Tal. Satara, Dist. Satara -415003. - Occupancy Certificate not Provided we Consider Year of Construction as per Site Visit.
	Landmark	: Near Grampanchayat Khed
	Is it freehold or leasehold property?	: Freehold
6.	Location of property	
	a) Plot No. / survey No.	: Plot No. 1, S. No. 76/12/3
	b) Door No.	: Flat No. 1, On Ground Floor
	c) T. S. No. / Village	: Khed
	d) Ward / Taluka	: Satara
	e) Mandal / District	: Satara
	f) Date of issue and validity of layout of approved map / plan	: Photocopy of Sanctioned Plan No. 2659 Dated 12/07/2017 by ADTP Satara & MH-3/Land/BP/SR/01/2018 Dated 01/03/2018 By Collector Office Satara
	g) Approved map / plan issuing authority	: by ADTP Satara & Collector Office Satara
	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 ADTP Satara & Collector Office Satara 2) Signature of Designated Authority by ADTP Satara & Collector Office Satara 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	: Photocopy of RERA Certificate No. P52700016246 dated 25/04/2018
7.	Postal address of the property	: Residential Flat No. 1, On Ground Floor, in B-Wing, Shriram Vastushilp Building, Plot No. 1, S. No. 76/12/3, Near Grampanchayat Khed, At Khed, Tal. Satara, Dist. Satara -415003.

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 Grampanchayat Khed	
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 Agreement To Sale	As per Site Visit
	North			By Open Space	By Open Space
	South			By Flat No. 2	By Flat No. 2
	East			By Open Space	By Open Space
	West			By Parking Space	By Parking Space
13	Extent of the site		:	As per Agreement to Sale – Carpet Area : 34.94sq.mtr. i.e.376.09sq.ft. Garden Area – 40.89sq.mtr i.e 440.14sq.ft	
14	Latitude, Longitude & Co-ordinates of Flat		:	Latitude – 17.700107 Latitude – 74.030418	
15	Extent of the site considered for valuation		:	Carpet Area : 34.94sq.mtr. i.e.376.09sq.ft. Garden Area – 40.89sq.mtr i.e 440.14sq.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		:	Khed, Satara	
	T. S. No.		:	Plot No. 1, S. No. 76/12/3	
	Block No.		:	--	
	Ward No.		:	--	
	Village/ Municipality / Corporation		:	Grampanchayat Khed	
	Door No., Street or Road (Pin Code)		:	Residential FLAT NO. 1, On Ground Floor, in B-Wing, Shriram Vastushilp Building, Plot No. 1, S. No. 76/12/3, Near Grampanchayat Khed, At Khed, Tal. Satara, Dist. Satara -415003.	

3.	Description of the locality Residential / Commercial / Mixed	: Residential
4.	Year of Construction	: 2020 (As per Site Visit)
5.	Number of Floors	: Parking/Ground + 4 Upper Floors
6.	Type of Structure	: RCC
7.	Number of Dwelling units in the building	: 4 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	: Individual
	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. 1, On Ground Floor
2	Door No. of the Flat	: FLAT NO. 1, On 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	: NA
	Property No.	: --
	Tax paid in the name of	: --
	Tax amount	: --
5	Electricity Service Connection no.	: NA
	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	: Agreement to Sale in the name Mr. Jaggannath Khubu Naik & Mrs. Sunita Jaggannath Naik
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?	: Built up Area: 41.93Sq. Mtr. i.e. 451.33Sq. Ft. Garden Area - 16.36sq.mtr i.e 176.09sq.ft

10	What is the floor space index (app.)	:	As per Plan
11	What is the Carpet Area of the Flat?	:	Carpet Area : 34.94sq.mtr. i.e.376.09sq.ft. Garden Area – 40.89sq.mtr i.e 440.14sq.ft
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.5,000/- to Rs.7000/- 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 we Consider Flat Rate Rs. 4800/- per sq.ft on Carpet 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).	:	As per attached sale & web instances rates for residential flats we Consider Flat Rate Rs. 4800/- per sq.ft on Carpet 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.33,120/- per sq. mtr. i.e. Rs.3077/- per sq. ft. Rs. 2963/- per sq.ft After 06% Dep.
5	Government Valuation	:	For Flat – 451.33sq.ft X Rs.2963/-sq.ft = Rs. 13,37,290/- For Garden Space 440.14sq.ft X (Rs. 2963/- X 40%) =05,21,653/- Total Government Valuation Rs. 18,58,943/-
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		

a.	Depreciated building rate	: Rs. 108/- per sq.ft
	Replacement cost of Flat with Services (v (3)i)	: Rs. 1692/- per sq.ft
	Age of the building	: 6 Years
	Life of the building estimated	: 69 Years with regular repair & Maintenance
	Depreciation percentage assuming the salvage value as N.A.%	: 06%
	Depreciated Ratio of the building	: 06:100
b.	Total composite rate	: Rs.4800/- per sq. ft. for carpet area
	Depreciated building rate VI (a)	: Rs. 108/- per sq.ft
	Rate for Land & other V (3)ii	: --
	Total Composite Rate arrived for valuation	: Rs.4692/- per sq. ft. for carpet area

