Valuation Report For Shop

(Its NPA Property)

Shop No. 12, On First Floor, In Kusum Vrindawan Heights Behind ST Bus Stand, On Sahayadri Chowk, At Lasalgaon, Tal. Niphad, Dist. Nashik.

Borrower A/c : M/s. New Look Tailors & Readymade Butics

Owner – Mr. Vishal Nandkishor Kumawat



MUDKANNA J. C. ★ (N) C.C.I.T. II-68/56 ★ GOVT. APPROVED VALUER

DATE OF ISSUE : 03/02/2026

NASHIK

Mudkanna J. C.
CHARTERED ENGINEER /
PANEL VALUER

- Chartered Engineer : M-112000/4 Dtd-16/09/1996
- Member Institution Of Engineers, India : M-112000/4 Dtd-16/09/1996
- Fellow Indian Institute Of Valuers, Delhi. : 012404 Dtd-12/05/2003
- Govt. Regd. Valuer under wealth Tax Act : (N)CCIT/I-68/56 Dtd-10/08/2004
- Member Practicing Valuers Asso. of India : PVA(I) LM- 1341 Dtd-02/04/2008
- Member Indian Council of Arbitration : ICA/781/Admn/2009 Dtd-15/10/2009

Mudkanna J.C.

B.E. (Civil), M.I.E., F.I.V.,
C.E., P.V.A. (I), M.I.C.A.

Office : 02, Indus Appt., Near Ved Mandir, MICO Circle, On Trimbak Road, Nashik.

Tel No : 0253-2311756 Mob : 9822379466

Email : jcanashik@gmail.com

VALUATION REPORT

Valuation of Property Belonging to	:	Borrower A/c : M/s. New Look Tailors & Readymade Butics Owner – Mr. Vishal Nandkishor Kumawat
Date of Visit	:	03/02/2026
Address of the property	:	Shop No. 12, On First Floor, In Kusum Vrindawan Heights Behind ST Bus Stand On Sahayadri Chowk, At Lasalgaon, Tal. Niphad, Dist. Nashik. Plot No.04 In Gat No. 347
Built up area of Shop No. 12	:	**104 Sq.ft. (9.66 Sq.m.)**
Fair Market Value		**Rs. 05,20,000/-** In words (Rs. Five Lakh Twenty Thousand Only)
Realizable Value		**Rs. 04,60,000/-** In words (Rs. Four Lakh Sixty Thousand Only)
Distress Sale Value		**Rs. 04,25,000/-** In words (Rs. Four Lakh Twenty Five Thousand Only)

Place : Nashik
Date of Issue : 03/02/2026

MUDKANNA J. C. (N) C.C.I.T. /I-68/56 GOVT. APPROVED VALUER

Date: 03/02/2026

To,
The Branch Manager,
Punjab National Bank,
Lasalgaon Branch,
Tal. Niphad, Dist. Nashik.

VALUATION REPORT FOR COMMERCIAL GALA

S.No.	Particulars	Content
I.	**Introduction**	
1.	Name of Valuer	J.C. Mudkkana
2.	Date of inspection	03/02/2026
	Title Deed Number and Date	Sale Deed of the Shop dtd. 17/10/2015 (Regd. at Sr. No. LSL-1670-2015)
	Date of Valuation	03/02/2026
3.	Purpose of Valuation	To Assess Fair Market Value of Commercial Shop No. 12
3.1	List of documents produced for perusal : 1] Building Plan Approval Vide Letter No.1881/2013 **dtd : 02/09/2013** 2] Building Completion Certificate Vide Letter No.55/2015 **dtd : 20/05/2015** 3] Sale Deed of the Shop **dtd. 17/10/2015** (Regd. at Sr. No. LSL-1670-2015)	
4.	Name of Property Owners/s (Details of share of each Joint Owners in case of Joint & Co- Owners ship)	Borrower A/c : M/s. New Look Tailors & Readymade Butics Owner – Mr. Vishal Nandkishor Kumawat
5.	Name of Bank/FI as applicable	Punjab National Bank, Lasalgaon Branch, Dist. Nashik.
6.	Name of Developer of the Property (in case of developer built properties)	Owner - Mr. Vishal Nandkishor Kumawat
7.	Whether occupied by the Joint Owners / tenant? If occupied by tenant, since how long?	In Possession Of Bank
II.	**Physical Characteristics of the Asset**	
1.	Location of the property in the city Plot No. / Sy No.Door No.T. S. No. / Village /Ward / Taluka Mandal / District	Shop No. 12, On First Floor, In Kusum Vrindawan Heights Behind ST Bus Stand,On Sahayadri Chowk, At Lasalgaon, Tal. Niphad, Dist. Nashik.
2.	Municipal Ward No.	---
3.	City / Town	Lasalgaon
	Residential Area/ Commercial Area/ Industrial Area	Residential Cum Commercial Area
4.	Classification of the area: High / Middle / Poor Metro / Urban / Semi Urban / Rural	Middle Class
5.	Coming under Corporation limit/ Village Panchayat/ Municipality	Falls in Lasalgaon Grampanchayat Limit
6.	Postal address of the property :	Shop No. 12, On First Floor, In Kusum Vrindawan Heights Behind ST Bus Stand,On Sahayadri Chowk, At Lasalgaon, Tal. Niphad, Dist. Nashik ,Plot No.04 In Gat No. 347
7.	Lat, Long and Coordinates of the site	Latitude : 20.14793; Longitude : 74.23562
8.	Area of the plot/land (supported by a plan)	Plot Area - 240 Sq.m
9.	Layout plan of the area in which the property is located	Lasalgaon Shiwar
10.	Development of surrounding areas	It's a Residential Cum Commercial Area

