

Asset Recovery Management Branch, 2nd Floor, The Metropolitan, 'E' Block,
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 10.12.2025

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 10.12.2025 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 09.12.2025 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) Value	Auction Time Incremental Value of the Bid	Details for Remitting EMD Account No. / IFSC Code
1	Thane Branch	1) M/s. Ajinkya Constructions, Represented by its Proprietor Mr. Ankush B Gore, Addressed at: 602, Meridian Hiranandani Meadows, Near Lokpuram, Manpada, Thane (W) - 400610; 2) Mr. Ankush B Gore S/o Mr. Bhagwanrao Gore; 3) Mrs. Bharti Ankush Gore W/o Mr. Ankush B. Gore; No. 2 & 3 are addressed at: 602, Meridian Hiranandani Meadows Near Lokpuram, Manpada, Thane (W) - 400610.	Rs.1,36,01,517.26 (Rupees One Crore Thirty Six Lakhs One Thousand Five Hundred Seventeen and Paise Twenty Six Only) under PSOD A/c No. 7707000600007001 as on 13.06.2022 along with future interest ans cost from 01.06.2022. plus costs due	All that part and parcel of Industrial Unit No.104, admeasuring 45 Sq.mtrs carpet area, on the first floor, in B Wing, in the building known as "New Rajshree Industrial Premises Co-operative Society Ltd.", situated at Rajshree Industrial Complex, Narenda Silk Mills Compound, G.B Road, Chitalsar, Manpada, Thane (W). The said building is constructed on land bearing Gut No.46, Survey No.48, Taluka & District of Thane in Registration Sub District of Thane.	Rs.62,00,000/- Rs.6,20,000/-	from 02.30 PM to 02.45 PM Rs. 10,000/- Possession Date/ Type of Possession :- Physical Taken on 06.06.2023	RTGS Account number 7703500200004101 Karnataka Bank Ltd, Thane Branch IFSC Code - KARB0000770
2	Nerul (East) Branch	1) Mrs. Ashi Awasthi D/o Mr. Rajanlal Awasthi, Addressed at: M S Building No.5, Adj to 155C, Chembur Colony, Near Jama Sweets, Thane, Mumbai-400074; 2) Mr. Ashish Kulkarni S/o Vilas Kulkarni, Addressed at: Flat No.203, Building No.1, Krishna Green, Land Park, Ghodbandar Road, Kasarwadivali, Thane-400607	Rs.59,23,092.61 [Rupees Fifty Nine Lakhs Twenty Three Thousand Ninety Two and Paise Sixty One Only] under TL A/c No.6377001600002601 along with future interest from 30.09.2025, plus costs due	All that part and parcel of Residential Property bearing Flat No.1101, measuring 530 sq.ft.s, situated on 11th Floor, 'E' Wing, Casa Greenville, Near Lohda Dham, Anjur, Sural & Mankoli, Upper Bhiwandi, Bhiwandi Road, Thane District-421302, belonging to Mrs. Ashi Awasthi. Boundaries of Property: East by: Internal Road; West by: Road; North by: D Wing; South by: G Wing.	Rs.69,69,000/- Rs.6,96,900/-	from 12.15 PM to 12.30 PM Rs. 10,000/- Possession Date/ Type of Possession :- Symbolic Taken on 28.06.2024	RTGS Account number 6373500200004101 Karnataka Bank Ltd, Nerul (East) Branch IFSC Code - KARB0000637
