



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 E-Mail: mumbaiarm@ktkbank.com
Website: <https://www.karnatakabank.bank.in> CIN: L85110KA1924PLC001128

SALE NOTICE OF IMMOVABLE PROPERTIES ON 08.05.2026

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 08.05.2026 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 07.05.2026 at 4.00 pm through online payment to the Account (details of which are mentioned below).

Name & Address of the Borrowers/ Guarantors	Balance O/S in Rs.	Description of the Property	Reserve Price (Rs.)	Auction Time
			Earnest Money Deposit (EMD) Rs.	Incremental Value of the Bid
BRANCH NAME- Bandra Branch	Rs.6,13,74,806.25 (Rupees Six Crore Thirteen Lakhs Seventy Four Thousand Eight Hundred Six and Paise Twenty Five Only) i.e., Rs.1,21,93,634.70 under PSTL A/c No.0867001800024201 along with future interest from 11.03.2026, Rs.58,93,588.68 under PSTL A/c No.5277001800007801 along with future interest from 22.03.2026, Rs.1,49,25,585.32 under PSTL A/c No.5277001800008201 along with future interest from 25.03.2026, Rs.87,67,805.96 under PSTL A/c No.5277001800008601 along with future interest from 01.03.2026, Rs.1,86,76,310.78 under PSTL A/c No.5277001800009601 along with future interest from 19.03.2026 and Rs.9,17,880.76 under PSTL A/c No.5277001800011101 along with future interest from 11.03.2026, plus cost	Item No.1: All that part and parcel of Residential Flat No.1303, admeasuring 669 sq.ft. (carpet area) & 720 sq.ft. (built up area), on the 13th Floor in building Type 'A' known as 'Venus' in complex known as 'Vasudev Planet' in the society known as Vasudev Planet CHS. Ltd., together with other amenities attached and rights in the common area as applicable, situated at land bearing Old Sy.No.296, New Sy. No.58, Hissa Nos.02, 03, 04, 05, 06, 07, 08, 09, and Old Sy. No.297 New Sy. No.57, Hissa No.22 and Old Sy. No.290, New Sy. No.62, Hissa Nos.13 and 14, of Navghar Village, Bhayander Taluka, Thane District, Near Laxmi Park, Kanakia Road, Mira Road (E), Thane, belonging to Mr. Shishukumar Shridhar Shetty. Boundaries of Property: East by: Flat No.1301 and 1302; West by: Lift; North by: Corridor; South by: Wall. Symbolic possession taken on 24.02.2025 and 30.01.2025 Item No.2: All that part and parcel of Residential Flat No.509, in 'B' Wing, on 5th Floor, admeasuring 399 sq.ft. (Carpet area) & 479 sq.ft. (built-up area), in the building known as 'Dev Ashray' in the housing scheme known as 'Bhakti Residency', together with other amenities attached and rights in the common area as applicable, situated at Land bearing Old Sy.No.122/1 & 124 of Nilmore Village in Nallasopara (West), Vasai Taluk, Palghar, belonging to Mr. Rajiva Ranjan. Boundaries of Property: East by: Wall; West by: Flat No.507; North by: Flat Door; South by: Passage. Symbolic possession taken on 24.02.2025 Item No.3: All that part and parcel of Residential Flat No.1306, admeasuring 885 sq.ft. (carpet area) & 1020 sq.ft. (built-up area), on the 13th Floor, in Type A building known as 'Venus Wing' in complex known as 'VASUDEV PLANNET' in the society known as 'Vasudev Planet CHS Ltd.', together with other amenities attached and rights in the common area as applicable, situated at Land bearing Old Sy.No.296, New Sy.No.58, Hissa Nos.02, 03, 04, 05, 06, 07, 08, 09 and Old Sy. No.297, New Sy.No.57, Hissa No.22 and Old Sy.No.290, New Sy.No.62, Hissa Nos.13 and 14, of Navghar Village, Bhayander Taluk, Thane District, Near Laxmi Park, Kanakia Road, Mira Road (East), Thane, belonging to Mr. Anujkumar Baljnath Shrivastav, Mrs. Bindu Anujkumar Shrivastav Boundaries of Property: East by: Wall; West by: Flat No.1305; North by: Wall; South by: Staircase. Symbolic possession taken on 24.02.2025	Rs. 81,00,000/- (Rupees Eighty One Lakhs Only)	11.00 AM to 11.20 PM
1)M/s. Western India Equipments, represented by its Proprietress: Mrs. Preethi Shishu Shetty, addressed at: 71/510, Sahayog Society, MHB Colony, Dindoshi Nagar, Malad (East), Mumbai - 400097.			Rs. 8,10,000/- (Rupees Eight Lakhs Ten Thousand Only)	Rs.25,000/-
2)Mrs. Preethi Shishu Shetty W/o Mr. Shishu Kumar Shetty, addressed at: No.301-B/20, Sandyaadeep, Shanti Nagar CHS Ltd., Sector-9, Shanti Nagar, Mira Road, Thane - 401107.				
3)Mr. Shishu Kumar Shridhar Shetty S/o Mr. Shridhar Kunjappa Shetty, addressed at: No.1303, Venus Vasudev Planet, Laxmi Park, Kanakia RD., Mira Bhayander Road, Mira Road East, Thane - 401107.			Rs. 36,00,000/- (Rupees Thirty Six Lakhs Only)	11.20 AM to 11.40 AM
4)Mr. Rajiva Ranjan S/o Mr. Raj Narayan Singh, addressed at: B-509, Dev Ashraya HSG Society, Bhakti Residency, Cheda Nagar, Marg Near Shani Mandir, Thane - 401203.			Rs. 3,60,000/- (Rupees Three Lakhs Sixty Thousand Only)	Rs.25,000/-
5)Mr. Anujkumar Baljnath Shrivastav S/o Mr. Baljnath Shrivastav,			Rs. 1,21,00,000/- (Rupees One Crore Twenty One Lakhs Only)	11.40 AM to 12.00 PM
6)Mrs. Bindu Anujkumar Shrivastav W/o Mr. Anujkumar Shrivastav, No.5 & 6 addressed at: A-1306, Venus Vasudev Planet, Near Laxmi Park, Sagar Medical, Kanakia Road, Mira Road, Thane - 401107.				
7)Mr. Harish Kutty Shetty S/o Mr. Kutty Chandu Shetty, addressed at: Building No.9, Flat No.603, Shanti Garden, Sector 4, Behind Royal College, Mira Road, Thane - 401107.			Rs. 12,10,000/- (Rupees Twelve Lakhs Ten Thousand Only)	Rs.25,000/-
8)Mr. Mohanesh Kutty Shetty S/o Mr. Kutty Chandu Shetty,				