MUDKANNA J. C. (N) C.C.I.T. /1-68/56 GOVT. APPROVED VALUER

11.	Details of Roads abutting the property	Abutting on North Side .
12.	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	Not Applicable
13.	In case it is an agricultural land, any conversion to house site plots is contemplated	It's a NA Plot
14.	Boundaries of the property	**As per Sale Deed**
	East	Shop No.13
	West	Common Passage
	South	Shop No.15
	North	Shop No.11
	Extent of the site considered for valuation (least of 14 A & 14 B)	Built up area of Shop No. 12 : 104 Sq.ft. (9.66 Sq.m.)
15.	Description of Adjoining properties	
16.	Survey no. if any	Plot No.04 In Gat No. 347
17.	Type of Building (Resi/ Comm/ Indu)	Commercial Shop
18.	Details of the building/buildings and other improvements in terms of area, height, no. of floors, plinth area floor wise, year of construction,year of making alterations /additional constructions with details, full details of specifications to be appended along with building plans and elevations	Kusum Vrundavan Heights is Commercial Building & having Ground + 02 Floor & Constructed in RCC Frame Structure with RCC Slab roofing. The walls are constructed in Brick masonry, Plastered inside-Outside, Painted As per Sale Deed Built up area of Shop No. 12 is 104 Sq.ft. (9.66 Sq.m.). The shop is having Vitrified tiles flooring, Casing Capping wiring, M.S. Rolling Shutter is provided. The property is located in developed Commercial area Behind Lasalgaon Bus Stand. Infrastructure facilities such as Road, Water & Electricity is available. Civic amenities are available on walkable distance from the property. *The said Property Is in Possession Of Bank At The Time Of Visit Property Is In Closed Condition Hence outside Photographs Are Taken*
19.	Plinth area, Carpet area and Saleable area to be mentioned separately and clarified	Built up area of Shop No. 12 : 104 Sq.ft. (9.66 Sq.m.)
20.	Any other aspect	NA

MUDKANNA J. C. (N) C.C.I.T. /1-68/56 GOVT. APPROVED VALUER

III.	**Town Planning Parameters**	
1.	Master plan provisions related to the property in terms of land use	Commercial Purpose
2.	Date of issue and validity of layout of approved map /plan	Building Completion Certificate Vide Letter No.55/2015 dtd : 20/05/2015
3.	Approved map / plan issuing authority	Local Authority
4.	Whether genuineness or authenticity of approved map / plan is verified	Yes
5.	Any other comments by our empanelled valuers on authentic of approved plan	No.
6.	Planning area/zone	Commercial Area
7.	Development controls	Local Authority
8.	Zoning regulations	Commercial
9.	FAR/FSI permitted and consumed	One
10.	Ground coverage	As per Plan
11.	Transferability of development rights if any, Building bye- law provisions as applicable to the property viz. setbacks, height restrictions, etc.	Yes
12.	Comment on surrounding land uses and adjoining properties in terms of usage.	Surrounding area is a Commercial Cum Residential area
13.	Comment on unauthorized constructions if any	NA
14.	Comment on demolition proceedings if any	NA
15.	Comment on compounding/ regularization proceedings	NA
16.	Comment on whether OC has been issued or not	Building Completion Certificate Vide Letter No.55/2015 dtd : 20/05/2015
17.	Any other aspect	NA
IV.	**Legal Aspects**	
1.	Joint Ownersship documents,	Sale Deed of the Shop dtd. 17/10/2015 (Regd. at Sr. No. LSL-1670-2015)
2.	Names of Joint Owners/s (In case of Joint or Co- Owners ship, whether the shares are undivided or not?)	Borrower A/c : M/s. New Look Traders & Readymade Butics Owner – Mr. Vishal Nandkishor Kumawat
3.	Comment on dispute/issues of landlord with tenant/statutory body/any other agencies, if any in regard to immovable property.	Details Not Known, Please take legal Opinion from Panel Advocate
4.	Comment on whether the IP is independently accessible?	Yes Provided
5.	Title verification,	Please obtain from Panel Advocate
6.	Details of leases if any,	NA
7.	Ordinary status of freehold or leasehold including restriction on transfer,	Free Hold Property
8.	Agreements of easements if any,	NA
9.	Notification for acquisition if any,	NA
10.	Notification for road widening if any,	NA

