

**Karnataka Bank Ltd.**

Head Office, Mangaluru-575 002

Your Family Bank Across India

CIN : L85110KA1924PLC001128

**E-AUCTION
PUBLIC NOTICE OF SALE**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

E-Mail: mumbaiarm@ktkbank.com

Website: www.karnatakabank.com

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SALE NOTICE OF IMMOVABLE PROPERTIES ON 05.02.2026

E-Auction Sale Notice for Sale of Immovable Property/ies under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) and 9 (1) 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 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 05.02.2026 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 04.02.2026 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
					Earnest Money Deposit (EMD) Rs.	Incremental Value of the Bid	EMD Account No. / IFSC Code
1	Mumbai-Kandivali East Branch	1. Mrs. Asha Ajay Vishwakarma W/o Mr. Ajay Vishwakarma, 2. Mrs. Shanti R. Vishwakarma W/o Mr. Raghunath Vishwakarma, 3. Mr. Nikhil Ajay Vishwakarma S/o Mr. Ajay Vishwakarma, All are addressed at G/10, Chhotubhai Lallubhai Chawl, Daftary Road, Near Asha Hospital, Malad East, Mumbai – 400097, All also are addressed at :Flat No.204, II Floor, F- Wing, Building No.2, " Orange Heights C.H.S.L.", Near Yashwant Gaurav Complex, Village Nilemore, Fun Fiesta Road, Nallasopara (W), Dist Palghar (Earlier Thane District) –401203,	Rs.39,52,740.83 [Rupees Thirty Nine Lakhs Fifty Two Thousand Seven Hundred Forty and Paise Eighty Three Only] under PSTL A/c No. 5107001800032401 plus future interest from 28.06.2025 plus costs due	All that part and parcel of Residential Flat No.204, admeasuring 326.99 Sq.ft carpet area, 392.30 Sq.ft built up area, 595 Sq.ft super built up area, on the second floor, F Wing in the building No.2 known as " Orange Heights Co- operative Housing Society Limited ", situated near Yashwant Gaurav Complex, Village Nilemore, Fun Fiesta Road, Nallasopara (W), Dist , Palghar. The said building is situated to survey No.201, 206 of village Nilemore, Taluka Vasai, Dist - Palghar (Earlier Thane District) -401203 bounded: East: by Duct North: by Passage West: by Open South: by Open	Rs.28,56,000/-	from 12.00 PM to 12.15 PM	RTGS Account number 5103500200004101 Karnataka Bank Ltd, Mumbai-Kandivali East Branch IFSC Code - KARB0000510
					Rs.2,85,600/-	Rs. 10,000/-	
					Possession Date/ Type of Possession :- Physical Taken on 16.09.2025		
2	Mumbai-Oshiwara Branch	1. Mrs. Rupali Shankar Sharma W/o Mr. Shankar Suresh Sharma, 2. Mr. Shankar Suresh Sharma S/o Mr. Suresh Sharma, Both are addressed at: 44/1, 1st Floor, Indira Nagar, Chandramani Seva Sangha, Trishabar Restaurant, Link Road, Goregaon West, Mumbai-400104. Also both addressed at: Flat No.205, 2nd Floor, 'B' Wing, BuildingNo.1 Sargam Avenue, Naigaon East, Taluka Vasai, District Palghar-401208.	Rs.23,73,201.12 [Rupees Twenty Three Lakhs Seventy Three Thousand Two Hundred One and Paise Twelve Only] under PSTL A/c No. 5147001800011701 plus future interest from 30.11.2025 plus costs due	All that piece & parcel in respect of Residential Flat No.205, admeasuring 543 sq.ft. carpet area, on the 2nd floor, in the 'B' Wing, Building No.1, Sargam Avenue, situated at Naigaon East, Taluka Vasai, District Palghar, constructed on the piece and parcel of N.A and bearing Survey No.160, Hissa No.1,2,3,4 & Survey No.161, Survey No.120, Hissa No.1 A, within the limits of Vasai Virar City Municipal Corporation and bounded: East: by Ground West: by Chawl North: by Open Space South: by A wing/Internal Road	Rs.40,74,000/-	from 11.15 AM to 11.30 AM	RTGS Account number 5143500200004101 Karnataka Bank Ltd, Mumbai-Oshiwara Branch IFSC Code - KARB0000514
