

E-auction Sale Notice To General Public Under Rule 8 & 9 Of The Security Interest (enforcement) Rules 2002

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE/MOVABLE PROPERTIES

(STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002)

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/physical/ symbolic possession of which has been taken by the Authorised Officer of the Bank/ Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties

| Lot No. | Name of the Branch<br>Name of the Account<br>Name & addresses of the<br>Borrower/Guarantors Account                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Description of the Immovable<br>Properties Mortgaged/ Owner's<br>Name<br>(mortgagors of property(ies))                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | A) Dt. Of Demand Notice u/s 13(2) of<br>SARFAESI ACT 2002<br>B) Outstanding Amount as on 31.12.2025<br>C) Possession Date u/s 13(4) of<br>SARFAESI ACT 2002<br>D) Nature of Possession<br>Symbolic/Physical/Constructive | A) Reserve Price<br>(Rs. in Lacs)<br>B) EMD<br>C) Bid Increase<br>Amount | Date/ Time of<br>E-Auction                                            | Details of the<br>encumbrance<br>s known to<br>the secured<br>creditors |
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| 1       | <b>Branch : Mahatma Nagar (484300)</b><br><b>Borrower :</b><br><b>Mr. Salim Shabir Patel</b><br><b>S/o. Mr. Shabir Dagumiyaa Patel</b><br><b>Mrs. Yasmin Salim Patel</b><br><b>W/o Mr. Salim Shabir Patel</b><br><b>Address:1</b><br>Ram Nagar , Chatori Road , Ganpir<br>Baba Mala Chatori , Niphad ,<br>Maharashtra, 422210<br><b>Address 2:</b><br>Flat No:04 , 2nd Floor , Bhagirathi<br>Niwas, Plot No:18, Besides Lunge<br>Mangal Karyalay , Adgaon Naka,<br>Swami Narayan Nagar , Mauje ,<br>Nashik, Maharashtra, 422013                                                                                                                                                                                                                                                                                                                               | Registered Mortgage of All that piece & parcel of a residential unit bearing Flat No. 4, 2nd Floor having Built-up area adm. 1450.00 Sq. Fts., i.e. area adm. 134.76 Sq. Mtrs., including 1 Hall + Kitchen +2 Bedroom + 2 W.C., Bath + Parking in the building named as Bhagirathi Niwas, constructed on Survey No. 287/A/1A/18, Plot No 18 area adm. 633.59 'Sq. Mtrs., lying & being situated at village Nashik -2, Tal. & Dist. Nashik, within the limits of Nashik Municipal Corporation, Nashik<br><b>Owned By - Shri. Salim Shabir Patel &amp; Smt. Yasmin Salim Patel</b><br><b>Boundaries - East-</b> Stair Case of Building & Flat No:2, <b>West-</b> Side Margin North-Side Margin, <b>South-</b> Side Margin<br><b>Property ID-</b> PUNB828877U56393716 | A) 11.07.2024<br>B) 58,46,374.71/-<br>+ further interest<br>C) 19.09.2024<br>D) Symbolic                                                                                                                                 | A) Rs 52.92 Lakh<br>B) Rs 5.29 Lakh (18.02.2026)<br>C) Rs 25,000/-       | <b>Date:</b><br><b>18.02.2026</b><br><b>From 11:00 AM to 16:00 PM</b> | Not Known                                                               |