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11.	Possibility of frequent flooding / sub-merging	NA
12.	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	NA
13.	Heritage restrictions if any, All legal documents, receipts related to electricity, water tax, property tax and any other building taxes to be verified and copies as applicable to be enclosed with the report.	NA
14.	Comment on transferability of the property Joint Ownership,	Yes
15.	Comment on existing mortgages/ charges/encumbrances on the property if any	Yes ,Mortgage With PNB Bank
16.	Comment on whether the Joint Owners of the property have issued any guarantee (personal/corporate) as the case may be	No
17.	Building plan sanction, illegal constructions if any done without plan sanction/violations.	Plans Sanction By Grampanchayat Authority
18.	Any other aspect	----
V	**Economic aspects**	----
1.	Details of ground rent payable,	NA
2.	Details of monthly rents being received if any,	In Possession Of Bank
3.	Taxes and other outgoings,	NA
4.	Property insurance,	Details not known
5.	Monthly maintenance charges,	NA
6.	Security charges, etc	NA
7.	Any other aspect	

VI	**Socio-cultural aspects**	
1.	Description of the location of property in terms of the social structure of the area, population, social stratification, regional origin, age groups, economic levels, location of slums / squatter settlements nearby, etc.	The valued property is located in Residential Cum Commercial area
VII	**Functional and Utilitarian Aspects**	
	Description of the functionality and utility of the assets in terms of : 1. Space allocation, 2. Storage spaces, 3. Utility of spaces provided within the building, 4. Any other aspect	Yes , Provided



VIII	Infrastructure Availability	
	a) Description of aqua infrastructure availability in terms of 1. Water supply 2. Sewerage/sanitation 3. Storm water drainage	Provided
	b) Description of other physical infrastructure facilities viz. 1. Solid waste management 2. Electricity 3. Roads & Public transportation connectivity 4. Availability of other public utilities nearby	Provided Available on walk able distance ----
	c) Social infrastructure in terms of 1. Schools 2. Medical facilities 3. Recreation facilities in terms of parks and open spaces.	Yes Available on walkable Distance
IX	**Marketability**	
	Analysis of the market for the property in terms of 1. Locational attributes 2. Scarcity 3. Demand and supply of the kind of subject property. 4. Comparable sale prices in the locality.	The Complex is located in developed Residential Cum Commercial area On Station Road having good marketability

X	Engineering and Technology Aspects	
1.	Type of construction,	RCC Framed Structure
2.	Materials and technology used,	Good quality construction material used
3.	Specifications,	Brickwork with Plaster inside - outside, Mosaic tiles flooring, Casing Capping wiring & M.S. Rolling Shutter is provided
4.	Maintenance issues	No
5.	Age of the building	Around 11 years
6.	Total residual life of the building,	Around 49 years Residual Life
7.	Extent of deterioration,	No
8.	Structural safety	In Good Condition, On Physical Verification
9.	Protection against natural disasters viz. earthquakes,	It is RCC Framed Structure
10.	Visible damage in the building if any,	No
11.	Common facilities viz. lift, water pump, lights, security systems, etc.,	NA

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12.	System of air-conditioning,	NA
13.	Provision for firefighting, Copies of plans and elevations of the building to be included.	NA
XI	**Environmental Factors**	
1.	Use of environment friendly building materials, Green building techniques if any,	Yes
2.	Provision for rain water harvesting,	Provided
3.	Use of solar heating and lighting systems, etc. Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc.	No
XII	**Architectural and aesthetic quality**	
1.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	It is a RCC Framed Structure & Maintained
XIII	**In case of valuation of industrial property**	
	1) Proximity to residential areas 2) Availability of public transport facilities	NA
XIV	**Valuation**	
	SUMMARY OF VALUATION :	
	I. Guideline Value (Government Valuation) [As per current year ready reckoner] : (Rs 4,290 + 22,869 X 90%) X 9.66 X 1.5 = Rs. 3,60,396/-	

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II. FAIR MARKET VALUATION :

Valuation of Property	Built up area /Plot area	Rate adopted for Valuation	Fair Market Value
Built up Area of Shop	104 Sq.ft.	Rs. 5,000/- Sq.ft.	Rs. 05,20,000/-

Fair Market Value	**Say**	Rs. 05,20,000/- In words (Rs. Five Lakh Twenty Thousand Only)
Realizable Value		Rs. 04,60,000/- In words (Rs. Four Lakh Sixty Thousand Only)
Distress/ Forced Sale Value		Rs. 04,25,000/- In words (Rs. Four Lakh Twenty Five Thousand Only)

As a result of my appraisal and analysis, it is my considered opinion that the present Market value of the above property in prevailing condition with aforesaid specifications is Rs. 05,20,000/-In words (Rs. Five Lakh Twenty Thousand Only). .