Kutty Chandu Shetty, addressed at: Poonam Enclave Complex, Opp. Sector 09, Mira Road East, Bhayander - 401107; 9)Mr. Shashi Kumar Shridhar Shetty S/o Mr. Shridhar Kunjappa Shetty, addressed at: B-1204, Samarpan Building, No.8, Kanakia Road, Near Unique Garden Beverly Park, Mira-Bhayander, Mira Road, Thane - 401107; 10)Mrs. Chhaya Shashi Shetty W/o Mr. Shashi K Shetty, addressed at: B-1204, Samarpan Building, Opp. Swarna Building, Unique Garden, Mira -Bhayander, Mira Road, Thane - 401107; 11) Mr. Sudhir Shridhar Shetty S/o, Mr. Shridhar Kunjappa Shetty, addressed to: No.301-B/20, Sandyadeep, Sector - 9, Shanti Nagar, Mira Road (East), Thane - 401107; 12)Mr. Sharath Kumar Shetty S/o Mr. Shridhar Shetty, addressed at: 1-22, Padumane, Elathur, Mangaluru - 574150	interest from 11.03.2026, plus costs due to the Karnataka Bank Ltd. Mumbai- Bandra Branch	Symbolic possession taken on 24.02.2025 Item No.4: All that part and parcel of Residential Flat No.801, admeasuring 516 sq.ft. (carpet area) & 774 sq.ft. (super built-up area), on the 8th Floor, in the building known as 'Marigold' in Phase-II Housing Project of complex known as 'Everest Countryside', together with other amenities attached and rights in the common area as applicable, situated at Land bearing Sy.No.7, Hissa No.15, Sy.No.8, Hissa Nos.1, 2, 5, 6, 7, Sy.No.9, Hissa No.2, Sy.No.10, Hissa No.2 in Ghodbunder, Kasar Vadavil Village, Thane, belonging to Mr. Harish Kutty Shetty and Mr. Mohanesh Kutty Shetty. Boundaries of Property: East by: Open; West by: Open; North by: Passage; South by: Open. Symbolic possession taken on 24.02.2025 Item No.5: All that part and parcel of Residential Flat No.1204, admeasuring 623.75 sq.ft. (Carpet area) & 748 sq.ft. (built-up area), on the 12th Floor in "B" Wing of the Building No.7 known as 'SAMARPAN' in the society known as 'Samarpan CHS Ltd.', together with other amenities attached and rights in the common area as applicable, situated at Land bearing Old Sy.No.431, New Sy.No.93, Old Sy.No.302, New Sy.No.94, Old Sy. No.430 (part), New Sy.No.95, Hissa No.02, Old Sy. No.433 (part), New Sy.No.92, Hissa No.03 of Navghar Village, Near Seven Eleven School, Kanakia Road, Beverly Park, Mira Road (East), Thane, belonging to Mr. Shashi Shridhar Shetty. Boundaries of Property: East by: Wall; West by: Flat No.1203; North by: Wall; South by: Flat No.1201 & 1202. Symbolic possession taken on 24.02.2025 Item No.6: All that part and parcel of Residential Flat No.301, admeasuring 498 sq.ft. (carpet area) & 560 sq.ft. (built-up area), on the 3rd Floor in the building No.B-20 known as "SANDHYADEEP SHANTINAGAR CHS LTD" together with other amenities attached and rights in the common area as applicable, situated at Land bearing Old Sy.No.209, New Sy.No.41, in Sector 9, Shanti Nagar, Mira Road (East), Thane, belonging to Mr. Sudhir Shridhar Shetty. Boundaries of Property: East by: Passage; West by: Passage; North by: Flat No.302; South by: Building No.B-19. Symbolic possession