

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 (mortgagers of property(ies))	A) Dt. Of Demand Notice u/s 13(2) of SARFAESI ACT 2002 B) Outstanding Amount as on 30.06.2025 C) Possession Date u/s 13(4) of SARFAESI ACT 2002 D) Nature of Possession Symbolic/Physical/Constructive	A) Reserve Price (Rs. In Lacs) B) EMD C) Bid Increase Amount	Date/ Time of E-Auction	Details of the encumbrance s known to the secured creditors
1	Branch : Sharanpur Road Nasik (376200) Borrower : M/s.SAI ENTERPRISES Shop No.-A4/5/8/10, First Floor 'Gurukrupa Sankul-A' Next to Nirmala Lawns, Mumbai Agra Highway, Pimpalgaon (B), Tal-Niphad, Dist. Nashik.422209 Prop. 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 Guarantor: a) Rajani Nivruti 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 b) Vishal Vasant Kshatriya Shop No 9,Antariksh Apt,Tagor Nagar, Poona Road, Nashik Pin-422006	Details of Asset:- Immovable property A) Shop No.-A4, On First Floor 'Gurukrupa Sankul-A' Next to Nirmala Lawns, Mumbai Agra Highway, Pimpalgaon (B), Tal-Niphad, Dist. Nashik. 422209 Owned By-Nivrutti Waman Bhadane Adm Area-18.96 SqMtr Boundaries- North-Passage and Open space, South-Remaining Plot East-Shop No.A3, West-Shop No.A5 Property ID: PUNB0082880070 B) Shop No.A5, On First Floor 'Gurukrupa Sankul-A' Next to Nirmala Lawns, Mumbai Agra Highway, Pimpalgaon(B),Tal-Niphad, Dist. Nashik.422209 Owned By- Nivrutti Waman Bhadane Adm Area-16.45 SqMtr Boundaries- North-Passage South-Open Space Plot, East-Shop No.A4, West- Open Space Plot Property ID: PUNB0082880071 C) Shop No-A.8, On First Floor 'Gurukrupa Sankul-A' Next to Nirmala Lawns, Mumbai Agra Highway, Pimpalgaon (B), Tal-Niphad, Dist.Nashik. 422209 Owned By-Nivrutti Waman Bhadane Adm Area-20.91 SqMtr Boundaries- North-Wing B Shop No.04, South-Wing A Shop No.07 East-Wing A Shop No.09 West- Remaining Plot Property ID: PUNB0082880072 D) Shop No.A10, On. First Floor 'Gurukrupa Sankul-A' Next to Nirmala Lawns, Mumbai Agra Highway, Pimpalgaon (B), Tal-Niphad, Dist. Nashik. 422209 Owned By-Nivrutti Waman Bhadane Adm Area-20.91 SqMtr Boundaries- North-Wing B Shop No.02, South-Wing A Open Space East-Wing A Shop No.11 West-Wing A Shop No.09 Property ID: PUNB0082880073	A)28/10/2019 B)Rs.42,14,828.00/- + further int. & chg C)02/01/2020 D) Symbolic	A) Rs.8.50 Lakh B) Rs.0.85 Lakh C) Rs. 0.50 Lakh A) Rs.7.50 Lakh B) Rs.0.75 Lakh C) Rs. 0.50 Lakh A) Rs.9.50 Lakh B) Rs.0.95 Lakh C)Rs. 0.50 Lakh A) Rs.9.50 Lakh B) Rs.0.95 Lakh C) Rs. 0.50 Lakh	Date: 29.08.2025 From 11:00 AM to 16:00 PM	Not Known
2	Branch : Sharanpur Road Nasik (376200) Borrower : 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. 422209 Also At:- 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 Also At:- 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 Nivrutti 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 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 Nor B-10 Property ID: PUNB0082880003	A) 01/07/2015 B) Rs.2,43,19,717.50 future int&chg C) 28/10/2015 D) Symbolic	A) Rs.9.50 Lakh B) Rs.0.95 Lakh C) Rs. 0.50 Lakh A) Rs.9.50 Lakh B) Rs.0.95 Lakh C) Rs. 0.50 Lakh	Date: 29.08.2025 From 11:00 AM to 16:00 PM	Not Known

3	Branch :Sharanpur road Nasik(376200) Borrower : M/S Vishal Photos Shop No 9 Antariksh, Apt Tagor Nagar Poona, Road, Nashik-422006 Also At Shop No B.12 on First Floor in "B" Wing "GurukrupaSankul" Next to Nirmala Lawns, Mumbai-Agra Highway, Pimpalgaon (B), Tal- Niphad Dist-Nashik Owned By- Mr. Nivrutti 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.13894379.00 C) 28/10/2015 D) Physical	A) Rs. 13.10 Lakh B) 1.31 Lakh C) 1.00 Lakh	Date: 29.08.2025 From 11:00 AM to 16:00 PM	Not Known
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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 & <https://baanknet.in> on 29.08.2025 @ 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 & <https://baanknet.com>

Date : 22.07.2025

Place : Nashik

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