The other details are as under:

i. Realizable Value of Gala : Rs. 04,60,000/-

ii. Distress Sale Value of Gala : Rs. 04,25,000/-

iii. Guideline Value : Rs. 3,60,396/-

Place: Nashik
Date: 03/02/2026

MUDKANNA J. C. * (N) C.C.I.T. /I-68/56 * GOVT. APPROVED VALUER

SIGNATURE OF THE VALUER
MUDKANNA J. C.

DECLARATION FROM VALUERS

I hereby declare that-

a. The information furnished in my valuation report dated 03/02/2026 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. I / we have personally inspected the property on 03/02/2026 The work is not sub- contracted to any other Valuer and carried out by myself.

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 IVS 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 III- A signed copy 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.

S. No.	Particulars	Valuer comment
1	Background information of the asset being valued;	It's a Commercial Gala located At Lasalgaon Tal Niphad ,Dist. Nashik.
2	purpose of valuation and appointing authority	To asses Fair market Value of the Property, on the instruction Punjab National Bank Lasalgaon Branch , Tal Niphad ,Dist. Nashik.
3	Identity of the valuer and any other experts involved in the valuation:	J.C. Mudkanna 02, Indus Apartment, Mico Circle, Nashik
4	disclosure of valuer interest or conflict, if any;	NA
5	date of appointment, valuation date and date of report;	Date of Appointment : 27/01/2026 Date of Visit : 03/02/2026 Date of Valuation : 03/02/2026
6	inspections and/or investigations undertaken;	03/02/2026
7	Nature and sources of the information used or relied upon;	Local market survey & rate enquiry
8	procedures adopted in carrying out the valuation and valuation standards followed;	As per IBA Hand Book
9	restrictions on use of the report, if any;	For Renewal Purpose
10	major factors that were taken into account during the valuation;	Location, Quality of Construction
11	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.	Legal Aspects are not in our scope. Please take legal Opinion from Panel Advocate.

