



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
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CIN: L85110KA1924PLC001128

SALE NOTICE OF IMMOVABLE PROPERTIES ON 25.06.2025

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 25.06.2025 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 24.06.2025 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	Andheri (West) Branch	1)M/s Deepjyoti Realtors, a proprietary firm represented by its Proprietor Mr. Rajendra Shankar Utekar, addressed at: Shop No.401, Samarth Arcade, 4th Floor, K-Villa, Opposite Holy Cross Convent School, Old Agra Road, Thane, Maharashtra-400601, 2)Mr. Rajendra Shankar Utekar S/o Mr. Shankar S Utekar, 3)Mrs. Sangeeta Rajendra Utekar W/o Mr. Rajendra Shankar Utekar 4)Mr. Vikrant Rajendra Utekar S/o Mr. Rajendra Shankar Utekar, No.2, 3, & 4 addressed at: Flat No. A/201 & 202, on 2nd Floor, Tridev Apartment, A-wing, Bhakti Marg, Mulund West, Thane, Mumbai, Maharashtra-400080.	(A) Rs.2,37,44,225.72 [Rupees Two Crore Thirty Seven Lakhs Forty Four Thousand Two Hundred Twenty Five and Paise Seventy Two Only] under PSOD A/c No.0917000600031701 along with future interest from 30.11.2024, plus costs due to the Karnataka Bank Ltd - Mumbai Andheri (West) Branch,	Item No.1- All that part and parcel of Registered Mortgage of all those pieces and parcel of 106 Plots out of Land bearing Survey Nos. 94/7, 94/8, 94/9, 94/12, 151/2A, 151/2B, 151/3A, 151/4, 151/5, 151/6A, 151/6B, 148/1, 146/1 admeasuring 12106.8 sqmts. lying, being and situated at Village Narayangoann and Malegaon, Tal. Shahapur, Dist. Thane Registration District Thane, Sub registration District Shahapur, belonging to Mr. Rajendra Shankar Utekar and Mrs. Sangita Rajendra Utekar. Boundaries of Property: East by: Open Land; West by: Saralgaon Road; North by: Open Land; South by: Open Land. [Common mortgage to Borrower A and Borrower D]	Rs. 1,65,08,000/-	11.40 AM to 12.00 PM	Account number - 0913500200004101, Karnataka Bank Ltd, Mumbai- Andheri West Branch, IFSC Code - KARB0000091
		1)Mr. Vikrant Rajendra Utekar S/o Mr. Rajendra Shankar Utekar, 2)Mrs. Sangeeta Rajendra Utekar W/o Mr. Rajendra Shankar Utekar, 3)Mr. Rajendra Shankar Utekar S/o Mr. Shankar S Utekar, All are addressed at: Flat No. A/201 & 202, on 2nd Floor, Tridev Apartment, A-wing, Bhakti Marg, Mulund West, Thane, Mumbai, Maharashtra-400080.	(B) Rs.85,97,403.36 [Rupees Eighty Five Lakhs Ninety Seven Thousand Four Hundred Three and Paise Thirty Six Only] under PSOD A/c No.0917000600032101 along with future interest from 01.05.2025, plus costs due to the Karnataka Bank Ltd - Mumbai Andheri (West) Branch	Item No.2-All that part and parcel of Equitable Mortgage by way of deposit of original title deeds of Commercial Shop No.301, admeasuring 425 sqft. Carpet Area, on the 3rd Floor of the building known as "Samarth Arcade", situated at K-Villa, Thane (West), constructed on Land bearing Tika No.8, CTS No.19 (Pt), within the Registration District & Sub-district of Thane-400604, belonging to Mr. Vikrant Rajendra Utekar. Boundaries of Property: East by: Prabhakar Hegde Marg ; West by: Building; North by: Philip House Building; South by: Building. [Common mortgage to Borrower A and Borrower B]	Rs. 1,03,00,000/-	12.00 PM to 12.20 PM	
