

Head Office, Mangaluru. CIN: L85110KA1924PLC001128
 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@kibank.com
 Website: www.karnatakabank.com CIN: L85110KA1924PLC001128

SALE NOTICE OF IMMOVABLE PROPERTIES ON 30.07.2025

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 30.07.2025 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 29.07.2025 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 Rs.	Details for Remitting EMD Account No./IFSC Code
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, 148/1 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/- Rs.16,50,800/-	2.20 PM to 2.40 PM Rs.1,00,000/-	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.88,17,034.36 [Rupees Eighty Eight Lakhs Seventeen Thousand Thirty Four and Paise Thirty Six Only] under PSOD A/c No.0917000600032101 along with future interest from 01.07.2025, 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/- Rs. 10,30,000/-	2.40 PM to 3.00 PM Rs.1,00,000/-	Possession Date/Type of Possession :-Symbolic Possession Possession Taken on 29.11.2021
		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.1,16,01,950.81 [Rupees One Crore Sixteen Lakhs One Thousand Nine Hundred Fifty and Paise Eighty One Only] under PSOD A/c No.0917000600032001 along with future interest from 01.07.2025, 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/- Rs. 11,93,800/-	3.00 PM to 3.20 PM Rs.1,00,000/-	Possession Date/Type of Possession :-Symbolic Possession Possession Taken on 29.11.2021
		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				

1600019001 along
with future interest
from 12.06.2022 and
Rs.7,67,382.85 under
TL A/c No.770700
1600020201 along with
future interest from
31.05.2022 plus costs
due to the Karnataka

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/auction-notice> under the head "Auction Notices"/ "Mega Auction Notices". The E-auction will be conducted through portal <https://auctionbazaar.com/> on 30.07.2025 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 29.07.2025) 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: 12.07.2025 Place: Mumbai
CHIEF MANAGER & AUTHORISED OFFICER