Date: 03/02/2026

Place: Nashik

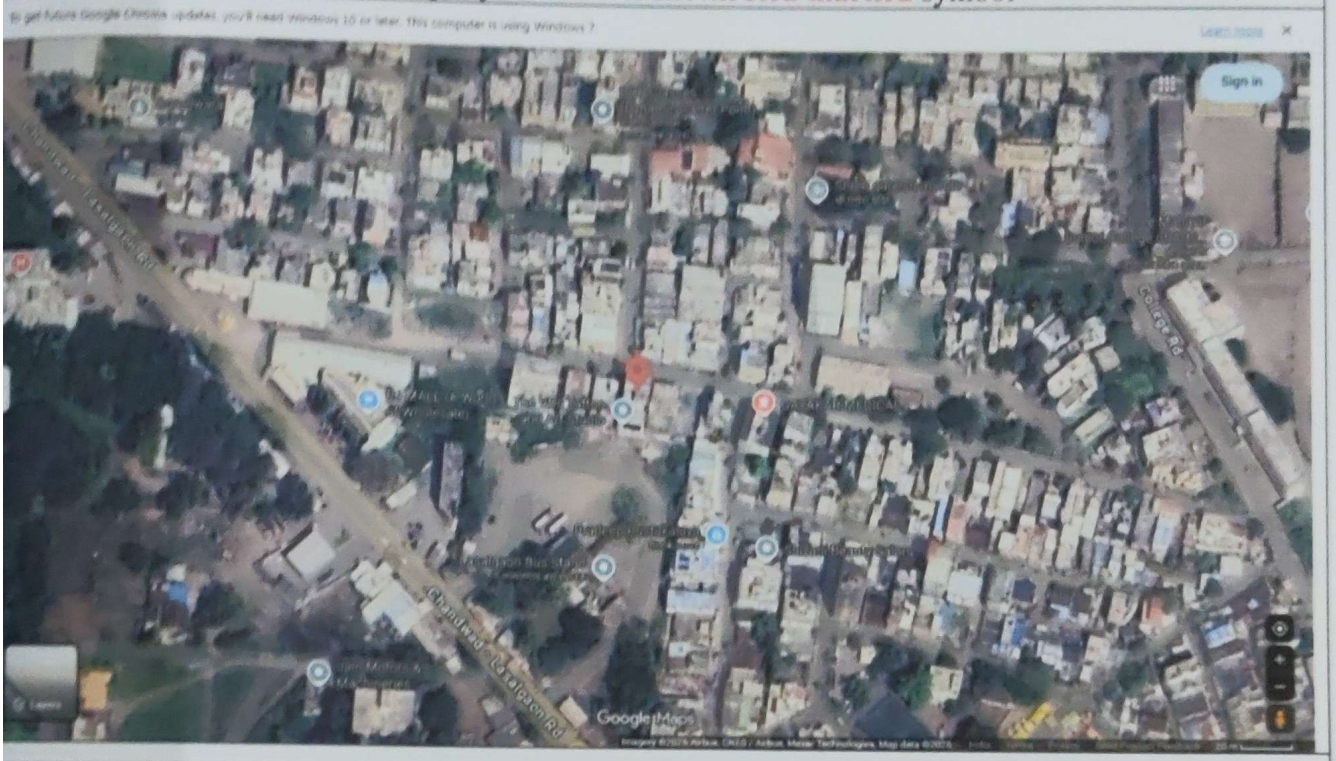
MUDKANNA J. C. (N) C.C.I.T. 11-68/56 GOVT. APPROVED VALUER

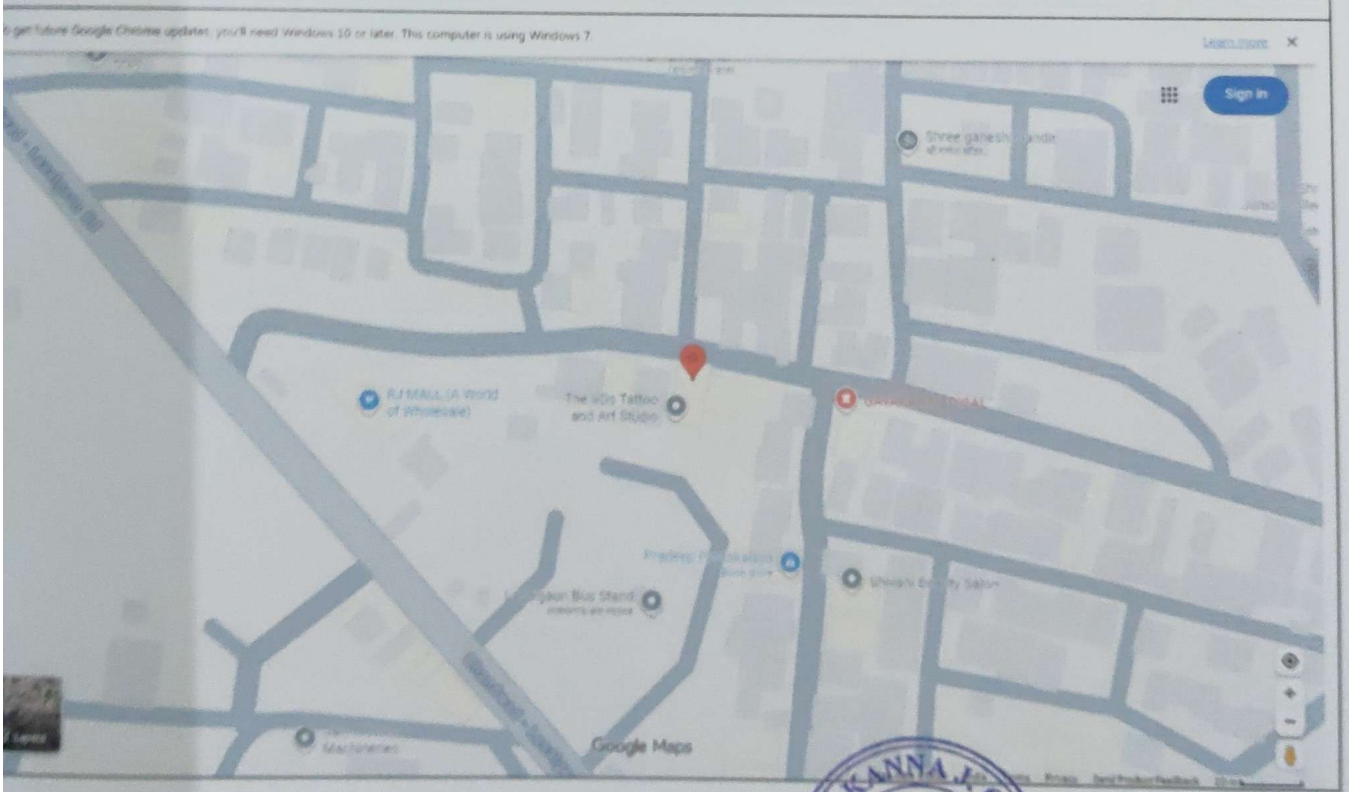
SIGNATURE OF THE VALUER
MUDKANNA J. C.

