Er. Vivek Gaur

B.E., M.E. (Civil), M.Sc. (R.E. Val.), LL.B.
IBBI Regd. Valuer
Regd. Valuer U/s 34AB of Wealth Tax Act, 1957
Chartered Engineer

Mobile: 98297-96752
N-22, Opp. SBI and ICICI Bank
Near Jaljog Circle
Jodhpur –342001

Valuation

M/s Kisan Machinery Store **Sh. Mohd. Ayub Khan Juna S/o Sh. Mohd. Safi Khan Juna**
Industrial Plot of Patta No. 4 न.पा.फ. / प्र.श.स. / 21 / 04 Dated 14.10.2021, Khasra No. 78/18, NH-11,
Phalodi

Er. Vivek Gaur
B.E. M.E.(Civil), M.Sc. (R.E. Val.), LL.B.
Income Tax and IBBI Regd, Valuer
Chartered Engineer

Mobile : 98297-96752
N-22, Opp. SBI and ICICI Bank,
Near Jaljog Circle, Jodhpur –342001
Date: 01/10/2026

VALUATION REPORT

Owner of Property
M/s Kisan Machinery Store **Sh. Mohd. Ayub Khan Juna S/o Sh. Mohd. Safi Khan Juna**

Address:-
Industrial Plot of Patta No. न.पा.फ./प्र.श.स./21/04 Dated 14.10.2021, Khasra No. 78/18, NH-11, Phalodi

Total (Market Value)	**Rs.**	**2,61,25,010 /-**
Realizable Value	**Rs.**	**2,22,06,258 /-**
Distress Value:	**Rs.**	**1,95,93,757 /-**
Guideline/DLC Value	**Rs.**	**1,95,72,164 /-**

Date: *01.10.2026*

Er. VIVEK GAU
BE., M.E.(CIVIL),M.Sc (R.E.Val.), L
Income Tax & IBBI Regd. Va
IOV Approved Valuer(A-27

Er. Vivek Gaur
B.E. M.E.(Civil), M.Sc. (R.E. Val.), LL.B.
Income Tax and IBBI Regd, Valuer
Chartered Engineer

Mobile : 98297-96752
N-22, Opp. SBI and ICICI Bank,
Near Jaljog Circle, Jodhpur –342001
Date: 01/10/2026

PUNJAB NATIONAL BANK
INTEGRATED RISK MANAGEMENT DIVISION (CREDIT POLICY SECTION)
HEAD OFFICE

Appendix – I

Sr No	Particulars	Content
I.	**Introduction**	
1	Name of Valuer	Er. Vivek Gaur
2	Date of Inspection	01.10.2026
	Title Deed Number & Date	N.A.
	Date of Valuation	01.10.2026
3	Purpose of Valuation	
4	Name of Property Owner/s (Mortgager) (Details of Share of each owner in case of joint & Co - Ownership)	**M/s Kisan Machinery Store** **Proprietor :** **Sh. Mohd. Ayub Khan Juna S/o Sh. Mohd. Safi Khan Juna**
	Name of Bank/FI as applicable	Punjab National Bank
	Name of Developer of Property	N.A.
	Whether Occupied by the Owner/Tenant If Occupied by Tenant, since how long	In Possession of Owner
	Physical Characteristics of the Asset	
	Location of the property in the city	
	(a) Plot No./ Survey No.	**Industrial Plot of Patta No. न.पा.फ. / प्र.श.स. / 21 / 04 Dated 14.10.2021, Khasra No. 78/18, NH-11, Phalodi**
	(b) Door No.	
	(c) T.S. No./Village	
	(d) Ward/ Taluka	
	(e) Mandal/ District	
	Municipal ward No.	
	City/ Town	Phalodi
	Residential Area/Commercial Area/Industrial Area	Industrial Area
	Classification of the area :	
	High / Middle / Poor	Middle
	Metro / Urban / Semi Urban / Rural	Urban
	Coming under Corporation limit/ Village Panchayat/ Municipality	Muncipality
	Postal address of the property	Industrial Plot of Patta No. न.पा.फ. / प्र.श.स. / 21 / 04 Dated 14.10.2021, Khasra No. 78/18, NH-11, Phalodi

Er. VIVEK GAUR
BE., M.E.(CIVIL),M.Sc (R.E.Val.), LL.B.
Income Tax & IBBI Regd. Valuer
IOV Approved Valuer(A-27163)