



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 31.01.2025 C) Possession Date u/s 13(4) of SARFAESI ACT 2002 Nature of 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	PNB-Nashik City (036200) M/S Kisan Steel And Alloys LLP (Borrower) Address: Gat no- 25, At Post- Indore, Tal- Dindori, Dist- Nashik-422002 Mr. Kishor Jagannath Gaikwad (Partner and Guarantor in M/s Kisan Steel and Alloys LLP) Address: Address: Gat no- 25, At Post- Indore, Tal- Dindori, Dist- Nashik-422002 Mr. Athary Rahul Kulkarni (Partner and Guarantor in M/s Kisan Steel and Alloys LLP) Address: Flat No. 203, Building No-1-C, Phase-6, Siddachal Complex, Thane-400610 Miss. Zeel Sameer Vora (Partner and Guarantor in M/s Kisan Steel and Alloys LLP) Address: Flat No. 101, Madhuban Darshan Apartment, Ambadi Road, Maitre Park, Vasai West, VTC Vasai, Po- Bassein Road, Thane- 401202.	All piece and parcel of Industrial area admeasuring 8000 Sq. Mtr out of total area of Gat No. 25 (Old S. No. 12) together with construction unit constructed thereon situated at Village Indore, Tal. Dindori, Dist. Nashik within limits of the Parishad Nashik and Panchayat Samiti Dindori belonging to M/s Kisan Steel and Alloys LLP. Boundaries: - North: - Gat No. 25/2 (Remaining area of Kishor Jagannath Gaikwad and Mr. Krushna Jagannath Gaikwad) South: - Indore - Talegaon Village Road East: - Gat No. 25/4 (Area owned by Arjun Gamane and Bhagwan Gamane in this Gat) West:- Gat No. 25/1 (Area owned by Mr. Vishnu Sukdeo Gamane in this Gat) PROPERTY ID : PUNB000828800229	A) 20.02.2023 B) Rs. 1,98,53,681.70 + further interest & Charges C) 06.05.2023 D) Physical	A) Rs. 316.83 Lakh B) Rs. 31.683 Lakh (07.04.2026) C) Rs. 1.00 Lakh	07.04.2026 From 11.00 AM to 04.00 PM	Not Known
2	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 , Mauje , 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) 5922092.71+ further interest + chg C) 19.09.2024 D) Symbolic	A) Rs. 47.62 Lakhs B) Rs. 4,762 Lac (07.04.2026) C) Rs. 25,000/-	07.04.2026 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-422005. 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 : 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, Dhatrik 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, Dhatrik 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 Property ID : PUNB00082880MA48294624	A) 03.10.2024 B) Rs. 8954437.07 yrs+698634.37= 9581607.44 + further interest & Charges (Balance of 2A/c YRS Agro industry + TLPPL Poonam Yogesh Shirsath) C) 13.01.2025 D) Symbolic	A) Rs. 8.96 Lakh B) Rs. 89600/- (07.04.2026) C) Rs. 0.25 Lakh	07.04.2026 From 11.00 AM to 04.00 PM	Not Known

4	BO : Sharanpur Road Nasik (376200) M/S. Venkatesh Infosys 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 Prop. Rajani Nivrutti Bhadane Flat No. 1101, Vista, Pathardi Wadala Road, Indira Nagar, Nasik-422009. Guarantor : A) Nivruti Wamanrao Bhadane Flat No. 1101, Vista, Pathardi Wadala Road, Indira Nagar, Nasik-422009. 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 : Nivrutti Waman Bhadane Adm Area - 21.00 Sq.M. Boundaries : North-Shop No. B-13, 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 : Nivrutti 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. 27246894.50 + future int & chg C) 13.11.2025 D) Physical	A) Rs.8.24 lacs B) Rs.0.824 lacs (07.04.2026) C) Rs. 0.25 lacs A) Rs.8.24 lacs B) Rs.0.824 lacs 07.04.2026 C) Rs. 0.25 lacs	07.04.2026 From 11.00 AM to 04.00 PM	Not Known
5	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.Mr Property ID : PUNB011A60356288 Boundaries : North : Flat No. 06, South : Flat No. 04, East : Staircase, Plot No. 09, West : Side Margin	A) 10.04.2024 B) Rs. 2724722.15 + further interest & Charges C) 20.06.2024 D) Symbolic	A) Rs. 16.83 Lakh B) Rs. 1.683 Lakh (07.04.2026) C) Rs. 0.25 Lakh	07.04.2026 From 11.00 AM to 04.00 PM	Not Known
6	Mahatma Nagar, Nashik (484300) 1. Mr. Subhas 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 : 422 001 3. Smt Swati Ranat Kawade (Guarantor) Address : Row House No. 1, Shree Laxmi Row House 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 Subhas 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. 2572774.15 + further interest + Charges C) 30.04.2022 D) Symbolic	A) Rs. 25.06 Lacs B) Rs. 2,506 Lacs (07.04.2026) C) Rs 25,000/-	Date: 07.04.2026 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.

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 Authorized Officer, but the Authorized 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 <https://baanknet.com> on **07.04.2026 @ 11.00 AM 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 <https://baanknet.com>.

Date : 20.03.2026

Place : Nashik.

SEAL

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