



**NABHANGAM ENGINEERS**

ER.HARSHAD K BHAMARE  
BE CIVIL, MBA, PVAI, AMIE, CI  
BUILDING PLANNERS | STRUCTURAL ENGINEERS  
GOVT. REGISTERED VALUERS | CHARTERED ENGINEERS | PM  
Shop No. 12, Ameya Sankul A, Ramdas Colony, Near  
Abhyudaya Bank, Canada Corner, Nashik- 42200  
M-9422758058/992057371

Ref No. VB  
NE/03/31/22/342

Date: 25-03-2022

**VALUATION REPORT**

To,  
The Manager,  
VISHWAS CO-OPERATIVE BANK LTD. NASHIK,  
VISHVAVISHWAS PARK, SAVARKAR NAGAR, GANGAPUR ROAD,  
NASHIK-422013

**Sub:- Valuation of Land on Gat No. 138/Part (Partly Proposed NA for Commercial Warehouse Godown purpose near Shree Vakratund Pharma & Saikheda Bridg Godavari River, Off Chandori-Saikheda Road, Mauje Nagapur Shiwar, Tal. Niphad, Dist. Nashik - 422201.**

Ref 1 :- Letter No. 1694-2021-22 through Mr. Rajendra Haribhau Jadhav ( M-8380016505 ) Dated 16-03-2022

Ref 2:- Telephonic Instructions from Mr. Amit Ambivale- 9172272999

Name of Person Applying for Home Loan:- Mr. Bhaskar Nivrutti Gadakh.

**VIEW OF THE PROPERTY**



Er. Harshad Bha  
BE CIV  
Govt Reg. Valuer CAT 295/36





**NABHANGAM ENGINEERS**

ER. HARSHAD K BHAMARE  
BE CIVIL, MBA, PVAI, AMIE, CE  
BUILDING PLANNERS | STRUCTURAL ENGINEERS  
GOVT. REGISTERED VALUERS | CHARTERED ENGINEERS | PMC  
Shop No. 12, Ameya Sankul A, Ramdas Colony, Near  
Abhyudaya Bank, Canada Corner, Nashik- 422002  
M-9422758058/9920573711

Ref No. VB  
NE/03/31/22/342

Date: 27/06/2022

This Report Superseeds Report Dated 25/03/2022

**VALUATION REPORT**

To,  
THE MANAGER,  
VISHWAS CO-OP BANK LTD,  
SAVARKAR NAGAR, GANGAPUR ROAD,  
NASHIK-422013

Sub:- Valuation of Land on Gat No. 138/Part (Partly Proposed NA for Commercial Warehouse Godown purpose), near Shree Vakratund Pharma & Saikheda Bridg Godavari River, Off Chandori-Saikheda Road, Mauje Nagapur Shiwar, Tal. Niphad, Dist. Nashik - 422201.

Gat No. 138/Part = 24,000 Sqm

Proposed NA Land Area - 20,000 Sqm,  
Remaining Land= 4,000 Sqm

Ref 1 :- Letter No. 1694-2021-22 through Mr. Rajendra Haribhau Jadhav ( M-8380016505 ) Dated 16-03-2022

Ref 2:- Telephonic Instructions from Mr. Amit Ambivale- 9172272999

Name of Owner :-

Mr. Bhaskar Nivrutti Gadakh.  
9673941414

Note:- Documents to be Produced before Disbursement of Loan Amount - Final NA Order

Valuation: -

Considering the locality & Quality of work. The Valuation Opinion as per my knowledge of the concern Property on this mentioned date and time is,

- 1) As Per Government Valuation :- Total Amt= 1,54,69,000/-  
(Rs. One Crore Fifty Four Lakhs Sixty Nine Thousand Only)
- 2) As Per Market Value :- Total Amount= 2,88,90,000/-  
( Rs. Two Crore Eighty Eight Lakhs Ninety Thousand only)
- 3) Realizable Value:- Total Amount= 2,60,00,000/-  
(Rs. Two Crore Sixty Lakhs Only)
- 4) Distress Value :- Total Amount = 2,16,67,000/-  
(Rs. Two crore Sixteen Lakhs Sixty Seven Thousand Only)

This Valuation report is as on date and as per my knowledge.

Regards,

*H K Bhamare*

Er. Harshad Bhamare  
BE CIVIL, CE  
Govt Reg. Valuer CAT 295/36





## VALUATION REPORT OF IMMOVABLE PROPERTY

NE/03/31/22/342

Date: 25-03-2022

Valuation of Property is Done on this Mentioned Date & Time

Sub:- Valuation of NA Land Gat No. 138/Part, Shree Vakratund Pharma & Saikheda Bridg, Off Chandori-Saikhedea Road, Nagapur Shiwar, Tal. Niphad, Dist. Nashik - 422201.

