

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 Vihar & 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-Op Housing Society", Near to Sanchiti Hospital, Thube Park, Shivajinagar, Tal. Mulshi, Dist. Pune, 411005.

Email ID: satara@dvmane.com **Contact No.:** 9970764003.

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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

Dhairyas
hil Vijay
Mane

Digitally signed
by Dhairyashil
Vijay Mane
Date: 2026.09.17
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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, 2 nd 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, 2 nd 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

	Is it freehold or leasehold property?	:	Tale Road & Samarth Mandir Road. Freehold
6.	Location of property		
	a) Plot No. / survey No.	:	CTS No. 266.
	b) Door No.	:	Flat No. 06, 2 nd 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, 2 nd Floor, "Rajdatta Residency", CTS No. 266, Near Khari Vihar & 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, 2 nd 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 + 3 rd 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	:	