		1)Mrs. Sangeeta Rajendra Utekar W/o Mr. Rajendra Shankar Utekar; 2)Mr. Rajendra Shankar Utekar S/o Mr. Shankar S Utekar; 3)Mr. Vikrant Rajendra Utekar S/o Mr. Rajendra Shankar Utekar; All are addressed at: Flat No. A/201 & 202, on 2nd Floor, Tridev Apartment, A-Wing, Bhakti Marg, Mulund West, Mumbai, Maharashtra-400080.	(C) Rs.1,13,12,948.81 [Rupees One Crore Thirteen Lakhs Twelve Thousand Nine Hundred Forty Eight and Paise Eighty One Only] under PSOD A/c No.0917000600032001 along with future interest from 01.05.2025, plus costs due to the Karnataka Bank Ltd - Mumbai Andheri (West) Branch,	Item No.3- All that part and parcel of Equitable Mortgage by way of deposit of original title deeds of Commercial Shop No.302, admeasuring 492.45 sqft. Carpet Area (591 sqft. Built up area), on the 3rd Floor of the building known as "Samarth Arcade", situated at K-Villa, Thane (West), constructed on Land bearing Tika No.8, CTS No.19 (Pt), within the Registration District & Sub-district of Thane-400604, belonging to Mr. Sangeeta Rajendra Utekar. Boundaries of Property: East by: Prabhakar Hegde Marg; West by: Building; North by: Philip House Building; South by: Building. [Common mortgage to Borrower A and Borrower C]	Rs. 1,19,38,000/-	12.20 PM to 12.40 PM	
		1)M/s Welkindeep Infotech (I) Private Limited, Represented by its Directors a) Mr. Rajendra Shankar Utekar, b) Mr. Vikrant Rajendra Utekar and c) Mrs. Sangeeta Rajendra Utekar, addressed at: No.302, Samarth Arcade, Opp. Holly Cross Convent High School, K Villa, Thane (W), Thane, Maharashtra 400601, 2)Mr. Rajendra Shankar Utekar S/o Mr. Shankar Utekar, 3)Mr. Vikrant Rajendra Utekar S/o Mr. Rajendra Utekar, 4)Mrs. Sangeeta Rajendra Utekar W/o Mr. Rajendra Utekar, No. 2 to 4 addressed at: No.302, Samarth Arcade, Opp. Holly Cross Convent High School, K Villa, Thane (W), Thane, Maharashtra - 400601, No. 2 to 4 also addressed at: A/201-202, Tridev Apartment, Bhakti Marg, Mulund (West), Mumbai 400080.	(D) Rs.1,74,49,467.27 [Rupees One Crore Seventy Four Lakhs Forty Nine Thousand Four Hundred Sixty Seven and Paise Twenty Seven Only] under PSTL A/c No.0917001800379401 along with future interest from 21.03.2025, plus costs due to the Karnataka Bank Ltd - Mumbai Andheri (West) Branch,		Rs. 1,19,38,000/-	12.20 PM to 12.40 PM	
2	Thane Branch	1)Mrs. Savita Chandrakant Kadam W/o Mr. Chandrakant Kadam, 2)Mr. Shashank C Kadam S/o Mr. Chandrakant Kadam, No. 1 & 2 are addressed at: Flat No 201/202, 2nd Floor, Krishna Darshan Apartment, Ganesh Nagar, Shivaji Nagar, Thane (West) - 400604, 3)Mr. Sandeep Shrinath Palaye S/o Mr. Shrinath Palaye, addressed at: Nath Niwas, Brahmin Society Naupada, Thane - 400602	(A) Rs.7,81,142.33 [Rupees Seven Lakhs Eighty One Thousand One Hundred Forty Two and Paise Thirty Three Only] under PSTL A/c No.7707001800009301 along with future interest from 01.05.2025, plus costs due to the Karnataka Bank Ltd. - Thane Branch,	All that piece and parcel of Residential Flat No's.201 & 202, totally admeasuring 1055 Sq.ft built up area, on the 2nd floor, in the building known as "Krishna Darshan Apartment" situated at Ganesh Nagar, Shivaji Nagar, Thane (West). The said building is constructed on land bearing Survey No.267 of Revenue Villaga	Rs. 1,26,00,000/-	4.20 PM to 4.40 PM	Account number - 7703500200004101, Karnataka Bank Ltd, Thane Branch, IFSC Code - KARB0000770 0000091
		1)M/s Pranjal Enterprises, represented by Prop. Mr. Shashank C Kadam, addressed at: Flat No.201/202, 2nd Floor,	(B) Rs.16,85,326.55 [Rupees Sixteen Lakhs Eighty Five Thousand		Rs. 12,60,000/-		
						Possession Date/Type of Possession : Symbolic Possession Possession Taken on 22.11.2024 & 03.11.2018	