Details of Valuation

Sr. No.	Description	Qty. (Carpet Area)	Rate per unit Rs. (For carpe area)	Estimated Value
1	Value of the Flat	376.09sq. ft.	Rs.4692/-per sq. ft.	Rs.17,64,614/-
2	Garden Area	440.14sq.ft	Rs.4692/-per sq. ft X 40% = Rs. 1876.80/- per sq.ft	Rs. 08,26,054/-
3	Car Parking	N.A.	N.A.	N.A.
4	Wardrobes	N.A.	N.A.	N.A.
5	Showcases & TV Unit	N.A.	N.A.	N.A.
6	Kitchen Arrangements	N.A.	N.A.	N.A.
7	Superfine Finish	N.A.	N.A.	N.A.
8	Interior Decorations	N.A.	N.A.	N.A.
9	Electricity deposits / electrical fittings, etc.,	N.A.	N.A.	N.A.
10	Extra collapsible gates / grill works etc.,	N.A.	N.A.	N.A.
11	Potential value, if any	N.A.	N.A.	N.A.
12	Others	N.A.	N.A.	N.A.
Total Value of Flat				Rs.25,90,668/- say Rs. 25,90,000/-

(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

Values of Property

Fair Market Value of the above property in the condition with aforesaid specifications	Rs.25,90,000/-	(Rs. Twenty Five Lakh Ninety Thousands Only.)
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Insurance Value of Flat	Rs.08,60,235/-	(Rs. Eight Lakh Sixty Thousands Two Hundred Thirty Five Only.)

Place : Pune

Date : 11/06/2026.

**Dhairyashil Vijay
Mane
Signature**

Digitally signed
by Dhairyashil
Vijay Mane
Date: 2026.06.11
15:21:01 +05'30'

(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.

LAND | BUILDING | PLANT | MACHINERY



Signature

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

Date: 11/06/2026

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.

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

DECLARATION FROM VALUERS

I hereby declare that –

- a. The information furnished in my valuation report dated 11/06/2026 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: 05/06/2026 Date of Report: 11/06/2026
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: 11/06/2026
Place: Pune

MODEL CODE OF CONDUCT FOR VALUERS

{Adopted in line with Companies (Registered valuers and valuation Rules, 2017)}

All valuers empaneled 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 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: 11/06/2026

Place: Pune

**Dhairyashil Vijay
Mane**

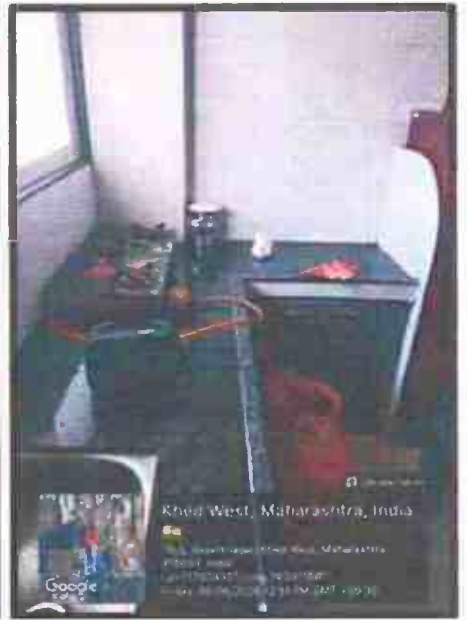
Digitally signed
by Dhairyashil
Vijay Mane
Date: 2026.06.11
15:21:18 +05'30'