| 2       | <b>Branch : PNB-ARMB (828800)</b><br><b>Borrower :</b><br><b>Mr. Hemant Shivajirao Sanap Also Legal Heir of Late. Shivajirao Tatyaba Sanap</b><br>Plot No-27, Aswini Co Operative Housing Society Limited, Jay Bhavani Road, Upnagar, Nashik Road, Nashik- 422006.<br><b>Also At :</b><br>At Sanap complex-B, Apartment on Plot 67, Gat No- 399/400,401,402, Near Railway Gate, Off Samangaon Road, Mouje Eklahare, Tal & Dist- Nashik-422105<br><b>Mr. Jayant Shivajirao Sanap Legal Heir of Late. Shivajirao Tatyaba Sanap</b><br>Plot No-27, Aswini Co Operative Housing Society Limited, Jay Bhavani Road, Upnagar, Nashik Road, Nashik-422006.<br><b>Mr. Prashant Shivajirao Sanap Legal Heir of Late. Shivajirao Tatyaba Sanap</b><br>Plot No-27, Aswini Co Operative Housing Society Limited, Jay Bhavani Road, Upnagar, Nashik Road, Nashik - 422006. | N.A. Residential Land & Hall in Bulding "B" on first floor known as Sanap Complex- B, Apartment on Plot No-67, Gat no- 399, 400, 401, 402, , Near railway gate, Off Samangaon Road, Mouje Eklahare, Nashik, 422105.<br><b>Owned By Mr. Shivaji Tatyaba Sanap</b><br><b>Boundaries:</b><br><b>North :</b> Road of Eklahare Thermal Power Station.<br><b>South :</b> Railway Line of Eklahare Thermal Power Station.<br><b>East :</b> Road<br><b>West :</b> Gat No-398<br><b>Property ID- PUNBIDB10085127</b>                                                                                                                                                                                                                                                        | A) 16/03/2024<br>B) Rs.20387837.73<br>+ further interest & Charges<br>C) 10/06/2024<br>D) Symbolic                                                                                                                       | A) Rs. 342.72 Lakh<br>B) Rs. 34.272 Lakh (18.02.2026)<br>C) Rs 2.00 Lakh | <b>Date:</b><br><b>18.02.2026</b><br><b>From 11:00 AM to 16:00 PM</b> | Not Known                                                               |
| 3       | <b>PNB-Nashik City (036200)</b><br><b>Borrower :</b><br><b>Mrs Neelofar Ashpak Attar</b><br>Flat no -5, First Floor, Al Sana Complex -3, City Survey no 716+717+718P<br>Village OJHAR Mig, Tal- Niphad, District-Nashik, Maharashtra- 422207<br><b>Also At:</b><br>Attar Lane, Ojhar Mig, Niphad Ojhar TS, Nashik, Maharashtra- 422207                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | EM Of Flat No 05 , First Floor, Al Sana Complex 3, City Survey No 716+717+718P Village Ozar Mig Tal Niphad Dist Nashik.<br><b>Owned By- Mrs. Neelofar Ashpak Attar</b><br><b>Built Up Area-65.06 Sq.Mtr</b><br><b>Boundaries:</b><br><b>North :</b> Flat No-06<br><b>South :</b> Flat No-04,<br><b>East :</b> Staircase, Plot No-09<br><b>West :</b> Side Margin<br><b>Prop. ID :</b> PUNB0MA60356288                                                                                                                                                                                                                                                                                                                                                              | A) 10/04/2024<br>B) Rs.26,90,339.15<br>+ further interest & Charges<br>C) 20/06/2024<br>D) Symbolic                                                                                                                      | A) Rs. 18.70 Lakh<br>B) Rs. 1.87 Lakh (18/02/2026)<br>C) Rs. 0.50 Lakh   | <b>Date:</b><br><b>18/02/2026</b><br><b>From 11:00 AM to 16:00 PM</b> | Not Known                                                               |
| 4       | <b>Branch : Mahatma Nagar</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Flat No.01, Ground Floor in "Bachchan"                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | A) 09/12/2024                                                                                                                                                                                                            | A) Rs. 27.95                                                             | <b>Date:</b>                                                          | Not Known                                                               |