	Ganesh Nagar, Shivaji Nagar, Thane (West) - 400604. 3) Mr. Sandeep Shrinath Palaye S/o Mr. Shrinath Palaye, addressed at: Nath Niwas, Brahmin Society Naupada, Thane - 400602 1) M/s Pranjal Enterprises, represented by Prop. Mr. Shashank C Kadam, addressed at: Flat No.201/202, 2nd Floor, Krishna Darshan Apartment, Ganesh Nagar, Shivaji Nagar, Thane (West) - 400604. 2) Mr. Shashank C Kadam S/o Mr. Chandrakant Kadam, 3) Mrs. Savita Chandrakant Kadam W/o Mr. Chandrakant Kadam, No. 2 & 3 are addressed at: Flat No.201/202, 2nd Floor, Krishna Darshan Apartment, Ganesh Nagar, Shivaji Nagar, Thane (West) - 400604.	No. 7107001800003901 along with future interest from 01.05.2025, plus costs due to the Karnataka Bank Ltd. - Thane Branch, (B) Rs.16,85,326.55 [Rupees Sixteen Lakhs Eighty Five Thousand Three Hundred Twenty Six and Paise Fifty Five Only] under PSOD A/c No.7707000600007501 along with future interest from 01.05.2025, plus costs due to the Karnataka Bank Ltd. - Thane Branch,	in the building known as "Krishna Darshan Apartment" situated at Ganesh Nagar, Shivaji Nagar, Thane (West). The said building is constructed on land bearing Survey No.267 of Revenue Village Majiwade, Taluka & District Thane, belonging to Mrs. Savita Chandrakant Kadam and Mr. Shashank C Kadam. Boundaries of Property: East by: Passage; West by: Open; North by: Flat No.203; South by: Wall.	Possession Taken on 22.11.2024 & 03.11.2018 Possession	
3	Vaziranaka Branch 1) Mr. Deepak Singh S/o Mr. Virendra Samsher Singh; 2) Mrs. Madhu Deepak Singh W/o Mr. Deepak Birendra Singh, Both are addressed at: Flat No.002, 'D' Wing, Rose Garden CHS, Next to Dalmia School, Mira Road East, Thane-401107.	Birendra Virendra Rs.7,31,871.10 [Rupees Seven Lakhs Thirty One Thousand Eight Hundred Seventy One and Paise Ten Only] under PSTL A/c No.5097001800033901 along with future interest from 07.05.2025, plus costs due to the Karnataka Bank Ltd. - Mumbai Vaziranaka Branch	All that piece and parcel of Residential Flat No.002, on Ground Floor, admeasuring super built up area 536 sqft., built up area 460 sqft., carpet area 383 sqft., 'D' Wing of building known as "Rose Garden Co-operative Housing Society Limited", Next to Dalmia School, Mira Road East, Thane constructed on plot of lands bearing Survey No.131, Hissa No.2, 7 & 5, Revenue Village Mira, Taluka & District Thane, belonging to Mr. Deepak Birendra Singh and Mrs. Madhu Deepak Singh. Boundaries of Property: East by: Hiral Apartment; West by: Garden; North by: Open; South by: E Wing.	Rs.48,25,000/- 4.40 PM to 5.00 PM Rs.4,82,500/- Rs.10,000/- Possession Date/Type of Possession :-Symbolic Possession Possession Taken on 30.12.2024	Account number - 5093500200004101, Karnataka Bank Ltd, Mumbai- Vaziranaka Branch, IFSC Code - KARB0000509
4	Mumbai-Mulund (W) Branch 1. M/s Sai Laxmi Construction Rep by its Proprietor Mr. Bhagwat Baban Kamthe Addressed at: Flat No.400, 4th Floor, Abhyudaya Bldg, Sudarshan Colony, Chendani, Thane (E), Maharashtra - 400603 Also at: B/8, Geetanjali Society, Thanekar Wadi, Kopri Colony, Thane-400603. 2. Mrs. Yogita Bhagwat Kamthe W/o Mr. Bhagwat Baban Kamthe, at: B/8, Geetanjali Society, Thanekar Wadi, Kopri Colony, Thane-400603 3. Mr. Ganesh Khandu Kashid S/o Mr. Khandu Bhau Kashid, at: Flat No.709, Building No.13, Siddhi Vinayak Krupa CHS Ltd., Pratiksha Nagar, NR Sundar Vihar Hotel, Sion-400022, Mumbai, 4. Mrs. Sandhya Sopan Kanse W/o Mr. Sopan Kanse, at: Flat No.1201, Sunbeam Society, Nahur(W) -400080. 5. Mrs. Geeta Dilip Ingale W/o Mr. Dilip Ingale, at: Flat No. B-403, Sai Sadan, Bhandar Ali Road, Jambli Naka, Thane (W) - 400601. 