

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 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 31.03.2026 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 : Mahatma Nagar (484300) Borrower : 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) 5956619.71/- + further interest C) 19.09.2024 D) Symbolic	A) Rs 47.62 Lakh B) Rs 4.762 Lakh (28.04.2026) C) Rs 25,000/-	Date: 28.04.2026 From 11:00 AM to 16:00 PM	Not Known
2	PNB-Nashik City (036200) Borrower : 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 Also At: 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. 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 Prop. ID : PUNB0MA60356288	A) 10/04/2024 B) Rs.2742078.15 + further interest & Charges C) 20/06/2024 D) Symbolic	A) Rs. 16.83 Lakh B) Rs. 1.683 Lakh (28.04.2026) C) Rs. 0.25 Lakh	Date: 28.04.2026 From 11:00 AM to 16:00 PM	Not Known
3	Branch : Mahatma Nagar, Nashik (484300) Mortgagor : Mr. Suhas Vishwanath Londhe 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 Guarantor : 1. Sh. Digambar Bakerao Zoman Address: Flat No 1, S. No. 339, Jainam Apartment, Near Jatra Hotel, Adgaon Naka Nashik - 422 003 2. Smt Swati Ranat Kawade Address: Row House No1, Shree Laxmi Row Houses Apartment, Swami Janardan. Nagar, Makhmalabad Road, Nashik - 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.2594115.15 + further interest + Charges C) 30.04.2022 D) Symbolic	A) Rs. 25.06 Lakh B) Rs 2.506 Lakh (28.04.2026) C) Rs 25,000/-	Date: 28/04/2026 From 11:00 AM to 16:00 PM	Not Known

4	Branch : PNB-Nashik City (036200) Borrower : Mrs.Poonam Yogesh Shirsath (Proprietor of YRS Agro Industries) Address: H No 497 1 At Post Bahaduri Chandwad, Nasik, Maharashtra- 422205 Mrs. Poonam Yogesh Shirsath Address: Flat No 301, B Wing, Satyam Hills, Sharayu Park, Near Ambika Textile, JatraChouk, AdgaonShivar, Nashik. 422003. Also At : Flat No-A-4, Rajhans Building -A, Dhatrik Phata, Near Water Tank, AdgaonShivar, Panchvali, Nashik. 422003. Also At : 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 Also At : C/O YogeshShirsath, 3 Chavan Bungalow, Ganesh colony, Sharayu Park, Adgaon Shivar, Behind Ambika Textiles, Nashik. 422003	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. 9029191.07 yrs+703559.37= 9732750.44 + further interest & Charges (Balance of 2A/c YRS Agro industry + TLPPL Poonam YogeshShirsath) C) 13/01/2025 D) Symbolic	A) Rs 8.96 Lakh B) Rs 89600/- (28/04/206) C) Rs 0.25 Lakh	Date: 28.04.2026 From 11:00 AM to 16:00 PM	Not Known
5	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. 422009 Guarantor: A)NivrutiWamanraoBhadane Flat No 1101, Vista, Pathardi Wadala Road, Indira Nagar ,Nasik. 422209 B)Vishal Vasant Kshatriya Shop No 9,Antariksh Apt, Tagor Nagar, Poona Road,Nashik Pin-422006	Details of Asset:- Immoveable 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 No B-10 Property ID: PUNB0082880003	A) 01/07/2015 B)Rs.27647436.50 + further interest & Charges C) 13/11/2025 D) Physical	A) Rs.8.24 lacs B) Rs.0.824 lacs (28/04/2026) C) Rs. 0.25 lacs A) Rs.8.24 lacs B) Rs.0.824 lacs 28/04/2026 Rs. 0.25 lacs	Date: 28.04.2026 From 11:00 AM to 16:00 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 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 28.04.2026 @ 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 www.pnbindia.in & <https://baanknet.com>

Date : 11.04.2026

Place : Nashik

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