



SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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.

SCHEDULE OF THE SECURED ASSETS

Lot No.	Name of the Branch Name of the Account Name & addresses of the Borrower/ Guarantors Account	Description of the Immovable Properties Mortgaged/ Owner's Name (mortgagors of property(ies))	A) Dt. Of Demand Notice u/s 13(2) of SARFAESI ACT 2002 B) Outstanding Amount as on 30.11.2025 C) Possession Date u/s 13(4) of SARFAESI ACT 2002 Nature of D) Possession Symbolic/ Physical/Constructive	A) Reserve Price (Rs. in Lacs) B) EMD Amt C) Bid Increase Amount	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
1	Mr. Salim Shabir Patel S/o. Mr. Shabir Dagumiya Patel Mrs. Yasmin Salim Patel W/o Mr. Salim Shabbir Patel Address:1 Ram Nagar , Chatori Road , Ganpir Baba Mala Chatori , Niphad , Maharashtra,422210 Address 2: Flat No:04 , 2nd Floor , Bhagirathi Niwas, Plot No:18, Besides Lunge Mangal Karyalay , Adgaon Naka, Swami Narayan Nagar , Matuje , 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. Owned By - Shri. Salim Shabir Patel & Smt. Yasmin Salim Patel Boundaries - East : Stair Case of Building & Flat No : 2, West : Side Margin North : Side Margin, South : Side Margin Property ID- PUNB828877U56393716	A) 11.07.2024 B) 58,09,766.71 + further interest + chg C) 19.09.2024 D) Symbolic	A) Rs. 52.92 Lakh B) Rs. 5.29Lakh C) Rs. 25,000/-	Date: 30.12.2025 From 11:00 AM to 16:00 PM	Not Known
2	PNB-ARMB (828800) Mr. Hemant Shivajirao Sanap Also Legal Heir of Late. Shivajirao Tatyaba Sanap Plot No-27, Aswini Co Operative Housing Society Limited, Jay Bhavani Road, Upnagar, Nashik Road, Nashik-422006. Also At : 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 Mr. Jayant Shivajirao Sanap Legal Heir of Late. Shivajirao Tatyaba Sanap Plot No-27, Aswini Co Operative Housing Society Limited, Jay Bhavani Road, Upnagar, Nashik Road, Nashik-422006. Mr. Prashant Shivajirao Sanap Legal Heir of Late. Shivajirao Tatyaba Sanap 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. Owned By Mr. Shivaji Tatyaba Sanap Property ID - punbidb10085127 Boundaries: North : Road of Eklahare Thermal Power Station. South : Railway Line of Eklahare Thermal Power Station. East : Road West : Gat No. 398	A) 16.03.2024 B) Rs. 20182573.73 + further interest & Charges C) 10.06.2024 D) Symbolic	A) Rs. 380.80 Lakh B) Rs. 38.08 Lakh C) Rs 2.00 Lakh	Date: 30.12.2025 From 11.00 AM to 04.00 PM	Not Known
3	PNB-Nashik City (036200) Mrs. Poonam Yogesh Shirsath (Proprietor of YRS Agro Industries) Address: H No 497 1 At Post Bahaduri Chandwad,Nasik, Maharashtra,India,422205 Mrs. Poonam Yogesh Shirsath Address: Flat No 301, B Wing, Satyam Hills, Sharayu Park, Near Ambika Textile, Jatra Chouk, Adgaon Shivar, Nashik. 422003. Mrs. Poonam Yogesh Shirsath Address: Flat No- A-4, Rajhans Building -A, Dhattrak Phata, Near Water Tank, Adgaon Shivar, Panchvati, Nashik. 422003. Mrs. Poonam Yogesh Shirsath Address: C/O Yogesh Shirsath, 3 Chavan Bungalow, Ganesh colony, Sharayu Park, Adgaon Shivar, Behind Ambika Textiles, Nashik. 422003 Mrs. Poonam Yogesh Shirsath Address: 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, Dhattrak Phata, Adgaon Shivar, Nashik-422002	Flat Number 04, Ground Floor Shree Rajhans Co-Operative Housing Society Limited, Building Number 1, Wing A, Plot Number 21 and 24, Survey number 561/2/1, Near Lokmanya Hospital, Dhattrak Phata, Adgaon Shivar, Nashik-422002. Boundaries : North : Marginal space and Guta building Number 2 South : Parking East : Flat No.05 West : Stair and flat no.3 Owned By : Poonam Yogesh Shirsath	A) 03,10,2024 B) Rs. 94,25,075.44 + further interest & Charges (Balance of 2A/c YRS Agro industry + TLPPL Poonam Yogesh Shirsath) C) 13.01.2025 D) Symbolic	A) Rs. 9.09 Lakh B) Rs. 0.90 Lakh C) Rs 0.25 Lakh	Date: 30.12.2025 From 11.00 AM to 04.00 PM	Not Known