3	Bhayander (East) Branch	1) Mr. Awadhesh Dharmal Vishwakarma S/o Mr. Dharmal Vishwakarma; 2) Mrs. Pinky Awadhesh Vishwakarma W/o Mr. Awadhesh Vishwakarma, Both are addressed at: Flat No.101, 'A' Wing, Rustomji's Virar Avenue D1, Global City, Chikhali Dongari Road, Next to Agrawal Paramount, Village Dongare, Virar West - 404303; Both are also addressed at: G-603, Poonam Orchid Building, Near Yashwanth Nagar, Bolnisi, Virar - 401303	Rs.40,59,621.44 [Rupees Forty Lakhs Fifty Nine Thousand Six Hundred Twenty One and Paise Forty Four Only] under TL A/c No.10670016000044701 along with future interest from 20.02.2025, plus costs due	All that part and parcel of Residential Flat No.101, admeasuring 330.88 sqft. Carpet Area, on the 1st Floor, in 'A' Wing of the building known as "Rustomjee's Virar Avenue", D1 Wing A & B and Commercial (under construction), being constructed on land bearing Survey No.5/B, 5/D, 5/F, 5/G, lying and situated at Village Dongare, Taluka Vasal, District Palghar, belonging to Mr. Awadhesh Dharmal Vishwakarma and Mrs. Pinky Awadhesh Vishwakarma. Boundaries of Property: East by: Open; West by: Passage; North by: Wall; South by: Flat No.102.	Rs.35,00,000/- Rs.3,50,000/-	from 11.15 AM to 11.30 AM Rs. 10,000/- Possession Date/ Type of Possession :- Physical Taken on 19.01.2024	RTGS Account number 1063500200004101 Karnataka Bank Ltd, Bhayander (East) Branch IFSC Code - KARB0000106
4	Bhayander (East) Branch	1) Mr. Bageesh Pandey S/o Mr. Sarvesh Kumar; 2) Mrs. Shweta Arun Dixit W/o Mr. Bageesh Pandey; Both are addressed at: B/105, Crystal Home Residence CHS Ltd, Lotus Colony, Behind Achiole Talav, Nallasopara East, Palghar-401209	Rs.36,78,233.04 [Rupees Thirty Six Lakhs Seventy Eight Thousand Two Hundred Thirty Three and Paise Four Only] under PSTL A/c No. 1067001800096801 along with future interest from 10.10.2025, plus costs due	All that part and parcel of Residential Flat No.C/102, admeasuring 29.66 sqmtr. Carpet Area, on the 1st Floor, in 'C' Wing in the Building known as "Crystal Residency", situated at Nallasopara (East), on the N.A. Land bearing Survey No.229, Hissa Nos. 2(P) & 3, of Revenue Village: Achiole, Taluka Vasal, District Palghar within the limits of Vasai Virar City Municipal Corporation, belonging to Mr Bageesh Pandey and Mrs. Shweta Arun Dixit. Boundaries of Property: East by: Passage; West by: Flat Door; North by: Wall; South by: Flat No.101.	Rs.28,66,000/- Rs.2,86,600/-	from 01.00 PM to 01.15 PM Rs. 10,000/- Possession Date/ Type of Possession :- Physical Taken on 19.01.2024	RTGS Account number 1063500200004101 Karnataka Bank Ltd, Bhayander (East) Branch IFSC Code - KARB0000106
5	Powai Branch	(1) Mr. Ganesh Vishnu Salvi S/o Mr. Vishnu Raghunath Salvi; (2) Mrs. Siddhi Ganesh Salvi W/o Mr. Ganesh Vishnu Salvi, Both are addressed at: Flat No.801, Celebrations CHS, Plot No.23, Sector No.6, Navi Mumbai, Airoli, Thane - 400708.	Rs.29,05,379.52 [Rupees Twenty Nine Lakhs Five Thousand Three Hundred Seventy Nine and Paise Fifty Two Only] i.e. Rs.7,28,842.08 under TL A/c No.51270016000030901 along with future interest from 15.10.2025 and Rs.21,76,537.44 under TL A/c No.5127001600043401 along with future interest from 01.10.2025 plus costs due	All that part and parcel of Flat No.801, admeasuring 1355 sq.ft. (builtup) area, 8th Floor, 'C' Wing, Celebrations CHS, constructed on Plot No.23, Sector 6, Airoli, Navi Mumbai, Taluka and District Thane, belonging to Mr. Ganesh Vishnu Salvi and Mrs. Siddhi Ganesh Salvi. Boundaries of Property: East by: Road / Sairaj Society; West by: Jupiter Society; North by: Row House; South by: Madhuban Building.	Rs.1,46,00,000/- Rs.14,60,000/-	from 12.00 PM to 12.15 PM Rs. 10,000/- Possession Date/ Type of Possession :- Symbolic Taken on 19.05.2025	RTGS Account number 5123500200004101 Karnataka Bank Ltd, Powai Branch IFSC Code - KARB0000512