GOOGLE MAP OF THE PROPERTY LOCATION

Latitude : 20.14793	**Longitude : 74.23562**

Valued Property Location is shown **Red marked** symbol





MUDKANNA A. C. (N) C.C.I.T. /1-68/56 GOVT. APPROVED VALUER

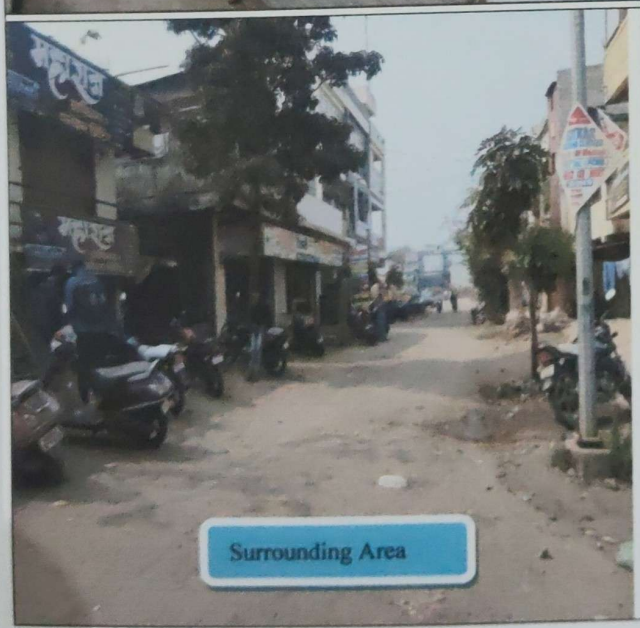
Photographs of the Valued Property



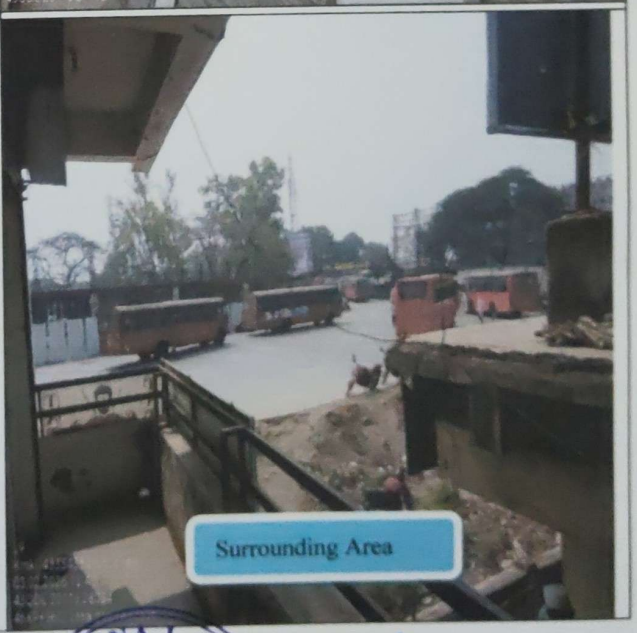








Surrounding Area



Surrounding Area

MUDKANNA J. C. (N) C.C.I.T. /I-68/56 GOVT. APPROVED VALUER

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2015 ◑ MW 061040

मुद्रांक परवाना क्रमांक :७७/२००३ मु.वि.ठि.लासलगाव

मु.वि.अ.नं. ३४५१ दिनांक : १६/१०/२०१५

मु.किंमत रुपये ---

मु.वे.नांव ---

राहणार ---

विकीये काय ---

SUB TREASURY OFFICE NIPHAD

NIPHAD

श्री.सी.ए.जाधव मुद्रांक विक्रेता लासलगांव

//श्रीराम//

(मुद्रांक शुल्क रुपये ३००००/-- व नोंदणी फी रुपये [illegible] खरेदीखत दस्त क्रमांक १५६२/२०१५ दिनांक २९/०९/२०१५ अन्वये वसुल)

-((फरोक्त खरेदीखत))- श्री -((मुद्रांक शुल्क रु.१००/-))-

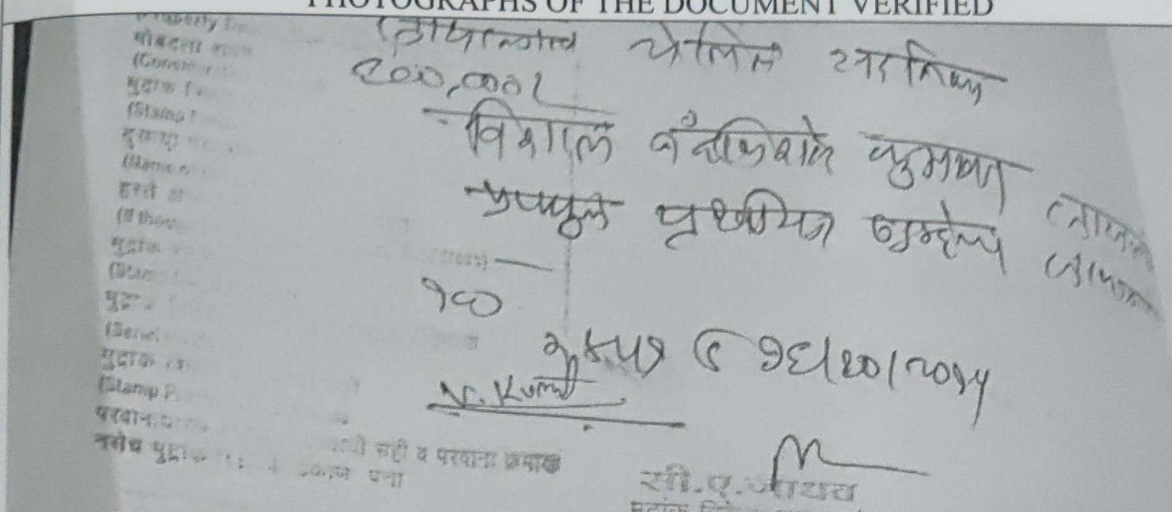
मौजे **लासलगांव** येथील **कुसुम वृंदावन हाईटस्** या व्यापारी संकुलातील पहीला मजला बांधीव गाळा नं. **९२** चे फरोक्त फरोक्त खरेदीखत किंमत रक्कम रुपये ६,००,०००/- अक्षरी रुपये सहा लाख मात्रचे आज वार शुक्रवार दिनांक १६ माहे ऑक्टोबर सन २०१५ ते दिवशी लासलगांव मुक्कामी..