4	Mahatma Nagar, Nashik (484300) 1. Mr. Suhas Vishwanath Londhe (Mortgager) 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 2. Sh Digambar Bakerao Zoman (Guarantor) Address : Flat No 1, S. No. 339 Jainam Apartment, Near Jatra Hotel, Adgaon Naka Nashik PIN : 422 003 3. Smt Swati Ranat Kawade (Guarantor) Address : Row House No1, Shree Laxmi Row Houses Apartment, Swami Janardan Nagar, Makhmalabad Road, Nashik PIN : 422 001	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 Owned by Mr Suhas Vishwanath Londhe Boundaries as: East : Open Space, West : Flat No.02 North : Colony Road, South : Open Space Property ID - PUNB000828800168	A) 08.12.2021 B) Rs. 25,11,766.15 + further interest + Charges C) 30.04.2022 D) Symbolic	A) Rs. 30.94 Lacs B) Rs. 3.09 Lacs C) Rs. 50,000/-	Date 30.12.2025 From 11.00 AM to 04.00 PM	Not Known
5	PNB-Mahatma Nagar (484300) VAISHALI SATISH JADHAV Flat No 11, 2nd Floor, Datar Apartment Co-Op HSG Society, Opp Hotel Panchavati, Wakilwadi, Nashik PIN : 422 001 SATISH ABA JADHAV Flat No 11, 2nd Floor, Datar Apartment Co-Op HSG Society, Opp Hotel Panchavati, Wakilwadi, Nashik PIN : 422 001	FLAT NO 11, 2ND FLOOR, DATAR APARTMENT COP-OP HSG SOCIETY, OPP HOTEL PANCHAVATI, WAKILWADI, NASIK-422001 Admg : 92.27Sq Mtr Owned by : Vaishali satish Jadhav & Satish ABA Jadhav Boundries North : staircase , passage South : Road East : prop of Shri abhyankar West : Wakilwadi road Property ID - PUNB000828800203	A) 23/09/2021 B) Rs. 3605557.56 + further interest & Charges C) 14/01/2022 D) Symbolic	A) Rs 36.50 Lakh B) Rs 3.65 Lakh (30.12.2025) C) Rs 1.00 Lakh	Date 30.12.2025 From 11.00 AM to 04.00 PM	Not Known
6	BO:Sharanpur Road Nasik (376200) M/S.Venkatesh Infosys Shop No B-10/11 On First Floor "B" Wing "Gurukrupa Sankul" Next To Nirmala Lawns, Mumbai-Agra Highway, Pimpalgaon (B), Tal- Niphad Dist-Nashik. 422209 Prop. Rajani Nivrutti Bhadane Flat No 1101, Vista, Pathardi Wadala Road, Indira Nagar, Nasik. 422009 Rajani Nivrutti Bhadane Flat No- 10, Padma Vishwa Plaza, Tagor Nagar, Poona Road, Nashik- 422006. Guarantor : A)Nivruti Wamanrao Bhadane Flat No 1101, Vista, Pathardi Wadala Road, Indira Nagar, Nasik. 422209 Nivruti Wamanrao Bhadane Flat No- 10, Padma Vishwa Plaza, Tagor Nagar, Poona Road, Nashik - 422006. B)Vishal Vasant Kshatriya Shop No 9, Antariksh Apt, Tagor Nagar, Poona Road, Nashik Pin-422006	Details of Asset:- Immovable property 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 Owned By Nivruti Waman Bhadane Adm Area-21.00 Sq M Boundaries - North : Shop No.B13 South : Wing B & Passage East : Shop No B-11 West :Shop No.A-9 Property ID: PUNB0082880004 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 Owned By Nivruti Waman Bhadane Adm Area : 21.00 Sq M Boundaries North : Shop No.B13 South : Wing B, Passage East : Shop No D-12 West : Shop No.B-10 Property ID : PUNB0082880003	A) 01.07.2015 B) Rs. 26113056.50 + future int & chg C) 13.11.2025 D) Physical	A) Rs.8.55 lacs B) Rs.0.85 lacs (30.12.2025) C) Rs. 0.50 lacs A) Rs.8.55 lacs B) Rs.0.85 lacs (30.12.2025) C) Rs. 0.50 lacs	Date 30.12.2025 From 11.00 AM to 04.00 PM	Not Known