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| 4 | <p><b>Branch : Mahatma Nagar, Nashik (484300)</b><br/> <b>Mortgager :</b><br/> <b>Mr. Suhas Vishwanath Londhe</b><br/> Address: Flat No 01, Ground Floor in "Rachana Apartment", Kalpana Academy of Excellence, Plot no.11, Sr. No.8/12, Opp. Wellness Forever, Trimurti Dental Clinic, Behind Kakaji Mesale, Trimurti chowk, Ambad Link Road, Village Kamatwade, Tal and dist Nashik-422010</p> <p><b>Owned by Mr Suhas Vishwanath Londhe</b><br/> <b>Boundaries as:</b><br/> <b>East:</b> Open Space, <b>West:</b> Flat No.02<br/> <b>North:</b> Colony Road,<br/> <b>South:</b> Open Space<br/> <b>Property ID - PUNB00082880168</b></p> <p><b>1. Sh. Digambar Bakerao Zoman</b><br/> Address: Flat No 1, S. No. 339, Jainam Apartment, Near Jatra Hotel, Adgaon Naka Nashik - 422 003</p> <p><b>2. Smt Swati Ranat Kawade</b><br/> Address: Row House No1, Shree Laxmi Row Houses Apartment, Swami Janardan Nagar, Makhmalabad Road, Nashik - 422 001</p>                                                                                                                                                                                                                                                                                   | <p>A) 08.12.2021<br/> B) Rs.2532618.15<br/> + further interest + Charges<br/> C) 30.04.2022<br/> D) Symbolic</p>                                                                              | <p>A) Rs. 27.85 Lakh<br/> B) Rs 2.78 Lakh (18.02.2026)<br/> C) Rs 50,000/-</p>   | <p><b>Date:</b><br/> <b>18/02/2026</b><br/> <b>From 11:00 AM to 16:00 PM</b></p> | Not Known |
| 5 | <p><b>Branch : PNB-Nashik City (036200)</b><br/> <b>Borrower :</b><br/> <b>M/S Kisan Steel And Alloys LLP</b><br/> Address: Gat no- 25, At Post-Indore, Tal- Dindori, Dist- Nashik, 422002</p> <p><b>Partner and Guarantor in M/s Kisan Steel and Alloys LLP</b><br/> <b>1. Mr. Kishor Jagannath Gaikwad</b><br/> Address: Address: Gat no- 25, At Post- Indore, Tal- Dindori, Dist- Nashik- 422002</p> <p><b>2. Mr. Atharv Rahul Kulkarni</b><br/> Address: Flat No- 203, Building No- 1-C, Phase-6, Siddachal Complex, Thane. 400610</p> <p><b>3. Miss. Zeel Sameer Vora</b><br/> Address: Flat No- 101, Madhuban Darshan Apartment, Ambadi Road, Maitre Park, Vasai West, VTC Vasai, Po- Bassein Road, Thane. 401202</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>A) 20/02/2023<br/> B) Rs. 19472790.70<br/> + further interest &amp; Charges<br/> C) 06/05/2023<br/> D) Physical</p>                                                                        | <p>A) Rs 256.63 Lakh<br/> B) Rs 25.66 Lakh (18/02/2026)<br/> C) Rs 1.00 Lakh</p> | <p><b>Date:</b><br/> <b>18/02/2026</b><br/> <b>From 11:00 AM to 16:00 PM</b></p> | Not Known |
| 6 | <p><b>Branch : PNB-Nashik City (036200)</b><br/> <b>Borrower : Mrs. Poonam Yogesh Shirsath ( Proprietor of YRS Agro Industries)</b><br/> Address: H No 497 1 At Post Bahaduri Chandwad, Nasik, Maharashtra- 422205</p> <p><b>Mrs. Poonam Yogesh Shirsath</b><br/> Address: Flat No 301, B Wing, Satyam Hills, Sharayu Park, Near Ambika Textile, JatraChouk, AdgaonShivar, Nashik. 422003.</p> <p><b>Also At :</b><br/> Flat No-A-4, Rajhans Building-A, Dhatriak Phata, Near Water Tank, AdgaonShivar, Panchvati, Nashik. 422003.</p> <p><b>Also At :</b><br/> C/O YogeshShirsath, 3 Chavan Bungalow, Ganesh colony, Sharayu Park, Adgaon Shivar, Behind Ambika Textiles, Nashik. 422003</p> <p><b>Also At :</b><br/> Flat Number 04, Ground Floor Shree Rajhans Co-Operative Housing Society Limited Building Number 1 Wing A Plot Number 21 and Survey number 561/2/1 Near Lokmanya Hospital, Dhatriak Phata, Adgaon Shivar, Nashik-422002</p> <p><b>Boundaries:</b><br/> <b>North-</b> Marginal space and Guta building Number 2<br/> <b>South-</b> Parking<br/> <b>East-</b> Flat No.05<br/> <b>West-</b> S tair and flat no.3<br/> <b>Owned By : Poonam Yogesh Shirsath</b><br/> <b>Property ID-</b><br/> <b>PUNB0008288048294624</b></p> | <p>A) 03/10/2024<br/> B) Rs. 95,03,099.44<br/> + further interest &amp; Charges<br/> (Balance of 2A/c YRS Agro industry + TLPHL PoonamYogeshShirsath)<br/> C) 13/01/2025<br/> D) Symbolic</p> | <p>A) Rs 9.96 Lakh<br/> B) Rs 1.00 Lakh (18/02/206)<br/> C) Rs 0.25 Lakh</p>     | <p><b>Date:</b><br/> <b>18.02.2026</b><br/> <b>From 11:00 AM to 16:00 PM</b></p> | Not Known |

