



Karnataka Bank Ltd.

Head Office Mangaluru

CIN: L85110KA1924PLC001128

Your Family Bank. Across India.



SALE NOTICE OF IMMOVABLE PROPERTY

Asset Recovery Management Branch, 2nd Floor, 'E' Block, The Metropolitan, Plot No.C-26 & C-27, Bandra Kurla Complex, Bandra (East), Mumbai - 400051

Phone: 022-35008017/35128482/35082558
Website: <https://www.karnatakabank.bank.in>

E-Mail: mumbaiarm@ktkbank.com
CIN: L85110KA1924PLC001128

SALE NOTICE OF IMMOVABLE PROPERTIES ON 10.12.2025

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable properties mortgaged to the Secured Creditor, the possession of which has been taken by the Authorised Officer (details of physical/symbolic is mentioned below), will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 10.12.2025 at the below mentioned timings for recovery of dues with further interest and cost thereon due to the Karnataka Bank Ltd. The details are as under: Reserve Price and Earnest Money Deposits details are as under and the Earnest Money Deposit shall be deposited on or before 09.12.2025 at 4.00 pm through online payment to the Account (details of which are mentioned below).

Sl No	Branch Name	Name & Address of the Borrowers/ Guarantors	Balance O/S in Rs.	Description of the Property	Reserve Price (Rs.)	Auction Time	Details for Remitting EMD Account No./IFSC Code
					Earnest Money Deposit (EMD) Rs.	Incremental Value of the Bid	
1	Mumbai Corporate Finance Branch	(1)M/s Arco Steel Private Limited, company represented by its Directors: a) Mr. Harshit Ambrish Shah and b) Mr. Suraj Pujari Yadav, addressed at: Office No.1, Gajanan Krupa, Ground Floor, Chandavarkar Cross Road, Kamdhenu Society, Borivali West, Mumbai - 400092; (2) Mr. Harshit Ambrish Shah, addressed at: Office No.1, Gajanan Krupa, Ground Floor, Chandavarkar Cross Road, Kamdhenu Society, Borivali West, Mumbai-400092, also addressed at: B/702, 7th Floor, Pratap Heritage CHS Ltd. Opp. Veer Savarkar Garden, L T Road, Mumbai-400092; (3) Mr. Suraj Pujari Yadav, addressed at: Office No.1, Gajanan Krupa, Ground Floor, Chandavarkar Cross Road, Kamdhenu Society, Borivali West, Mumbai-400092; (4)M/s Aayaz Steel Private Limited, company represented by its Directors: a) Mr. Harshit Ambrish Shah and b) Mr. Suraj Pujari Yadav, addressed at: #105, The Summit Business Way, A K Road, Gundavali, Off Western Express Highway, Andheri East, Mumbai-400093	Rs.38,89,09,868.24 [Rupees Thirty Eight Crore Eighty Nine Lakhs Nine Thousand Eight Hundred Sixty Eight and Paise Twenty Four Only] i.e. Rs.15,15,64,836.24 under OD A/c No.0797000100135701 along with future interest from 01.12.2023, Rs.1,51,22,359.00 under Protested Bill A/c No.0797003900050701, Rs.2,88,91,905.00 under Protested Bill A/c No.0797003900050801, Rs.2,12,85,570.00 under Protested Bill A/c No.0797003900050901, Rs.5,14,38,070.00 under Protested Bill A/c No.0797003900051001, Rs.2,26,94,189.00 under Protested Bill A/c No.0797003900051101, Rs.3,23,17,913.00 under Protested Bill A/c No.0797003900051201, Rs.1,47,38,865.00 under Protested Bill A/c No.0797003900051301, Rs.1,61,49,981.00 under Protested Bill A/c No.0797003900051401, Rs.1,61,31,863.00 under Protested Bill A/c No.0797003900051501, Rs.1,85,74,317.00 under Protested Bill A/c No.0797003900051601, along with future interest from 31.10.2025, plus costs due to the Karnataka Bank Ltd - Mumbai Corporate Finance Branch	Item No.1- All that part and parcel of Open Industrial Land admeasuring 51,850 sq.mtr. divided into two parts with separate entry situated at Survey No.134, Hissa No.3A, Survey No.135, Hissa No.2, 4, 5, 8 & 9, Survey No.139, Hissa No.2, Survey No.140, Hissa No.1, 3 & 4, Survey No.141, Hissa No. 4 & 5; Survey No.146, Hissa No. 3B, Survey No.147, Hissa No.3B, situated near Glass Factory & CMI Steel, Village Jambulpada, Taluka Sudhagad, District Raigad, belonging to M/s. Aayaz Steel Pvt Ltd Boundaries of Property: East by: Open Plot West by: Open Plot North by: Road South by: CMI Steel Plant	Rs. 15,71,00,000/-	11.20 AM to 11.40 AM	Account number -- 0793500200004101, Karnataka Bank Ltd, Mumbai Corporate Finance Branch, IFSC Code - KARB0000079