7	BO: Sharanpur road Nasik(376200) M/S Vishal Photos Add: 1.Shop No 9 Antariksh Apt, Tagor Nagar Poona Road, Nashik. Pin-422006 Add:2.Shop No B.12 on First Floor in "B" Wing "Gurukrupa Sankul", Next to Nirmala Lawns, Mumbai-Agra Highway, Pimpalgaon (B), Tal- Niphad Dist-Nashik-422303 Prop. Vishal Vasant Kshatriya Shop No 9 Antariksh Apt Tagor Nagar Poona Road, Nashik Pin-422006 Guarantor 1 - Nivruti Wamanrao Bhadane Flat no 1101 Vista Pathardi Wadala Road, Indira Nagar Nasik 422209 Also At - Flat No- 10, Padma Vishwa Plaza, Tagor Nagar, Poona Road, Nashik - 422006 Guarantor 2 - Rajani Nivrutti Bhadane Flat No. 1101 Vista Pathardi, Wadala Road, Indira Nagar Nasik 422209 Also At - Flat No. 10, Padma Vishwa Plaza, Tagor Nagar, Poona Road, Nashik- 422006.	Detail Details of Property :- Shop No B.12 on First Floor in "B" Wing "Gurukrupa Sankul" Next to Nirmala Lawns, Mumbai-Agra Highway, Pimpalgaon (B), Tal- Niphad Dist-Nashik Owned By- Mr.Nivruti Wamanrao Bhadane Boundaries: North : Shop No- B-13 South : Common Passage Wing B West : Shop No- 11 Wing A East : Passage of Wing A Property Id- PUNB0082880005	A) 06.04.2015 B) Rs. 14918952.00 C) 28.10.2015 D) Physical	A) Rs. 11.80 Lacs B) 1.18 Lacs (30.12.2025) C) 1.00 Lacs	Date 30.12.2025 From 11.00 AM to 04.00 PM	Not Known
8	PNB-Nashik City (036200) Mrs Neelofar Ashpak Attar Flat no -5, First Floor, Al Sana Complex -3 City Survey no 716+717+718P, Village OJHAR MIG, Tal- Niphad, District-Nashik Maharashtra- 422207, Mobile-9890721584 Also At : Attar Lane, Ojhar Mig, Niphad Ojhar TS, Nashik Maharashtra- 422207 Mobile-9890721584	EM Of Flat No 05 , First Floor, Al Sana Complex 3, City Survey No 716+717+718P Village Ozar Mig Tal Niphad Dist Nashik. Owned By- Mrs. Neelofar Ashpak Attar Built Up Area-65.06 Sq Mtr Boundaries: North : Flat No- 06 South : Flat No- 04 East : Staircase, Plot No- 09 West : Side Margin	A) 10.04.2024 B) Rs. 26,73,201.15 + further interest & Charges C) 20.06.2024 D) Symbolic	A) Rs 18.70 Lakh B) Rs 1.87 Lakh C) Rs 0.50 Lakh	Date 30.12.2025 From 11.00 AM to 04.00 PM	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.

- The properties are being sold on 'AS IS WHERE IS BASIS' and 'AS IS WHAT IS BASIS' and "WHATEVER THERE IS BASIS"
- The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation.
- The Sale will be done by the undersigned through e-auction platform provided at the Website www.pnbindia.in. & <https://baanknet.in> on 30.12.2025 @ 11:00 AM To 4.00 PM
- Bidder compulsorily has to submit at least One Bid above the reserve price for participating in E-Auction
- For detailed term and conditions of the sale, please refer www.pnbindia.in, <https://www.baanknet.com>.

SEAL

Sd/- **Venketesh S.**
Authorized Officer
Secured Creditor, Punjab National Bank

Date : 10.12.2025
Place : Nasik