6	Thane Branch	(1) M/s Sergio Food Products, Represented by Proprietor, Mr. Swapnil Janardhan Chavan, addressed at: Plot No-3, Mahadev Industrial Complex, Shil Panvel Road, Village Gothehar, Thane District - 400612; (2) Mr. Swapnil Janardhan Chavan S/o Mr. Janardhan Shankar Chavan, addressed at: Plot No-3, Mahadev Industrial Complex, Shil Panvel Road, Village Gothehar, Thane District - 400612; also addressed at: 2/204, Vardhan CHS, Laxman Apartment, Kumbhar Ali, Opp. Siddhivinayak Temple, Station Road, Kalwa, Thane - 400605; (3) Mr. Janardhan Shankar Chavan S/o Shankar Chavan, addressed at: 2/204, Vardhan CHS, Laxman Apartment, Kumbhar Ali, Opp. Siddhivinayak Temple, Station Road, Kalwa, Thane - 400605.	Rs.11,85,320.48 [Rupees One Crore Eleven Lakhs Eighty Five Thousand Three Hundred Twenty and Paise Forty Eight Only] i.e. Rs.63,79,337.60 under PSOD A/c No.7707000600005001 along with future interest from 01.07.2025 and Rs.48,05,982.88 under PSTL A/c No.7707001800012301 along with future interest from 10.07.2025 plus costs due	All that part and parcel of Flat No.204 admeasuring built up area of 446 sqft on the 2nd Floor in the building known as Laxman Apartment, in Vardan Co-operative Housing Society Limited situated at Station Road, Kalwa (West), Thane constructed on land bearing Sy.No.131, Hissa No.12, (part) of Revenue Village, Kalwa, Taluk and District Thane, belonging to Mr. Janardhan Shankar Chavan. Boundaries of Property: East by: Internal Road; West by: Saroj CHS; North by: Om Shiv Darshan; South by: Sai Namdev CHS.	Rs.35,68,000/-	from 02.15 PM to 02.30 PM	RTGS Account number 7703500200004101 Karnataka Bank Ltd, Thane Branch IFSC Code - KARB0000770
					Rs.3,56,800/-	Rs. 10,000/-	
					Possession Date/ Type of Possession :- Physical Taken on 07.06.2022		
7	Sion Branch	(A) 1/1 M/s Surya Trading Company, represented by Proprietrix Mrs. Nanila Shetty, Addressed at: Flat No.350/354, Sainath CHS, Narshi Natha Street, 1st Floor, Room No.1A, Masjid West, Mumbai - 400008, (B) 2/1 Mr. Shashikant S Shetty S/o Mr. Shrinivas Shetty, Addressed at: Room No.4, Cosmo Sports Club, RAK Road, Near SMDT College, Matunga, Mumbai - 400019. (B) 1/1 Mrs. Nanila Shetty W/o Mr. Shrinivas Shetty, Addressed at: Flat No.350/354, Sainath CHS, Narshi Natha Street, 1st Floor, Room No.1A, Masjid West, Mumbai - 400008; (B) 2/1 Mr. Shashikant S Shetty S/o Mr. Shrinivas Shetty, Addressed at: Room No.4, Cosmo Sports Club, RAK Road, Near SMDT College, Matunga, Mumbai - 400019; (B) 3/1 Mr. Suresh Sitaram Gunjal S/o Sitaram Sadhu Gunjal, Addressed at: Flat No.8/A/24, Sharad CHS, Kamgar Nagar, Kurla East, Mumbai - 400024.	