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| 7 | <b>PNB-Nashik Canada Corner (020310)</b><br><b>Borrower :</b><br><b>M/s Harshil Construction Company,</b><br><b>Prop: Sh Vipul Shashikant Mehta,</b><br>Address: Flat no 10/11 B, Wing Indraprastha Apartment, Mahatma Nagar, Behind Banjara Hotel, Nashik-422007<br><b>Mortgagor/ Guarantor :</b><br><b>1. Sh Vipul Shashikant Mehta</b><br>Address: Flat no 10/11 B, Wing Indraprastha Apartment, Mahatma Nagar, Behind Banjara Hotel, Nashik-422007<br><b>2. Smt Namrata Vipul Mehta</b><br>Address: Flat no 10/11 B, Wing Indraprastha Apartment, Mahatma Nagar, Behind Banjara Hotel, Nashik-422007                                                                                                                                                                                                    | Pent House bearing Amalgamated of Flat No 10 & 11, 5th Floor, Indraprastha Apartment, B- Wing, Plot no.49, SERVE NO 728/1to 10/13B to 25A/107, final plot no 489, T.P.S.II behind furniture shopee, Mahatma Nagar, Behind banjara Hotel, Nashik-422007<br>Flat No. 10 Built Up Area 110.87 Sq.mtr Terrace Area 63.17 Flat No. 11 Built Up Area 119.33 Sq.mtr Terrace Area 94.79<br><b>Owner 1. Vipul Shashikant Mehta</b><br><b>2. Namrata Vipul Mehta</b><br><b>Flat No- 10 Boundaries:</b><br>East- Flat No-11<br>West- open space<br>North- open space<br>South- AWing bldg<br><b>Flat No- 11 Boundaries:</b><br>East- colony rd<br>West- Flat No- 10<br>North- open space<br>South- IAWing bldg<br>Prop. ID : PUNB0082880084                                                                 | A) 02.12.2017<br>B) Rs.24099331.00<br>+ further interest & Charges<br>C) 25/02/2019<br>D) Symbolic | <b>A) Rs 164.10 Lakh</b><br><b>B) Rs 16.41 Lakh (18.02.2026)</b><br><b>C) Rs 2.00 Lakh</b>                                                                                             | <b>Date:</b><br><b>18.02.2026</b><br><b>From 11:00 AM to 16:00 PM</b> | Not Known |
| 8 | <b>Branch : ARMB (828800)</b><br><b>Borrower :</b><br><b>M/S.Venkatesh Infosys</b><br>Shop No B10/11 On First Floor 'B' Wing "Gurukrupa Sankul" Next To Nirmala Lawns, Mumbai-Agra Highway, Pimpalgaon (B), Tal- Niphad Dist-Nashik. 422209<br><b>Prop. Rajani Nivrutti Bhadane</b><br>Flat No 1101, Vista, Pathardi Wadala Road, Indira Nagar, Nasik. 422009<br><b>Also At-</b><br>Flat No- 10, Padma Vishwa Plaza, Tagor Nagar, Poona Road, Nashik. 422006<br><b>Guarantor:</b><br><b>A)NivruttiWamanraoBhadane</b><br>Flat No 1101, Vista, Pathardi Wadala Road, Indira Nagar, Nasik. 422209<br><b>Also At-</b><br>Flat No- 10, Padma Vishwa Plaza, Tagor Nagar, Poona Road, Nashik - 422006<br><b>B)Vishal Vasant Kshatriya</b><br>Shop No 9, Antariksh Apt, Tagor Nagar, Poona Road, Nashik Pin-422006 | Details of Asset:- Immovable property<br>A) Shop No B.10 on First Floor in "B" Wing "Gurukrupa Sankul" Next to Nirmala Lawns, Mumbai-Agra Highway, Pimpalgaon (B), Tal- Niphad Dist-Nashik<br><b>Owned By Nivrutti Waman Bhadane</b><br><b>Adm Area-21.00 Sq M</b><br><b>Boundaries-</b><br>North-Shop No.B13, South- Wing B & Passage, East-Shop No B-11<br>West-Shop No A-9<br><b>Property ID: PUNB0082880004</b><br>B) Shop No B11 on First Floor in "B" Wing "Gurukrupa Sankul" Next to Nirmala Lawns, Mumbai-Agra Highway, Pimpalgaon (B), Tal- Niphad Dist-Nashik<br><b>Owned By Nivrutti Waman Bhadane</b><br><b>Adm Area-21.00 Sq M</b><br><b>Boundaries :</b><br>North-Shop No.B13, South-Wing B, Passage, East-Shop No D-12<br>West-Shop No.B-10<br><b>Property ID: PUNB0082880003</b> | A) 01/07/2015<br>B) Rs.26498672.50<br>+ further interest & Charges<br>C) 13/11/2025<br>D) Physical | <b>A) Rs 9.16 Lakh</b><br><b>B) Rs 0.92 Lakh (18/02/2026)</b><br><b>C) Rs 0.50 Lakh</b><br><br><b>A) Rs 9.16 Lakh</b><br><b>B) Rs 0.92 Lakh (18/02/2026)</b><br><b>C) Rs 0.50 Lakh</b> | <b>Date:</b><br><b>18.02.2026</b><br><b>From 11:00 AM to 16:00 PM</b> | Not Known |

The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:

1. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS"
2. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.
3. The Sale will be done by the undersigned through e-auction platform provided at the Website [www.pnbindia.in](http://www.pnbindia.in) & <https://baanknet.in> on 18.02.2026 @ 11.00AM to 4.00 PM.
4. Bidder compulsorily has to submit at least One Bid above the reserve price for participating in E-Auction.
5. For detailed term and conditions of the sale, please refer [www.pnbindia.in](http://www.pnbindia.in) & <https://baanknet.in>

Date : 03.02.2026

Place : Nashik

Sd/-  
 Mr. Venkatesh S.  
 Chief Manager and Authorized Officer,  
 Punjab National Bank, (Secured Creditor)