					Rs. 1,57,10,000/-	Rs.25,000/-	
					Possession Date/Type of Possession :-Symbolic Possession Possession Taken on 17.05.2023		
					Rs. 13,90,00,000/-	11.40 AM to 12.00 PM	
2	Powai Branch	1)M/s JPS STEEL, represented by its Prop. Mrs. Jayanti Pinaki Sarangi addressed at: A-131, 1st Floor, Shanti Industrial Estate, Dr. Sarojini Naidu Road, Tambe Nagar, Mulund, Mumbai - 400080; 2)Mrs. Jayanti Pinaki Sarangi W/o Mr. Pinaki Sarangi, 3)Mr. Sudeep Ranjan Sarangi S/o Mrs. Parvati Shankar Sarangi, No.2 & 3 are addressed at: Flat No.602, 6th Floor, Cypress Building, Vasant Garden, LBS Marg, Mulund West, Mumbai - 400080. No.2 & 3 are also addressed at: A-131, 1st Floor, Shanti Industrial Estate, Dr. Sarojini Naidu Road, Tambe Nagar, Mulund, Mumbai - 400080.	Rs.1,20,73,803.65 [Rupees One Crore Twenty Lakhs Seventy Three Thousand Eight Hundred Three and Paise Sixty Five Only] i.e. Rs.7,38,007.95 in PSTL A/c No.5127001800032501 along with future interest from 10.06.2024, Rs.1,09,39,211.00 under PSTL A/c No.5127001800033001 along with future interest from 29.06.2024 and Rs.3,96,584.70 under PSTL A/c No.5127001800033101 along with future interest from 29.06.2024, plus costs due to the Karnataka Bank Ltd - Mumbai - Powai Branch,	All that part and parcel of Industrial property at Gala No.131, 1st Floor admeasuring 480 sq.ft. carpet area equivalent to 44.61 sq.mtrs. carpet area in the building known as Shanti Industrial Premises Co-operative Society Limited, Sarojini Naidu Road, Mulund (West), Mumbai - 400080, belonging to Mrs. Jayanti Pinaki Sarangi. Boundaries of Property: East by: Gala No.130, West by: Gala No.132, North by: Gala No.124, South by: Passage.	Rs. 1,00,80,000/-	12.00 PM to 12.20 PM	Account number -- 5123500200004101, Karnataka Bank Ltd, Mumbai-Powai Branch, IFSC Code - KARB0000512
					Rs. 10,08,000/-	Rs.10,000/-	
					Possession Date/Type of Possession :-Symbolic Possession Possession Taken on 28.06.2024		
					Rs. 3,14,15,000/-	3.20 PM to 3.40 PM	
3	Kandivli East Branch	1)Mr. Kishore B Choudhary S/o Mr. Bhooraram H Choudhary; 2)Mrs. Kamla Kesharam Choudhary W/o Mr. Kishore B Choudhary Both are addressed at: E/501, Orchid Enclave, Nahar Amrit Shakti Sakhi Vihar Road, Yadav Nagar, Chandivli, Powai, Mumbai - 400072; Both are also addressed at: Sangat Niwas, Row House No.49, Sector 17, Koparkhairane, Navi Mumbai - 400709;	Rs.2,43,44,921.67 [Rupees Two Crore Forty Three Lakhs Forty Four Thousand Nine Hundred Twenty One and Paise Sixty Seven Only] in TL A/c No.5107001600036301 along with future interest from 16.05.2021, plus costs due to the Karnataka Bank Ltd - Mumbai - Kandivli East Branch,	All that part and parcel of Row House No.49 known as "Sangat Niwas" admeasuring total carpet area 1458 sqft., built up area 1944 sqft., constructed on Plot No.49 admeasuring 100 sq.mtrs., situated at Sector 17, Koparkhairane, Navi Mumbai, belonging to Mr. Kishore B. Choudhary. Boundaries of Property: East by: Row House No.48, West by: Road, North by: Road, South by: Entrance.	Rs. 3,14,15,000/-	3.20 PM to 3.40 PM	Account number -- 5103500200004101, Karnataka Bank Ltd, Mumbai- Kandivli East Branch, IFSC Code - KARB0000510
					Rs. 31,41,500/-	Rs.10,000/-	
					Possession Date/Type of Possession :-Symbolic Possession Possession Taken on 29.06.2019		
					Rs.	1 20 PM	
4	Thane	1)Mrs. Shachi Brahmday Singh W/o	Rs.1,31,36,165.40 [Rupees	All that part and parcel of Flat	Rs.	1 20 PM	Account number --