					Rs.4,07,400/-	Rs. 10,000/-	
					Possession Date/ Type of Possession :- Symbolic Taken on 07.06.2024		
3	Mumbai-Ambernath Branch	1. Mrs. Shakila Abdul Mujib Shaikh W/o Late Shaikh Abdul Mujib A, 2. Master Musarraf Abdul Mujib Shaikh, S/o Late Shaikh Abdul Mujib A, 3. Miss Fatima Abdul Muejeb Shaikh D/o Late Shaikh Abdul Mujib A, 4. Master Ahmad Raza Abdul Shaikh S/o Late Shaikh Abdul Mujib A, 5. Mr. Abdul Lateef Mohammad Nazir Siddiqui S/o Mohammad Nazir Siddiqui & Mrs. Sazida Khatoun Abdul Latif Shaikh W/o Abdul Lateef Shaikh, All are addressed at:Flat No.303, Bldg No. C-22, Chikholi Pada, Shrishti Hills, Ambernath, Thane-421505, Maharashtra.	Rs.15,42,080.90 [Rupees Fifteen Lakhs Forty Two Thousand Eighty and Paise Ninety Only] under OD A/c No. 0447000600000201 plus future interest from 01.12.2025 plus costs due	All that piece and parcel in respect of Residential property bearing Residential Flat No.303, admeasuring 515 Sq. Fts. (built-up) on 3rd Floor, building No.C-22, Sector-VII in the building known as "Lotus Shrushti Co-operative Housing Society Ltd", in the complex kown as "Sai Srishti Hills Complex", constructed on the property bearing Survey No.128, Hissa No.1(P), lying being and situate at Village Chikholi, Tal. Ambernath, District Thane 421505, within the limits of Ambernath Municipal Council Registration District Thane, Sub Registration, District Ulhasnagar and bounded by: East: Open Plot West: Internal Road North: Shrushti Hills C-24 South: Shrushti Hills C-19	Rs.28,40,000/-	from 11.00 AM to 11.15 AM	RTGS Account number 0443500200004101 Karnataka Bank Ltd, Mumbai-Ambernath Branch IFSC Code - KARB0000044
					Rs.2,84,000/-	Rs. 10,000/-	
					Possession Date/ Type of Possession :- Physical Taken on 29.10.2025		
4	Navi Mumbai Airoli Branch	1. Mr. Vishal B Kalugade, 2. Mrs. Priti Vishal Kalugade, No.1 & 2 are addressed at: Flat No.402, 4th Floor, Valkubai Co-operative Housing Society, Plot No.60, Sector 8-A, Airoli, Navi Mumbai-400708, 3. Mr. Vinayak Rajaram Kalugade, addressed at: House No.465, Room No.401, Chinchali, Near Anant, Ghansoli, Navi Mumbai-400701,	Rs.39,53,040.91 [Rupees Thirty Nine Lakhs Fifty Three Thousand Forty and Paise Ninety One Only] under TL A/c No. 6357001600001101 plus future interest from 01.12.2025 plus costs due	All that piece and parcel residential Flat No.402, Fourth Floor, admeasuring 29.157 sq. mtrs. built up area, 24.298 sq. mtrs. carpet area in Valkubai Co-op. Housing Society Ltd., situated at Plot No.60, Sector-8A, Airoli, Navi Mumbai, Taluka & District Thane, belonging to Mr. Vishal B Kalugade and Mrs. Priti Vishal Kalugade. Boundaries of Property: East by: Door; West by: Passage; North by: Flat No.401 South by: Wall.	Rs.47,50,000/-	from 11.45 AM to 12.00 PM	RTGS Account number 6353500200004101 Karnataka Bank Ltd, Navi Mumbai Airoli Branch IFSC Code - KARB0000635
					Rs.4,75,000/-	Rs. 10,000/-	
					Possession Date/ Type of Possession :- Physical Taken on 24.06.2024		

