***Govt. Registered Valuer***
*Regd. No. CAT—I/7—2001.*
*Fellow—F-Category—11460 Institution Of Valuers*
***Chartered Engineer***
*Membership No. M / 1243351/1.*
*Mobile No.9823048115. 9766000449,9673017070*
*E-mail—umeshbhonsale@yahoo.in*

*UMESH V. BHONSALE.*
***B.E.[Civil]MIE. FIV.MICA.***
*PRUTHVIRAJ U. BHONSALE.*
*B.E.[Civil].*
*Govt. Registered Income Tax Valuers,*
*Chartered Engineer & Arbitrators.*

***Panvel Office - Flat No.201, 'Sai Siddhi Appt.'Plot No.20, Near ONGC, Opp-Marathi School. Kalundre, Panvel.410206.***
***Satara Office - Flat No.5, First Floor, Kaveri Appt. C.S.No.465 A/1 &2,Opp—Kadam Baug, Near Old R.T.O. Office, Satara.-415 001.***
***Pune Office - Flat No.05, 'Nathai Apartment', Plot No.1, Mahesh Soc. Opp-Kirti Car Décor, Bibvewadi, Pune.411 037.***

Ref. No.233/UVB/2026

Date: 03/06/2026

## VALUATION REPORT (IN RESPECT OF FLAT/SHOPS/ROW HOUSE)

UMESH V. BHONSALE Govt. Regd. Valuer CAT-I/7-2001 Chartered Engineer

**Name & Address of Branch** : **The Branch Head, Bank of Maharashtra, Fort Branch**

**Name of Customer (s)/ Borrower unit** : **Mr. Rizwan Ul Husain.**
(For which Valuation Report is Sought)

| | | | | |
|---|---|---|---|---|
| I. | **GENERAL** | | | |
| 1. | Purpose for which the valuation is made | | | To find out the fair market value for loan/collateral security purposes in Bank of Maharashtra, Branch - Fort |
| 2. | a | Date of inspection | : | **04/06/2026** |
| | b | Date on which the valuation is made | : | **04/06/2026** |
| 3. | List of documents produced for perusal | | | |
| | i. | | : | **Agreement Regn. No. TNN-4/110/2020 dated 03/01/2020** |
| | ii. | | : | **Commencement Certificate no. MB/MNP/NR/716/2011-2012 dated 30/05/2011 issued by Mira Bhayander Municipal Corporation.** |
| | iii. | | : | **Old Valuation Report dated 10/01/2020 done by Valuer Shree Technical Consultants & Valuers.** |
| | iv) The Rajya Sabha passed the RERA bill on March 10,2016, followed by the Lok Sabha on March 15, 2016 and it came into force from May 1, 2016. 59 of its 92 sections were notified on May 1, 2016 and the remaining provisions came into force from May 1, 2017. **------NA------** | | | |
| 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) | | : | **Mr. Rizwan Ul Husain.** |
| 5. | Brief description of the property | | : | **Commercial Shop no. 1, Ground Floor, "Ashirwad Corner CHS Ltd.", S.N. 526/60, H.N. 1pt., Neelam Park, Lodha Road, Bajme Raza Chowk, At- Mira Road (East), Tal. & Dist. Thane, 401107. [Maharashtra].** |
| 6. | Location of property | | | |
| | a) | Plot No. / Survey No. | : | **S.N. 526/60, H.N. 1pt.** |
| | b) | Door No. | : | **Commercial Shop no. 1** |
| | c) | T.S. No. / Village | : | **Mira Road (East)** |