4	Thane Branch	1) Mrs. Shashi Brahmdav Singh W/o Mr. Brahmdav Singh; 2) Mr. Brahmdav Singh S/o Mr. Raghavendrpratap Singh; 3) Mr. Suraj B Singh S/o Mr. Brahmdav Singh, All are addressed at: Flat No.1306, 13th Floor, Building No.4, Phase VIII, "Siddhachal" Pokhran Road No.2, Majiwade, Thane (West) - 400607.	Rs.1,31,36,165.49 [Rupees One Crore Thirty One Lakhs Thirty Six Thousand One Hundred Sixty Five and Paise Forty Nine Only] i.e., Rs.1,23,68,782.64 under TL A/c No.7707001600019001 along with future interest from 12.06.2022 and Rs.7,67,382.85 under TL A/c No.7707001600020201 along with future interest from 31.05.2022 plus costs due to the Karnataka Bank Ltd - Thane Branch	All that part & parcel of Flat No.1306, admeasuring 63.91 sq.mtrs. carpet area, on the 13th Floor (along with one covered car parking space admeasuring 11.15 sq.mtrs carpet area), in the Building No.4 in Phase VIII in the complex known as "Siddhachal" situated at Pokhran Road No.2, Majiwade, Thane (West) constructed on land bearing Survey No's 281/1, 282/pt and 283/pt of Revenue Village Majiwade, Taluka & District Thane, belonging to Mrs. Shashi Brahmdav Singh. Boundaries of Property: East by: Flat No.1305; West by: Open; North by: Passage; South by: Open.	Rs. 1,77,50,000/- Rs. 17,75,000/-	1.20 PM to 1.40 PM Rs.10,000/-	Account number - 7703500200004101, Karnataka Bank Ltd., Thane Branch, IFSC Code - KARB0000770
		1) M/s Sai Construction, represented by proprietor Mr. Brahmdav Singh; Addressed at: Gandhinagar, Pokhran Road No. 2, Near Poll No. 16, Thane -400607, 2) Mr. Brahmdav Singh S/o Mr. Raghavendrpratap Singh; 3) Mrs. Shashi Brahmdav Singh W/o Mr. Brahmdav Singh; No. 2 and 3 addressed at: Flat no. 1306, 13th Floor, Building No. 4, Phase VIII, "Siddhachal" Pokhran Road No. 2, Majiwade, Thane (West) - 400607.	Rs.35,02,017.94 [Rupees Thirty Five Lakhs Two Thousand Seventen and Paise Ninety Four Only] under PSOD A/c No.7707000600008701 plus future interest from 01.11.2025 plus costs due to the Karnataka Bank Ltd - Thane Branch,				Possession Date/Type of Possession :-Physical Possession Possession Taken on 01.07.2024
5	Nerul East Branch,	1) M/s Team Facades, a Partnership Firm represented by its Partners: a) Mr. Chandra Bhushan Singh and b) Mr. Ravindra Udaybhan Shekakar, addressed at: Office No.612, J K Chambers CHS Ltd, Plot No.76, Sector No.17, Vashi, Navi Mumbai, Thane, Maharashtra-400703, 2) Mr. Chandra Bhushan Singh S/o Mr. Bijay Bhahadur Singh, 3) Mr. Ravindra Udaybhan Shekakar S/o Mr. Udaybhan Sampatrao Shekakar, 4) Mrs. Bharati Ravindra Shekakar W/o Mr. Ravindra Udaybhan Shekakar, No. 3 & 4 addressed at: Flat No.1001, Maduban CHSL, Plot No.25, Sector No.6, Airoli, Thane, Navi Mumbai, Maharashtra-400708, 5) Mrs. Pooja Singh W/o Mr. Chandra Bhushan Singh, No. 2 & 5 addressed at: Flat No.602, Pasaydan CHS, Plot No.85, Sector No.29, Near Gold Crest High School, Vashi, Navi Mumbai, Thane, Maharashtra-400703.	Rs.1,36,39,752.02 [Rupees One Crore Thirty Six Lakhs Thirty Nine Thousand Seven Hundred Fifty Two and Paise Two Only] i.e., Rs.86,64,631.00 under PSOD A/c No.6377000600000201 along with future interest from 01.07.2023, Rs.24,53,114.84 under PSTL A/c No.6377001800000601 along with future interest from 19.06.2023 and Rs.25,22,006.18 under PSTL A/c No. 6377001800004901 along with future interest from 01.07.2023 plus costs due to the Karnataka Bank Ltd - Navi Mumbai - Nerul East Branch,	All that piece and parcel of Flat No.1001, admeasuring 975.00 Sq.Ft. built