			01.12.2025 plus costs due				on 24.06.2024	KARB0000635
5	Navi Mumbai Seawoods Branch	1. Mr. Raju Kamble S/o Mr. Namdeo Kamble, 2. Mrs. Vidya Kamble W/o Mr. Raju Kamble, 3. Ms. Dipika Raju Kamble D/o Mr. Raju Kamble, All are addressed at: D-29, Room No.11, 2nd Floor, Astagandha CHSL, Sector No.48, Nerul (W), Navi Mumbai-400706, Thane-District, Maharashtra	Rs.29,26,689.94 (Rupees Twenty Nine Lakhs Twenty Six Thousand Six Hundred Eighty Nine and Paise Ninety Four Only) in TL A/c No.5177001600066101 as on 02.12.2025 plus interest to be added from 16.11.2025, plus costs due	All that part and parcel of residential property bearing Apartment No.703 on the 7th Floor, building No.8, UL-2 situated on land bearing Sector 19A, Plot No.2 of Village Ulwe admeasuring 452.520 Sq. ft built up area of the "Unnati Housing Scheme" in the "Shree Ganesh Co-operative Housing Society Ltd", situated lying and being at Village Ulwe, Taluka Panvel & District Raigad and bounded by: East: by Door North: by Electronic Duet West: by Passage South: by Open	Rs.40,77,000/-	from 01.00 PM to 01.15 PM	RTGS Account number 5173500200004101 Karnataka Bank Ltd, Navi Mumbai Seawoods Branch IFSC Code - KARB0000517	
					Rs.4,07,700/-	Rs. 10,000/-		
					Possession Date/ Type of Possession :- Symbolic Taken on 25.07.2025			
6	Navi Mumbai Seawoods Branch	1. M/s. Sairaj Infotech Represented by Proprietor Mr. Rajesh Raosaheb Rananaware, Addressed at: Shop No.1, Om Saldarshan CHS, Plot No.41, Sector 40, Nerul, Navi Mumbai, District Thane, Maharashtra-400706, 2. Mr. Rajesh Raosaheb Rananaware, S/o Mr. Raosaheb B Rananaware, 3. Mrs. Sheetal Rajesh Rananaware W/o Mr. Rajesh Raosaheb Rananaware, No.2 & 3 addressed at: B-26/14, Gurukrupa CHS, Sector-48, Vitthal Rukmini Mandir, Nerul, Navi Mumbai, Nerul Node-3, Thane, Maharashtra-400706	Rs.22,72,299.85 (Rupees Twenty Two Lakhs Seventy Two Thousand Two Hundred Ninety Nine and Paise Eighty Five Only) i.e. Rs.16,76,667.65 in TL A/c No.5177001600069001 as on 28.11.2025 plus interest to be added from 28.11.2025, and Rs.5,95,632.20 in TL A/c No.5177001600069101 as on 28.11.2025 plus interest to be added from 28.11.2025 plus costs due	All that piece and parcel of Commercial Shop No.1, admeasuring Built-up area 135 Sq. Ft., Ground Floor, Om Sai Darshan CHS Ltd., Plot No.41, Sector No.40, Nerul, Navi Mumbai, Taluka & District Thane within the local limits of Navi Mumbai Municipal Corporation and bounded by: East: Parking North: Shop No.2 West: Road South: Open Space	Rs.36,45,000/-	from 12.45 PM to 01.00 PM	RTGS Account number 5173500200004101 Karnataka Bank Ltd, Navi Mumbai Seawoods Branch IFSC Code - KARB0000517	
					Rs.3,64,500/-	Rs. 10,000/-		
					Possession Date/ Type of Possession :- Symbolic Taken on 24.05.2024			
7	Navi Mumbai Seawoods Branch	1. Mr. Sanjay Nathuram Rajpure S/o Mr. Nathuram Rajpure, 2. Mrs. Kavita Sanjay Rajpure W/o Mr. Sanjay Rajpure, Both are residing at: Room No.2/1, B-2, Jai Bhavani CHS, Sector-18, Nerul, Navi Mumbai-400706.	Rs.15,91,574.35 (Rupees Fifteen Lakhs Ninety One Thousand Five Hundred Seventy Four and Paise Thirty Five Only) in PSTL A/c No.5177001800037701 as on 18.11.2025 plus interest to be added from 18.11.2025, plus costs due	Flat bearing No.1009, situated on land bearing Survey /Hissa No's 70/1, 71 of Village Pimpri, admeasuring 205 sq ft Carpet Area, on the First Floor, in Phase-IV Project known as Ekktu Nagri, Building known a Bemisal of B Building, Situate, lying and being at Village Pimpri Gram Panchayat, Taluka & District Thane and bounded by: East: Anand Bldg North: Road West: Chupke Chupke Bldg South: Manzil Bldg	Rs.12,91,000/-	from 12.15 PM to 12.30 PM	RTGS Account number 5173500200004101 Karnataka Bank Ltd, Navi Mumbai Seawoods Branch IFSC Code - KARB0000517	