श्री.विशाल नंदकिशोर कुमावत वय-२६
धंदा-व्यापार रा.लासलगांव
तालुका निफाड जिल्हा नाशिक
PAN NO.BJSPK4294K
-((यांसी))-

फरोक्त खरेदीखत लिहुन घेणार....

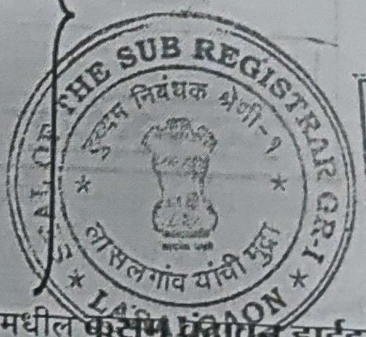
दस्त क्र. ९५४०/२०१५

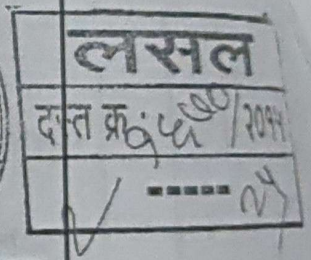
SEAL OF THE SUB REGISTRAR CR-I LASALGAON



१) सौ.कुसुम रविंद्र क्षिरसागर वय-६५
धंदा-व्यापार रा.लासलगांव
तालुका निफाड जिल्हा नाशिक
यांचे जनरल मुखत्यार म्हणुन
२) श्री.प्रफुल्ल पृथ्वीराज ब्रम्हेचा वय-३८
PAN NO.AEZPB8730P
३) श्री.तुषार अजित साबद्रा वय-२५
PAN NO:BLHPS9709P
४) श्री.मयुर दिलीप वाघचौरे वय-२५
PAN NO:ACMPW2431P
सर्वांचा धंदा-व्यापार सर्व रा.लासलगांव
तालुका निफाड जिल्हा नाशिक

फरोक्त खरेदीखत
लिहुन देणार....





कारणे खालील निवासी बिनशेती प्लॉटमधील कुसुम पुतोन हाईडस्
बांधीव इमारतीमधील पहील्या मजल्यावरील गाळा नं.१२ चे फरोक्त खरेदीखत
किंमत रुपये ६,००,०००/-अक्षरी रुपये सहा लाख मात्रचे लिहुन व नोंदवुन देतो की,

(१) मिळकतीचे वर्णन :-

तुकडी जिल्हा नाशिक, पोट तुकडी तालुका निफाड पैकी मौजे **लासलगांव** या महसुली गांवचे शिवारातील,

नाशिक जिल्हा परिषद व निफाड तालुकापंचायत समितीचे हद्दीतील ग्रामपंचायत **लासलगांव** हद्दीतील बिनशेती प्लॉट मिळकत.

PHOTOGRAPHS OF THE DOCUMENT VERIFIED

ग्रामपंचायत लासलगांव तालुका निफाड जिल्हा नाशिक LASALGAON

दस्त क्र.६५७०/२०१५

3 ----24

गट नं.	प्लॉट नं.	ग्रा.पं.अ.नं.	ग्रा.पं.मि.नं.	क्षेत्रफळ (चौ.मि.)
३४७	०४	३८७१	२१६३	२४०.००
		यासी चतुःसिमा		
पुर्वेस		पश्चिमेस	दक्षिणेस	उत्तरेस
प्लॉट नं.३		प्लॉट नं.५	गट नं.२६७	कॉलनी रोड

यावर ग्रामपंचायत लासलगांव यांचेकडील बांधकाम परवानगी जावक क्रमांक २०२२ दिनांक १५/१०/२०१३ अन्वये आर.सी.सी.पध्दतीचे बांधकाम केलेले **कुसुम वृंदावन हाईटस्** या व्यापारी संकुलातील पहीला मजला गाळा नं.**१२** यांसी क्षेत्र ९.६६ चौ.मी.(बांधीव) म्हणजेच १०३.९४ चौ.फुट (बांधीव) आहे. यांसी चतुःसिमा खालीलप्रमाणे....