Signature

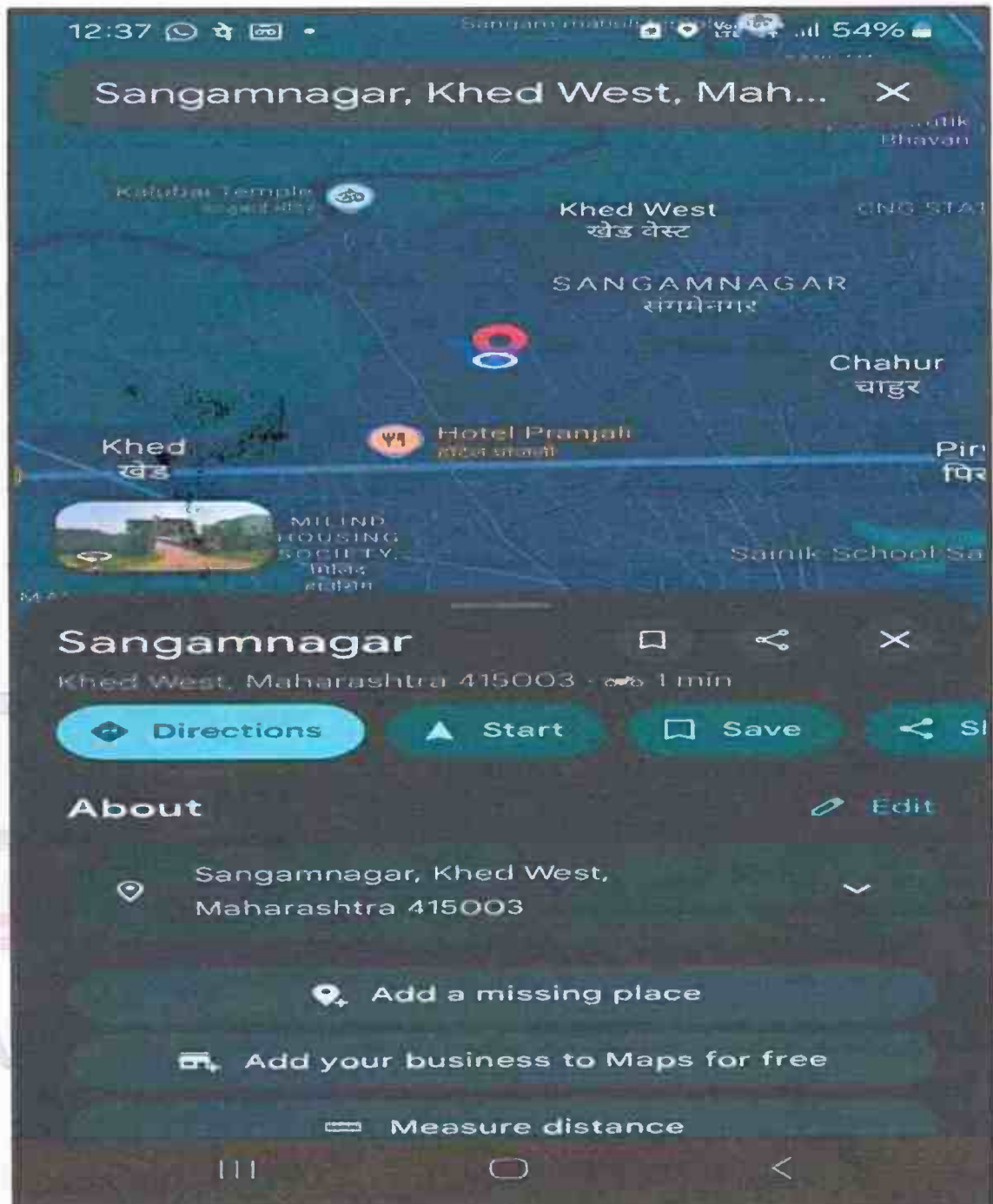
(Name and Official seal of the Approved valuer)

Property Photographs :





Location Map-



Government Rate -

(बाजारमूल्य दर पत्रक आवृत्ती 2.0)

[Home](#)[Valuation Guidelines](#)[User Manual](#)

Year

2016-2017

Language

English

Selected District

Satara

Select Taluka

Satara

Select Village

Mauje : Khed

Search By

☐ Survey No.☒ Location

Select Location

इतर विकसनशिल विभाग

Select	विभाग नं.	उपविभाग	दर	एकक (Rs. /)
SurveyNo	27/27.1	27.1-अधिकृत विनशेती झालेल्या जमिनी राष्ट्रीय महामार्गासमोरील जमिनी रस्त्यासमोरील-सदनिका	37450	चौरस मीटर
SurveyNo	27/27.2	27.2-अधिकृत विनशेती झालेल्या जमिनी राष्ट्रीय महामार्गासमोरील जमिनी रस्त्यासमोरील-दुकाने	50950	चौरस मीटर
SurveyNo	27/27.3	27.3-अधिकृत विनशेती झालेल्या जमिनी राष्ट्रीय महामार्गासमोरील जमिनी अंतर्गत-सदनिका	33120	चौरस मीटर
SurveyNo	27/27.4	27.4-अधिकृत विनशेती झालेल्या जमिनी सातारा नगरपरिषद हद्दीसमोरील क्षेत्र रस्त्यासमोरील-सदनिका	33120	चौरस मीटर
SurveyNo	27/27.5	27.5-अधिकृत विनशेती झालेल्या जमिनी पंढरपूर रस्त्यासमोरील क्षेत्र रस्त्यासमोरील-सदनिका	40050	चौरस मीटर

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Rs.33,120/- Per sq. mtr. i.e. Rs.3077/- per sq. ft.