(A) Rs.31,09,536.00 [Rupees Thirty One Lakhs Nine Thousand Five Hundred and Thirty Six Only] under PSOD A/c No.08570006000024601 along with future interest from 01.01.2022, plus costs due (B) Rs.35,93,333.23 [Rupees Thirty Five Lakhs Ninety Three Thousand Three Hundred Thirty Three and Paise Twenty Three Only] under PSTL A/c No.0857001600133601 along with future interest from 26.11.2020, plus costs due	All that piece and parcel of Residential Property bearing Flat No.502, admeasuring super built-up area of 890 sq.fts., and built-up area of 580 sq.fts., and carpet area of 398 sq.fts., on 5th Floor, B-Wing, in building known as Today Empire CHS Limited at Plot No.28, Sector No.25, Phase II, Kamoth, Taluka Panvel, District Raigad, belonging to Mrs. Nanila Shetty. Boundaries of Property: East by: Wall, West by: Flat No.501, North by: Door, South by: Passage.	Rs.70,31,000/-	from 2.00 PM to 2.15 PM	RTGS Account number 0853500200004101 Karnataka Bank Ltd, Sion Branch IFSC Code - KARB0000085
					Rs.7,03,100/-	Rs. 10,000/-	
					Possession Date/ Type of Possession :- Physical Taken on 20.07.2023		
8	Mumbai-Bandra Branch	1/1 M/s Vertical Planet represented by its partners: a) Mr. Prakash Mahadev Diwale and b) Mrs. Pallavi Prakash Diwale, Addressed at: A/111, Building No.02, 1st Floor, Swarajya Co-operative Housing Society Ltd, Sunshine, Tower Lane, Senapati Bapat Marg, Dadar West-400028, 2) Mr. Prakash Mahadev Diwale S/o Mr. Mahadev Tanaji Diwale, 3) Mrs. Pallavi Prakash Diwale W/o Mr. Prakash Mahadev Diwale, No. 2 & 3 are residing at: A/111, Building No.02, 1st Floor, Swarajya Co-operative Housing Society Ltd, Sunshine, Tower Lane, Senapati Bapat Marg, Dadar West-400028. 4) Mr. Vinayak Kale S/o Mr. Baban Laxman Kale, Addressed at: Room No.34, Daryasrang sangh Causeway Road, Near Fortpoint Mahim, Mumbai-400016.	Rs.76,89,878.10 [Rupees Seventy Six Lakhs Eighty Nine Thousand Eight Hundred Seventy Eight and Paise Ten Only] i.e. Rs.44,18,655.04 in PSOD A/c No. 5277000600003501 as on 30.09.2025 plus interest from 01.10.2025, Rs.18,27,891.86 in PSTL A/c No.5277001800009201 as on 15.10.2025 plus interest from 15.10.2025 and Rs.14,43,331.20 in PSTL A/c No.5277001800011201 as on 30.09.2025 plus interest from 01.10.2025, plus costs due	Equitable Mortgage by way of deposit of title deed in respect of residential property bearing Flat No.402 admeasuring 440.46 Sq. Ft. built up area, 4th Floor, Building No.KH26, Parijat KH2 Co-operative Housing Society Ltd, Vastuvihar, Sector 16 & 17, Kharghar, Navi Mumbai-410210. bounded by: East: Internal Road West: Garden North: Building No.30 South: Building No.28	Rs.44,00,000/-	from 02.45 PM to 03.00 PM	RTGS Account number 0863500200004101 Karnataka Bank Ltd, Mumbai- Bandra Branch IFSC Code - KARB0000086
					Rs.4,40,000/-	Rs. 10,000/-	
					Possession Date/ Type of Possession :- Symbolic Taken on 22.08.2022		