### B DETAILS OF THE FLAT/SHOP/PLOT UNDER REFERENCE

- 1 No of Floors and Flats on each floor
- 2 No.of Rooms
- 3 Balconies to room separate or merged
- 4 No. of toilets WC and Bath ,whether attached or separate
- 5 Water Connection
- 6 Boundries of the Property
- 7 Builtup Area (Sqm)
- 8 Carpet Area (Sqm)
- Building /Shop/Office/Bungalow/Flat/Row House

#### As Per Plan & Site

Gat No.138/Part + River  
12 M Road +135  
Gat No.137  
Gat No.139

- 9 Area of Land in (Sqm)

Commercial NA Land  
Net Land Area-138/P= 24,000 Sqm  
Area Under Development NA Land - 20,000 Sqm  
Deduction Area-  
Open Space= 2,000 Sqm  
Internal Road ( 12M Road)= 929.80 Sqm  
Net NA Land Area - 17,070 Sqm  
Remaining Land= 4,000 Sqm

- 10 Type No. & Sector

-

- 11 Facing of Property

West

- 12 Parking (Alloted/Common)

-

### C STATEMENT OF DOCUMENTS GIVEN BY OWNER OR CLIENT/USER ON WHICH WE HAVE RELIED UPON.

- 1 Electricity Consumer No. & Name
- 2 House Tax Index No. & Name
- 3 Water bill,Index/consumer Number
- 4 Ready Recknor
- 5 Building Permission /Commencment Certificate
- 6 Completion Certificate/Occupancy Certificate  
Sammati patra
- 7 Sanctioned Plan/Typical Plan copy
- 8 7/12 Utara ,NA TAX
- 9 Khate Utara
- 10 Vatap Aadesh
- 11 Govt Mojani
- 12 Govt Mojani
- 13 PT Sheet
- 14 Gaon Nakasha
- 15 Layout Letter
- 16 N.A.ORDER No.& Date
- 17 Tenement Transfer order
- 18 Lease Deed
- 19 Tripartite Agreement
- 20 Allotment letter/Possession Receipt
- 21 NOC (Society/CIDCO)
- 22 Namuna 8 A
- 23 Nond No.

Vibhag No. 05, Mauje Nagapur, Tal Nifad, Dist Nashik  
Applied for Approval

Proposed Plan Xerox provided  
Xerox provided  
No.646 Dated 24/04/2018

Gat No.138, MOR No.4577/2017

Xerox Provided



Note:- All the Above documents after verification given back to Owner with valuation Report.



## VALUATION REPORT OF IMMOVABLE PROPERTY

NE/03/31/22/342

Date: 25-03-2022

Valuation of Property is Done on this Mentioned Date & Time

Sub:- Valuation of NA Land Gat No. 138/Part, Shree Vakratund Pharma & Saikheda Bridg, Off Chandori-Saikhedea Road, Nagapur Shiwar, Tal. Niphad, Dist. Nashik - 422201.

### A INTRODUCTION

|    |  |  |
|----|--|--|
| 1  | Scope of work :  | Sub:- Valuation of Land on Gat No. 138/Part (Partly Proposed NA for Commercial Warehouse Godown purpose ) , near Shree Vakratund Pharma & Saikheda Bridg Godavari River, Off Chandori-Saikheda Road, Mauje Nagapur Shiwar, Tal. Niphad, Dist. Nashik - 422201. |
| 2  | Name of Asset Owner /Property holder<br>Name of person Present at the time of valuation<br>LESSEE<br>LESSOR  | Mr.Bhaskar Niwrutli Gadakh<br><b>Pankaj Bhaskar Gadakh, Mob No.9673941414.</b><br>-<br>-   |
| 3  | Address of Asset Owner/Person Applying for home loan,Phone No.   | House No.469/2,Chatori Gaon,Tal Niphad,Dist nashik-422201.<br><br>9673941414   |
| 4  | Intended user  | Vishwas Co-op Bank Ltd. Nashik   |
| 5  | Purpose of Valuation   | To know the Mkt Value of the Property  |
| 6  | Date of Inspection   | 26-Jan-22  |
| 7  | Date of Valuation  | 25-Mar-22  |
| 8  | Location of the Property<br>Name of the Building<br>Survey No./Plot No./Gat No./FPNo./CTS No.<br>Flat No. & Floor No.<br>T.S.No./Village/Street Name/Ward/Taluka<br>Road ,Streets or Lane on which the property is abutting<br>Mandal/District | <b>20.010167, 73.999639</b><br>-<br><b>Gat No. 138/Part</b><br>-<br>Mauje Nagapur<br>Existing 12 m Wide Road<br>Mauje Nagapur, Tal Niphad ,Dist Nashik   |
| 9  | Whether come under State/Central Govt enactments (e.g.ULC /Scheduled Area/Cantonment Area)   | -  |
| 10 | Classification of Asset<br>Residential/Commertial/Industrial   | Proposed Commertial NA for Ware House (Godown)   |
| 11 | Classification of locality<br>High/Middle/Poor<br>Urban/Semi Urban/Rural   | Middle<br>Rural  |
| 12 | Coming Under Corporation Limit/village Panchayat/Nagarpalika   | NMRDA ( Grampanchyat of Nagapur)   |
| 13 | Modes of transport to the property   | The Locality is served by all types of vehicular traffic.  |
| 14 | Whether Leasehold or Freehold  | Free Hold  |
| 15 | If Leasehold specify period of Lease & rent received per month<br>Lease period Till date   | -<br>-   |
| 16 | Please state if the entire property is used by Owner/tenant/Lessee   | Owner  |