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Sale Instance :



**Department of Registration and Stamps
(Government of Maharashtra)**

INDEX II		Regn: 63m
जिल्हा : सातारा	तालुका : सातारा	गाव : करंज तर्फे सातारा
दुय्यम निदेशक : सह द.नि.सातारा 2		Doc Reg. No. : STR2-1614-2025
(1) वस्तुकी मूल्य	मांडखत	
(2) मालकी	2500000	
(3) तालुका नाव (कोउपट्टाचा अक्षांश व अक्षांश देतो कि पट्टेदार ने नमूद करावे)	2101727.32	
(4) मूनापन (गोटाहस्ता व परमनाम (अपल्यास))	1) पालिकेचे नाव सातारा, इतर माहिती : मोजे करंज तर्फे सातारा ता जि सातारा स नं 290/3 यामधील प्लॉट नं 1 याचे एकूण क्षेत्र 2172.62 चौ मी यावर उभारण्यात आलेल्या स्कायस्क्रेय टॉपस या अपार्टमेंट बिल्ग मी मधील चौथ्या मजल्यावरील फ्लॉट नं 406 याचा कार्पेट एरिया 38.176 चौ मी ओपन यार्डची एरिया 3.019 चौ मी प्रोप्रायनेट कॉमन एरिया आणि कॅमिनिटी एरिया 16.104 चौ मी एकूण एरिया 57.299 चौ मी (स.नं. 290/3)	
(5) क्षेत्रफळ	1) 38.176 चौ.मीटर	
(6) अकरावी किंवा दुसरी देण्यात येवेल तेव्हा		
(7) वस्तुकी मूल्य करून देण्याच्या / निवून देण्याच्या पद्धतीचे नाव किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा अदालत अन्वयेत प्रतिवादीचे नाव व पत्ता	1) नाव : राजन पोर अण्ड असासिगटस तर्फे प्रोप्रायडर राजन नामदेव पोर याचे तर्फे दस्त सादर करणेकरीता अनुप राजन पोर वय : 39 वर्षा : प्लॉट नं : 0, माळा नं : 0, इमारतीचे नाव : -, प्लॉक नं : -, गड नं : रा समपन बगला प्लॉट नं 85 स नं 19अ 20अ यिमाया नाका गोडोली सातारा, महाराष्ट्र, सतारा, 415002	
(8) वस्तुकी मूल्य करून देण्याच्या पद्धतीचे नाव किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा अदालत अन्वयेत प्रतिवादीचे नाव व पत्ता	1) नाव : सोमनाथ मारुती रामगुडे वय : 44 पत्ता : प्लॉट नं : 0, माळा नं : 0, इमारतीचे नाव : -, प्लॉक नं : -, गड नं : रा अंबेरी ता कोरगाव जि सातारा, महाराष्ट्र, सतारा, 415511 2) नाव : ज्योती सोमनाथ रामगुडे वय : 41 पत्ता : प्लॉट नं : 0, माळा नं : 0, इमारतीचे नाव : -, प्लॉक नं : -, गड नं : रा अंबेरी ता कोरगाव जि सातारा, महाराष्ट्र, सतारा, 415511	
(9) वस्तुकी मूल्य करून दिव्याचा दिनांक	17-03-2025	
(10) दान नोंदणी केल्याचा दिनांक	17-03-2025	
(11) अनुक्रमांक, मंडळ पृष्ठ	1614/2025	
(12) अकरावा भागाच्या मूद्राक शुल्क	Rs. 150000	
(13) अकरावा भागाच्या नोंदणी शुल्क	Rs. 25000	
(14) श्रेय		
मूल्याकनामाटी विचारात घेतलेला तपशील :-		
मूद्राक शुल्क अकारतम निवडलेला अनुच्छेद :-	(दान) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥ विकास प्रा ॥ अधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मूद्राक (मालमतेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वयेत प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.	

Rs.5,900/- per sq. ft. for Carpet Area

Web Instance

Flat Rate Rs. Rs. 3960/- per sq.ft & Rs. 5893/- per sq.ft on Carpet Area



4+ Photos
Updated 3 months ago

2 BHK Flat for Sale in Khed, Satara

Sohlinayak Garden

3960 sqft
Ready to Move
2 out of 4

₹40 Lac
₹1000 per sqft

Contact Owner
Get Phone No.

Owner: Shauzeel

The 2 BHK apartment is immediately available for sale in Khed. It enjoys a prime location. ✖



4+ Photos
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Sohlinayak Garden

1095 sqft
Ready to Move
1 out of 7

₹47.8 Lac
₹4361 per sqft

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Owner: Minal Chavan

2 BHK flats offered for sale in Khed, Satara. The flat is situated within the renowned ... ✖

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