



Karnataka Bank Ltd.

Your Family Bank. Across India.

Head Office, Mangaluru

CIN: L85110KA1924PLC001128



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: www.karnatakabank.com

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

SALE NOTICE OF IMMOVABLE PROPERTIES ON 30.10.2025

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 30.10.2025 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 29.10.2025 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.) Earnest Money Deposit (EMD) Rs.	Auction Time Incremental Value of the Bid	Details for Remitting EMD Account No./IFSC Code
1	Powal Branch	1)M/s GDS Group, represented by its partners: a) Mrs. Jagruti Jagmohan Gulati and b) Mr. Mahesh Nandkishor Sharma; Addressed at: Shop No. A-13, Noor Mohammed Compound, Near R City Mall, Vikhrol West, Mumbai – 400958; 2)Ms. Jagruti Jagmohan Gulati D/o Mr. Jagmohan Gulati, Addressed at: Parksite Colony, BMC Building No.24, R No. 1, Vikhrol, Mumbai-400079; 3)Mr. Mahesh Nandkishor Sharma S/o Mr. Nandakishore Sharma, Addressed at: B-903, Phase 2, Pushpanjali Residency, Opp. Bank of Maharashtra, Ovala, Ghodbunder RD, Thane – 400605; 4)Mrs. Rakhi Mahesh W/o Mr. Mahesh Nandkishor Sharma, Addressed at: F-3/403, P-7, Brahmand Complex, G B Road, Thane – 400607, No.3 & 4 are also addressed at: 19/1503, Lodha Amara, Kolshet Road, Thane (West) – 400607; 1)Mr. Mahesh Nandkishor Sharma S/o Mr. Nandakishor Sharma, 2)Mrs. Rakhi Mahesh Sharma W/o Mr. Mahesh Nandkishor Sharma, Both are addressed at: B/903, Phase 2, Pushpanjali Residency, Opp. Bank of Maharashtra, Ovala, Ghodbunder Road, Thane – 400605; Both are also addressed at: 19/1503, Lodha Amara, Kolshet Road, Thane (West) – 400607.	(A) Rs.54,26,709.15 [Rupees Fifty Four Lakhs Twenty Six Thousand Seven Hundred Nine and Paise Fifteen Only] under OD A/c No.5127000100012901 along with future interest from 01.09.2025, plus costs due to the Karnataka Bank Ltd. Mumbai-Powal Branch, (B) Rs. 26,85,506.66 [Rupees Twenty Six Lakhs Eighty Five Thousand Five Hundred Six and Paise Sixty Six Only] i.e., Rs.16,04,310.05 under PSTL A/c No.5127001800019501 along with future interest from 10.09.2025 and Rs.10,81,196.61 under OD A/c No.5127000100014801 along with future interest from 01.09.2025, plus costs due to the Karnataka Bank Ltd. Mumbai-Powal Branch.	All that piece and parcel of Residential Flat No.903, admeasuring 444 sq.ft. carpet area on the 9th Floor, B-Wing, in the Building known as Pushpanjali Residency, constructed on the N.A. Land bearing Old Survey No.68, Hissa No.1(pt), New Survey No.96, Hissa No.1, Old Survey No.67, Hissa No.2, New Survey No.97, Hissa No.2, Old Survey No.68, Hissa No.1-D, New Survey No.96, Hissa No.1/7, Old Survey No.68, Hissa No.1-D, New Survey No.96, Hissa No.1, situated at Village Ovala, Taluk & District Thane, within the Registration District and Sub-District of Thane and within the limits of Thane Municipal Corporation, belonging to Mr. Mahesh Nandkishore Sharma and Mrs. Rakhi M Sharma. Boundaries of Property: East by: Passage, West by: Wall, North by: Flat No.904, South by: Wall.	Rs.81,66,000/- Rs.8,16,600/- Possession Date/Type of Possession :- Physical Possession Possession Taken on 06.11.2023	11.00 AM to 11.20 AM Rs.10,000/-	Account Number – 5123500200004101, Karnataka Bank Ltd, Mumbai-Powal Branch, IFSC Code - KARB0000512

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.com/> under the head "Auction Notices"/ "Mega Auction Notices". The E-auction will be conducted through portal <https://auctionbazar.com/> on 30.10.2025 as per time given above with unlimited extension of 05 minutes. The intending bidder is required to register their name at <https://auctionbazar.com/> and get the user-id and password free of cost and get training i.e. online training on e-auction (tentatively on 29.10.2025) from M/s Arca Emart Pvt. Ltd., 6-3-1090/11, II Floor, Part 2B, Uma Hyderabad House, Rajbhavan Road, Somajiguda, Hyderabad-500082, Contact No.: 8370969696 (Shiva) / 7207941010 (Satish / Nilesh), E-mail: contact@auctionbazar.com / support@auctionbazar.com.
Date: 28.09.2025 Place: Mumbai