up area, 10th Floor, Madhuban CHS Ltd., Plot No.25, Sector 6, Airoli, Navi Mumbai-400708, constructed on Land admeasuring 2000.37 Sq. Mtrs., Plot No.25, Sector 6, in Revenue Village Airoli, Taluka & Dist Thane within the registration Dist & Sub Dist Thane and within the limits of Navi Mumbai Municipal Corporation, belonging to Mr. Ravindra Udaybhan Shekakar. Boundaries of Property: East by: Open; West by: Open; North by: Passage; South by: Open	Rs. 1,32,32,000/- Rs. 13,23,200/-	2.20 PM to 2.40 PM Rs.10,000/-	Account number - 6373500200004101, Karnataka Bank Ltd, Navi Mumbai - Nerul East Branch, IFSC Code - KARB0000637
		(1) M/s Team Facades Engineers India Pvt. Ltd., represented by its Directors: a) Mr. Ravindra Udaybhan Shekakar, b) Mr. Chandra Bhushan Singh, c) Mrs. Pooja Singh, d) Mr. Gird Ratna Singh and e) Mrs. Divya Ratna Singh, addressed at: Office No.612, J K Chambers CHS Ltd, Plot No.76, Sector No.17, Vashi, Navi Mumbai, Thane, Maharashtra - 400703; (2) Mr. Ravindra Udaybhan Shekakar S/o Mr. Udaybhan Sampatrao Shekakar, addressed at: Flat No.1001, Maduban CHSL, Plot No.25, Sector No.6, Airoli, Thane, Navi Mumbai, Maharashtra - 400708; (3) Mr. Chandra Bhushan Singh S/o Mr. Bijay Bhahadur Singh; (4) Mrs. Pooja Singh W/o Mr. Chandra Bhushan Singh, No. 3 & 4 addressed at: Flat No.602, Pasaydan CHS, Plot No.85, Sector No.29, Near Gold Crest High School, Vashi, Navi Mumbai, Thane, Maharashtra-400703; (5) Mr. Gird Ratna Singh S/o Mr. Bhanu Prakash Singh; (6) Mrs. Divya Ratna Singh W/o Mr. Gird Ratna Singh, No. 5 & 6 addressed at: House No.25, Saket, Near Saket Club, Indore, Madhya Pradesh-452018.	Rs.27,075.00 [Rupees Twenty Seven Thousand and Seventy Five Only] under DPN A/c No.6377001000000601 along with future interest from 27.06.2023, plus costs due to the Karnataka Bank Ltd - Navi Mumbai - Nerul East Branch				Possession Date/Type of Possession :-Symbolic Possession Possession Taken on 11.11.2021
		(1) Mr. Ravindra Udaybhan Shekakar S/o Mr. Udaybhan Sampatrao Shekakar; (2) Mrs. Bharati Ravindra Shekakar W/o Mr. Ravindra Udaybhan Shekakar; Both are addressed at: Flat No.1001, Maduban CHSL, Plot No.25, Sector No.6, Airoli, Thane, Navi Mumbai, Maharashtra-400708,	Rs.14,78,004.48 [Rupees Fourteen Lakhs Seventy Eight Thousand Four and Paise Forty Eight Only] under OD A/c No.6377000100000101 along with future interest from 01.07.2023, plus costs due to the Karnataka Bank Ltd - Navi Mumbai - Nerul East Branch,				

(The borrower's/mortgagor's attention is invited to the provisions of Sub-section (8) of Section 13 of the Act, in respect of time available to redeem the secured asset). For detailed terms and conditions of sale, please refer to link in Karnataka Bank's Website i.e. <https://www.karnatakabank.bank.in/> under the head "Auction Notices"/ "Mega Auction Notices". The E-auction will be conducted through portal <https://auctionbazaar.com/> on 10.12.2025 timing as Above with unlimited extension of 05 minutes. The intending bidder is required to register their name at <https://auctionbazaar.com/> and get the user-id and password free of cost and get training i.e. online training on e-auction (tentatively on 09.12.2025) from M/s Arca Emart Pvt. Ltd., 6-3-1090/1/1, II Floor, Part 2B, Uma Hyderabad House, Rajbhavan Road, Somajiguda, Hyderabad-500082, Contact No.: 8370969696 (Shiva) / 7207941010 (Satish / Nilesh), E-mail: ktkb@auctionbazaar.com / support@auctionbazaar.com.
Date: 14.11.2025 Place: Mumbai

CHIEF MANAGER & AUTHORISED OFFICER