9	Kalyan Branch	1. M/s Anjaneya Textiles Represented by its Partners: (i) Mr. Pranay Rameshchandra Karwa and (ii) Mr. Mohd Imran Ansari, Addressed at: House No.2,131/43, New Machha Compound Khadeparnear, Shaan Hospital, Bhiwandi, Thane, Maharashtra-421306, 2. Mr. Pranay Rameshchandra Karwa S/o Mr. Rameshchandra Karwa, at: Perna Society, A/ Wing, 2nd Floor, Tilak Chowk, Kalyan West, Kalyan, Maharashtra-421301, 3. Mr. Anil Shreegopal Karwa S/o Mr. Shreegopal Karwa, Flat No. 501, Shree Ashtavinayak CHS Ltd, Bhide Galil, Tilak Chowk, Kalyan West, Kalyan, Maharashtra-421301, 4. Mr. Mohd Imran Ansari S/o Mr. Ansari Mohd. Ajmal Mohd. Jamil, 5. Mr. Ansari Mohamad Ajmal Mohamad Jamil S/o Mohd. Jamil Ansari, 6. Mrs. Ansari Shabeena Mohamad Ajmal W/o Mr. Ansari Mohamad Ajmal Mohamad Jamil, No. 4, 5 & 6 are at: Flat No.2420, 2nd Floor, Ansari Apt Shanti, Nagar Road, Near City Light Hotel, Peeranipada Bhiwandi, Thane, Maharashtra-421302	Rs.82,09,129.64 [Rupees Eighty Two lakhs Nine Thousand One Hundred Twenty Nine and Paise Sixty Four Only] in PSOD A/c No.4277000600015001 as on 06.07.2023 plus interest to be added from 01.09.2023, plus costs due	All that Part & Parcel of Industrial Property bearing House No.G-2002/185 admeasuring 2591.00 Sq. Ft built up area, Machha Compound, Survey No.41, Hissa No.2/1, Survey No.41, Hissa No.2/2 & Survey No.41, Hissa No.4, Village Khoni, Tal. Bhiwandi, District Thane-421302 and bounded: East: by Road West: by Road North: by Adjacent Shed South: by Adjacent Shed All that Part & Parcel of Industrial Property bearing House No.G-2131/14 admeasuring 1800.00 Sq. Ft built up area, Machha Compound, Survey No.41, Hissa No.2/1, Survey No.41, Hissa No.2/2 & Survey No.41, Hissa No.4, Village Khoni, Tal. Bhiwandi, District Thane-421302 and bounded: East: by Road West: by Road North: by Adjacent Shed South: by Adjacent Shed	Rs.46,63,000/-	from 01.15 PM to 01.30 PM	RTGS Account number 4273500200004101, Karnataka Bank Ltd, Kalyan Branch IFSC Code - KARB0000427
					Rs.4,66,300/-	Rs. 10,000/-	
					Rs.32,40,000/-	from 01.30 PM to 01.45 PM	
					Rs.3,24,000/-	Rs. 10,000/-	
					Possession Date/ Type of Possession :- Physical Taken on 12.07.2024		
10	Navi Mumbai Karanjade Branch	1. Mrs. Kashish Ameet Chhoda W/o Mr. Ameet Suresh Chhoda, 2. Mr. Ameet Suresh Chhoda S/o Mr. Suresh Pokardas Chhoda, Both are addressed at: Flat No.703, Satyam Aura, Plot No.89, Sector 17, Ulwe, Taluka Panvel, District Raigad-410206.	Rs.57,06,168.36 [Rupees Fifty Seven Lakhs Six Thousand One Hundred Sixty Eight and Paise Thirty Six Only] in TL A/c No.6387001600002301 as on 15.10.2025 plus interest to be added from 15.10.2025, plus costs due	Equitable Mortgage by way of deposit of title deeds of Residential Flat No.601, admeasuring 24.484 sq mtrs Carpet area plus 7.00 sq mtrs of Enclosed Balcony Area plus 2.25 sq mtrs of C B Area, on the 6th floor, in the building known as "Satyam Aura, being constructed on Plot No.379, lying and situated at Sector 17, Ulwe, Taluka Panvel, District Raigad.	Rs.51,51,000/-	from 11.30 AM to 11.45 AM	RTGS Account number 6383500200004101 Karnataka Bank Ltd, Navi Mumbai Karanjade Branch IFSC Code - KARB0000638
					Rs.5,15,100/-	Rs. 10,000/-	
					Possession Date/ Type of Possession :- Symbolic Taken on 03.11.2023		

(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 10.12.2025 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 09.12.2025) 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: ktkb@auctionbazaar.com / contact@auctionbazaar.com / support@auctionbazaar.com.