					Rs.1,29,100/-	Rs. 10,000/-		
					Possession Date/ Type of Possession :- Symbolic Taken on 22.06.2022			
8	Bhayander (East) Branch	1) M/s Arvind Infotech Represented by its Prop. Mr. Arvind Soni S/o Mr. Muralilal JI Soni, Addressed at: 303, Bhawani Krupa Apartment, Chandan Park, Bhayander (E), Thane-401105. Also at: Shop No.25, Ostwal Ornate, Jessal Park Road, Bhayander (E) - 401105, 2) Mr. Manoj Muralilal Soni S/o Mr. Muralilal J Soni, Residing at: 303, Bhawani Krupa Apartment, Chandan Park, Bhayander (E), Thane-401105. 3) Mr. Sanjay Rajendra Soni S/o Mr. Rajendra Prasad Soni, Residing at: B-27, Swagath Complex, Jessal Park, Bhayander-401105	Rs.33,33,603.69 [Rupees Thirty Three Lakhs Thirty Three Thousand Six Hundred Three and Paise Sixty Nine Only] under PSOD A/c No. 1067000600127101 along with future interest from 01.12.2025, plus costs due	All that piece and parcel of Flat No.303, admeasuring 60.22 sq. Mtrs built up area, on the 3rd Floor, of Bhavani Krupa, on the NA Land admeasuring, 10445 sq. Mtrs bearing old S No.152(P), 153/3, 4 and 5, 154/8 and corresponding new survey nos. 27(pt), 28/3, 4,5 and 26/8 situated at Village Khari, Chandan Park, Bhayander (East), Taluka and District Thane within the registration district and sub district of Thane and within the limits of Mira Bhayander Municipal Corporation and bounded by: East: Monica Tower North: Road West: Road South: Chandan Krupa	Rs.62,00,000/-	from 02.15 PM to 02.30 AM	RTGS Account number 1063500200004101 Karnataka Bank Ltd, Bhayander (East) Branch IFSC Code - KARB0000106	
					Rs.6,20,000/-	Rs. 10,000/-		
					Possession Date/ Type of Possession :- Symbolic Taken on 18.07.2022			
9	Navi Mumbai Seawoods Branch	1. Mr. Anand Maruti Chavan S/o Mr. Maruti Daji Chavan, 2. Mr. Santosh Anand Chavan S/o Mr. Anand Maruti Chavan, 3. Mrs. Laxmi Ananda Chavan W/o Mr. Anand Maruti Chavan, 4. Mrs. Suman Santosh Chavan W/o Mr. Santosh Anand Chavan, All are addressed at: Flat No.104, First Floor, Shiv Kalpataru CHS Ltd., Building No.4, Plot No.1, Sector-17, Kamothe, Navi Mumbai-410206	Rs.5,44,083.51 (Rupees Five Lakhs Forty Four Thousand Eighty Three and Paise Fifty One Only) in TL A/c No.5177001600045701 as on 07.08.2025 plus interest to be added from 02.01.2022, plus costs due	Flat No.104, on First Floor, in F Wing, in the building No.4, admeasuring 270.2 sq.ft. Carpet area, of building known as "Shiva Kalpataru Arcade, all that pieces and parcel of land known as Plot No.1, Sector No.17, Kamothe, Phase-2, Tal. Panvel, District Raigad-410209 and bounded by: East: B And C Wing North: A Wing West: Bldg No.3, Shiv Kalpataru South: E Wing	Rs.29,29,000/-	from 02.15 PM to 02.30 PM	RTGS Account number 5173500200004101 Karnataka Bank Ltd, Navi Mumbai Seawoods Branch IFSC Code - KARB0000517	
					Rs.2,92,900/-	Rs. 10,000/-		