6. Mr. Suresh Sarjane 7. Mr. Ganesh Sarjane, S/o Suresh Sarjane 8. Miss. Durga Lokhre, D/o Suresh Sarjane All 6,7 and 8 are addressed at: Flat No.1, Swastik Park, Brahmmand, Godbunder Road, Thane (W)-400615.	Rs.85,06,307.58 (Rupees Eighty Five Lakhs Six Thousand Three Hundred Seven and Paise Fifty Eight Only) in PSOD A/c No.52070006000015901 as on 27.12.2022, plus costs due to the Karnataka Bank Ltd - Mumbai-Mulund (W) Branch,	All that part and parcel of All Flats (Flat No.301-450 Sq. Ft, Flat No.302-550 Sq. Ft, Flat No.303-550 Sq. Ft and Flat No.304-450 Sq. Ft.) situated on the 2nd Floor of the building, known as "MUKTI BHAVAN", Mauli Park, Markad Road, Alandi, on the land bearing Survey No.A/1/3A/2B/2A/1/3 at Village Alandi, Devachi, Taluka Khed, District Pune, and bounded by: East: Jaiswal Bungalow, West: Thanekar Dharmshala North: Tapkir Bungalow; South: Internal Road Type of Possession: Physical Possession taken on 15.05.2023. All that part and parcel of Flat No. B/8 admeasuring 505 Sq. Ft. built up area on the 1st Floor in B Wing of the building known as "GEETANJALI Co-operative Housing Society Ltd, on the land bearing S.No.34, Hissa No.4 at Village Kopri, Mulund (East), Tal. Kurla, District Mumbai within the limits of Greater Bombay and bounded: East: Flat No.7 ; West: Staircase, North: Flat No.5, ; South: Open Space. Type of Possession: Symbolic Possession taken on 03.09.2022.	Rs.48,00,000/- 02.00 PM to 02.20 PM Rs.4,80,000/- Rs.10,000/- Rs.68,85,000/- 02.20 PM to 02.40 PM Rs.6,88,500/- Rs.10,000/-	Account number - 5203500200004101, Karnataka Bank Ltd, Mulund (W) Branch, IFSC Code - KARB0000520
5	Navi Mumbai Kharghar Branch 1. M/s Shree Gurukrupa Dairy Represented by its proprietor Mr. Santosh Dagdu Khatal, at: Shop No. 47, Plot No. 1, Sphene Building, G-2, Sector 16, Sanpada - 400706 2. Mr. Santosh Dagdu Khatal S/o Mr. Dagdu Khatal 3. Mr. Gajanan Dagdu Khatal S/o Mr. Dagdu Khatal, Both 2 & 3 addressed at: 148/24, Ambika Nivas, Baburao More Chowk, Sarveshwar Mandir Marg, Kuria West 400070 and No.2 Also Addressed at: Shop No. 8, Ground Floor, Shree Shanti Niketan (B) CHSL, Balaji Tower, Sector - 30A, Opp. Sanpada Station, Vashi, Navi Mumbai - 400705	Rs.1,44,77,176.86 [Rupees One Crore Forty Four Lakhs Seventy Seven Thousand One Hundred Seventy Six and paise Eighty Six Only] i.e. Rs.96,00,669.03 under PSTL A/c No.5897001800002801 plus future interest from 04.05.2025 and Rs.48,76,507.83 in PSOD A/c No.5897000600000501 plus future interest from 01.05.2025 plus costs due to the Karnataka Bank Ltd - Navi Mumbai Kharghar Branch,	All that part and parcel of Shop No.8, admeasuring about 309.82 Sq.ft (28.80 Sq.mtrs) super built up area, on ground floor of the building known as "Shree Shanti Niketan (B) Co-operative Housing Society Limited" (Balaji Tower), constructed on Plot No.29-32, 36 & 37, situated at Sector - 30A, Opp. Sanpada Station, Vashi, Navi Mumbai, Taluka & District Thane and bounded: East: Station Road. West: Pudhari Complex North: Health Corner. South: Keshav Kunj - I.	Rs.75,15,000/- 02.40 PM to 03.00 PM Rs.7,51,500/- Rs.10,000/- Possession Date/Type of Possession :-Physical Possession Possession Taken on 29.01.2025	Account number - 5893500200004101, Karnataka Bank Ltd, Navi Mumbai Kharghar Branch, IFSC Code - KARB0000589

(The borrower/elmortgagor'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/auction-notice> under the head "Auction Notices"/ "Mega Auction Notices". The e-auction will be conducted through portal <https://auctionbazaar.com/> on 25.06.2025 as per time given 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 24.06.2025) 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: contact@auctionbazaar.com / support@auctionbazaar.com.

Date: 24.05.2025 Place: Mumbai

CHIEF MANAGER & AUTHORISED OFFICER