taken on 24.02.2025	<table><tr><td>Rs. 86,00,000/- (Rupees Eighty Six Lakhs Only)</td><td>12.00 PM to 12.20 PM</td></tr><tr><td>Rs. 8,60,000/- (Rupees Eight Lakhs Sixty Thousand Only)</td><td>Rs.25,000/-</td></tr><tr><td>Rs. 85,00,000/- (Rupees Eighty Five Lakhs Only)</td><td>12.20 PM to 12.40 PM</td></tr><tr><td>Rs. 8,50,000/- (Rupees Eight Lakhs Fifty Thousand Only)</td><td>Rs.25,000/-</td></tr></table>	Rs. 86,00,000/- (Rupees Eighty Six Lakhs Only)	12.00 PM to 12.20 PM	Rs. 8,60,000/- (Rupees Eight Lakhs Sixty Thousand Only)	Rs.25,000/-	Rs. 85,00,000/- (Rupees Eighty Five Lakhs Only)	12.20 PM to 12.40 PM	Rs. 8,50,000/- (Rupees Eight Lakhs Fifty Thousand Only)	Rs.25,000/-
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1)Mr. Shishu Kumar Shridhar Shetty S/o Mr. Shridhar Kunjappa Shetty, addressed at: No.1303, Venus Vasudev Planet, Laxmi Park, Kanakia Road, Mira Bhayander Road, Mira Road (East), Thane-401107; 2)Mrs. Preethi Shishu Shetty W/o Mr. Shishu Kumar Shetty, addressed at: No.301-B/20, Sandyadeep, Shanti Nagar CHS Limited, Sector - 9, Shanti Nagar, Mira Road, Thane - 401107;	Rs.32,40,022.27 [Rupees Thirty Two Lakhs Forty Thousand Twenty Two and Paise Twenty Seven Only] i.e., Rs.25,76,751.94 under TL A/c No.5277001600010101 along with future interest from 30.03.2026 and Rs.6,63,270.33 under TL A/c No.5277001600010201 along with future interest from 30.03.2026, plus costs due to the Karnataka Bank Ltd. Mumbai- Bandra Branch	Symbolic possession taken on 24.02.2025 Item No.6: All that part and parcel of Residential Flat No.301, admeasuring 498 sq.ft. (carpet area) & 560 sq.ft. (built-up area), on the 3rd Floor in the building No.B-20 known as "SANDHYADEEP SHANTINAGAR CHS LTD" together with other amenities attached and rights in the common area as applicable, situated at Land bearing Old Sy.No.209, New Sy.No.41, in Sector 9, Shanti Nagar, Mira Road (East), Thane, belonging to Mr. Sudhir Shridhar Shetty. Boundaries of Property: East by: Passage; West by: Passage; North by: Flat No.302; South by: Building No.B-19. Symbolic possession taken on 24.02.2025	<table><tr><td>Rs. 78,00,000/- (Rupees Seventy Eight Lakhs Only)</td><td>12.40 PM to 1.00 PM</td></tr><tr><td>Rs. 7,80,000/- (Rupees Seven Lakhs Eighty Thousand Only)</td><td>Rs.25,000/-</td></tr></table>	Rs. 78,00,000/- (Rupees Seventy Eight Lakhs Only)	12.40 PM to 1.00 PM	Rs. 7,80,000/- (Rupees Seven Lakhs Eighty Thousand Only)	Rs.25,000/-				
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Details for Remitting EMD Account No./IFSC Code- Account number-0863500200004101, Karnataka Bank Ltd, Mumbai-Bandra Branch, IFSC Code - KARB0000086											
(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 08.05.2026 on 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 07.05.2026) 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 / contact@auctionbazaar.com / support@auctionbazaar.com. Date: 05.04.2026 Place: Mumbai											
CHIEF MANAGER & AUTHORISED OFFICER											