					Possession Date/ Type of Possession :- Symbolic Taken on 29.12.2020			
10	Bhayander (East) Branch	1. Mr. Patil Santosh Govind S/o Mr. Govind Basappa Patil, 2. Mrs. Saraswati Patil W/o Mr. Santosh Patil, Both are residing at: Chal No.1/3, Spring Mill Compound, G D Ambedkar Marg, Naygaon, Dadar, Mumbai-400014.	Rs.17,07,974.75 [Rupees Seventeen Lakhs Seven Thousand Nine Hundred Seventy Four and Paise Seventy Five Only] under PSTL A/c No. 1067001800099201 as on 02.12.2025 plus future interest from 02.12.2025, plus costs due	All that piece and parcel of Flat No.103, admeasuring 398 sq. ft Carpet area, equivalent to 36.95 Sq. Mtrs Carpet area in addition thereto having a balcony with an area 50.38 Sq. Ft. equivalent to 4.68 Sq. Mtrs. area on the first floor of J-Wing of the building known as "Aawaas" in the Project Mayfair Aasaan constructed on the land bearing Survey No.10, Hissa No.04 (part) Plot No.02 to 17 and Survey No.3 and Hissa No.2, admeasuring 12594.38 Sq. Mtrs. of Village Valshet, Taluka Shahpur, District Thane and bounded by: East: Road North: Open Plot West: Open Plot South: Open Plot	Rs.20,72,000/-	from 02.30 PM to 02.45 PM	RTGS Account number 1063500200004101 Karnataka Bank Ltd, Bhayander (East) Branch IFSC Code - KARB0000106	
					Rs.2,07,200/-	Rs. 10,000/-		
					Possession Date/ Type of Possession :- Symbolic Taken on 02.08.2022			
11	Thane Branch	1. Mr. Devendra B Yadav S/o Mr. B D Yadav, 2. Mrs. Shashikala Devendra Yadav W/o Mr. Devendra Yadav, Both Residing at: Room No.172/2, Indira Nagar, Trimurti Chawl, Rupadevi Pada No.2, Road No.33, Near Water Tank, Thane (West)-400604.	Rs.30,72,127.29 (Rupees Thirty Lakhs Seventy Two Thousand One Hundred Twenty Seven and Paise Twenty Nine Only) under PSTL A/c No. 7707001800026701 as on 17.07.2025 along with future interest ans cost from 14.07.2025, plus costs due	Flat No.302, admeasuring 515 Sq. Ft. Built up area, on 3rd Floor in B Wing of the building known as GOODWILL Residency on the land bearing S.No. 71, Hissa No. 4/6, S.No. 71, Hissa No.4/7 part, S.No.71, Hissa No. 6 at Village Kalher, Taluka Bhiwandi, Regn. Dist. Thane (W) within the limits of Kalher Gram Panchayat, Regn. Dist. And Sub Regn. Dist. Bhiwandi and bounded by: East: Under Construction Building West: Internal Road & A-Wing North: C-Wing South: Residential Building	Rs.32,44,000/-	from 03.00 PM to 03.15 PM	RTGS Account number 7703500200004101 Karnataka Bank Ltd, Thane Branch IFSC Code - KARB0000770	
					Rs.3,24,400/-	Rs. 10,000/-		
					Possession Date/ Type of Possession :- Physical Taken on 23.01.2025			

(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://karnatakabank.bank.in> under the head "AUCTION NOTICES/MEGA AUCTION NOTICES".

E-auction" which will be conducted through portal www.auctionbazaar.com on 05.02.2026 with unlimited extension of 5 minutes. The intending bidders should register their names at portal www.auctionbazaar.com and get their user Id and password. Prospective bidders may avail online training on E-auction (tentatively on 04.02.2026) from the service provider 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: contact@auctionbazaar.com / support@auctionbazaar.com.

Place: Mumbai Date: 28.12.2025

Sd/-
Chief Manager & Authorised Officer, Karnataka Bank Ltd.