पुर्वेस	पश्चिमेस	दक्षिणेस	उत्तरेस
गाळा नं.१३	गॅलरी	गाळा नं.१५	गाळा नं.११

येणेप्रमाणे चतुःसिमापुर्वक वर्णन केलेली गाळा मिळकत जलतरु,काष्टपापाण,निधी निक्षेप, तदंगभुत वस्तुंसह तसेच मिळकतीत पश्चिम बाजुने असलेल्या रस्त्यानें जाणेयेणेचे वागवहीवाटीचे हक्कासहची दरोबस्त मिळकत (सदर बांधीव गाळा मिळकतीचा उल्लेख यापुढे संक्षिप्ततेसाठी मिळकत असा केलेला आहे.)

२) मौजे **लासलगांव** येथील गट नंबर ३४७/४ पैकी ह्या शेतजमिनी मधील ले-आऊट प्लॅन हा मा.सहा.संचालक,नगररचना नाशिक यांचेकडील पत्रान्वये मंजुर झालेला असून सदर शेतजमिनीचे क्षेत्र निवासी कारणासाठी बिनशेती म्हणुन मा.जिल्हाधिकारी सो.नाशिक यांचेकडील आदेश क्रमांक ४७/१९९० दिनांक २४/०७/१९९० अन्वये परवानगी दिलेली आहे.

३) मौजे **लासलगांव** येथील गट नंबर ३४७/४ मधील बिनशेती प्लॉट क्र.४ ही मिळकत लिहुन देणार यांचे स्वकष्टार्जित खरेदी मालकीची असुन सदरची मिळकत ही लिहुन देणार नं.१ यांनी श्री.केशव मुरलीधर होळकर यांचेकडून फरोक्त खरेदीखत दस्त क्रमांक ९५८/१९९२ दिनांक १७/०२/१९९२ रोजीच्या कायम फरोक्त खरेदीखतान्वये खरेदी घेतलेली आहे. व त्याप्रमाणे गांवी अधिकार अभिलेखामध्ये लिहुन देणार नं.१ यांचे नांवाची नोंद ४ चे ७/१२ चे उता-यावर मालक व कब्जेदार सदरी नोंद नंबर ११४१ अन्वये झालेली आहे. तेव्हापासुन प्लॉट नं.४ ही मिळकत लिहुन देणार नं.१ यांचेच ताब्यांत व कब्जांत मालकी हक्काने आहे.

४) मौजे **लासलगांव** येथील प्लॉट नं.४ ही मिळत लिहुन देणार नं.१ यांचेच ताब्यांत मालकी हक्काने असल्याने कारणाने मिळकतीची विल्हेवाट लावणेचा लिहुन देणार नं.१ यांना पुर्ण हक्क व अधिकार होता. लिहुन देणार नं.१ यांना सदरचे

PHOTOGRAPHS OF THE DOCUMENT VERIFIED

BO: Lasalgaon,
Opposite LDP school, Talegaon road, Lasalgaon, Taluka – Niphad, Dist:- Nashik -422306

POSSESSION NOTICE

Whereas,

The undersigned being the Authorised Officer of Punjab National Bank under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of Powers conferred under Section 13 read with **Rule 3** of the Security Interest (Enforcement) Rules, 2002, issued a demand notice dated **20-01-2025** calling upon the Borrower **New Look Tailor & Readymade Butic (Pro. Vishal Nandkishor Kumawat)** , Commercial Shop Premises bearing Shop No.12 , First Floor, Kusum Vrundavan heights, Constructed on NA land bearing Plot no. 04 out of Gat No 347, Grampanchayat Property No 2163 (12), its Grampanchayat Sr. No. 3871 Situated at Lasalgoan, Taluka Niphad, Dist Nashik , Its to repay the amount mentioned in the notice being **Rs. 3,59,158.15 (Rupees Three Lakhs Fifty-Nine Thousand One Hundred Fifty-Eight and Fifteen Paisa only)** as on **31.12.2024 plus** interest and other charges there after within 60 days from the date of notice/date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower/mortgagor and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on the 09 th day of May the year 2025.

The borrower/mortgagor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Punjab National Bank for an amount of **Rs. 3,59,158.15 (Rupees Three Lakhs Fifty-Nine Thousand One Hundred Fifty-Eight and Fifteen Paisa only)** as on **31.12.2024** plus interest and other charges thereafter.

The borrower's/mortgagor's attention is invited to provisions of sub-section (8) of section 13 of the Act in respect of time available to redeem the secured assets.

Description of immovable property
All that piece & parcel of Commercial Shop Premises bearing Shop No.12, First Floor, Kusum Vrundavan heights, Constructed on NA land bearing Plot no. 04 out of Gat No 347, Sr. No. 3871 Grampanchayat Property No 2163 (12), Situated at Village Lasalgoan, Taluka Niphad, Dist Nashik, -422306

Admeasuring Area: 103.94 Sq feet

Owner- Shri Vishal Nandkishor Kumavat
Boundaries: -

East	Shop 13	**West**	Gallery
North	Shop no 11	**South**	Shop No.15

Date 09.05.2025
Place : Lasalgoan

Anand Pradhan
Authorised Officer
Punjab National Bank