Date: 06.05.2025, Place: Thane

Karnataka Bank Ltd.

Your Family Bank Across India

Head Office, Mangaluru–575 002 CIN : L85110KA1924PLC001128

E-AUCTION PUBLIC NOTICE OF SALE

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: www.karnatakabank.com CIN: L85110KA1924PLC001128

SALE NOTICE OF IMMOVABLE PROPERTIES ON 22.05.2025

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 22.05.2025 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 21.05.2025 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	Powai Branch	(1) M/s. JPS STEEL Represented by its Proprietor: Mrs. Jayanti Pinaki Sarangi, addressed at: A-131, 1st Floor, Shanti Industrial Estate, Dr. Sarojini Naidu Road, Tambe Nagar, Mulund, Mumbai – 400080, 2) Mrs. Jayanti Pinaki Sarangi W/o Mr. Pinaki Sarangi, 3) Mr. Sudeep Ranjan Sarangi S/o Mrs. Parvati Shankar Sarangi, No.2 & 3 are addressed at: addressed at: Flat No.602, 6th Floor, Cypress Building, Vasant Garden, LBS Marg, Mulund West, Mumbai-400080. No.2 & 3 are also addressed at: A-131, 1st Floor, Shanti Industrial Estate, Dr. Sarojini Naidu Road, Tambe Nagar, Mulund, Mumbai – 400080	Rs.1,20,73,803.65 [Rupees One Crore Twenty Lakhs Seventy Three Thousand Eight Hundred Three and Paisa Sixty Five Only] i.e. Rs.7,38,007.95 in PSTL A/c No.5127001800032501 along with future interest from 10.06.2024 and Rs.1,09,39,211.00 under PSTL A/c No.5127001800033001 along with future interest from 29.06.2024 and Rs.3,96,584.70 under PSTL A/c No.5127001800033101 along with future interest from 29.06.2024 plus costs due	Industrial property at Gala No.131, 1st Floor admeasuring 480 Sq. ft carpet area equivalent to 44.61 sq. mtrs. carpet area in the building known a "Shanti Industrial Premises Co-operative Society Limited, Sarojini Naidu Road, Mulund (West), Mumbai – 400080. Boundaries of Property: East by: Gala No.130, West by: Gala No.132, North by: Gala No.124, South by: Building common gallery.	Rs. 1,07,06,000.00 (Including TDS) Rs.10,70,600.00 Possession Date/ Type of Possession :- Symbolic Symbolic Taken on 28.06.2024	from 01.40 PM to 02.00 PM Rs. 10,000/-	RTGS Account number 5123500200004101 Karnataka Bank Ltd, Powai Branch Branch, IFSC Code - KARB0000512
2	Mumbai Dombivli East Branch	(1) Mr. Clarance Silvester Dsouza S/o Mr. Silvester Dsouza, (2) Mrs. Anita Dsouza W/o Mr. Clarance Silvester Dsouza, Both are addressed at: Flat No.301, D-Wing, Paramount Park, Sandap Road, Near Lodha Regency, Manpada, Bhopar, Dombivli East, Mumbai, Maharashtra-421204.	Rs.43,21,661.86 [Rupees Forty Three Lakhs Twenty One Thousand Six Hundred Sixty One and Paise Eighty Six Only] under TL A/c No.1937001600039701 along with future interest from 05.12.2022, plus costs due	All that part and parcel of Residential Flat No.301, on Third Floor, D-Wing, in the Building Known as "Paramount Park", admeasuring 772 Carpet Area, Sandap Road, Village Bhopar, Dombivli (East), Taluka Kalyan, District Thane, Maharashtra-421204, lying, being and situated at Plot bearing S.No.233, H.No.3A, 3B, 3D of Village Bopar, Taluka-Kalyan, District Thane, belonging to Mr. Clarance Silvester Dsouza. Boundaries of Property: East by: C-Wing; West by: Open Plot; North by: Garden; South by: Sandap Road.	Rs. 57,90,000.00 (Including TDS) Rs.5,79,000.00 Possession Date/ Type of Possession :- Physical Physical Taken on 05.03.2022	from 04.40 PM to 05.00 PM Rs. 10,000/-	RTGS Account number 1933500200004101 Karnataka Bank Ltd, Mumbai Dombivli East Branch, IFSC Code - KARB0000193
		(1) M/s Dickson Enterprises, proprietary firm represented by its Proprietor Mr. Clarance Silvester Dsouza, addressed at: Gala No.2, Near D-5, MIDC-11, Opp. Pimpleshwar Mandir, Datta Mhatre Compound, Sagaon, Manpada Road, Dombivli (E), Mumbai, Thane District, Maharashtra-421204, (2) Mr. Clarance Silvester Dsouza S/o Mr. Silvester Dsouza, (3) Mrs. Anita Dsouza W/o Mr. Clarance Silvester Dsouza, No. 2 and 3 are addressed at: Flat No.301, D-Wing, Paramount Park, Sandap Road, Near Lodha Regency, Manpada, Bhopar, Dombivli East, Mumbai, Maharashtra-421204	Rs.41,45,935.43 [Rupees Forty One Lakhs Forty Five Thousand Nine Hundred Thirty Five and Paise Forty Three Only] i.e. Rs.39,92,467.76 under PSOD A/c No.1937000600034901 along with future interest from 01.12.2022 and Rs.1,53,467.67 under PDPN A/c No. 1937001600013001 along with future interest from 30.06.2023, plus costs due				
3	Mumbai-Bandra (West) Branch	1) Mr. Sanket Suresh Shah S/o Mr. Suresh Shah; 2) Mr. Suresh Harakchand Shah S/o Mr. Harakchand Shah; 3) Mrs. Kalpana Suresh Shah W/o Mr. Suresh Shah; All are addressed at: Flat No.402, 4th Floor, 'J' Wing, "Solitaire" Planetaria Complex, 150 Feet Road, Bhayander (West), Thane. All are also addressed at: 203, Om Neel Pawan CHSL, Deepak Nagar, Geeta Nagar Bhayander West – 401101.	Rs.36,90,866.44 [Rupees Thirty Six Lakhs Ninety Thousand Eight Hundred Sixty Six and Paisa Forty Four Only] under TL A/c No.0867001600038301 plus future interest to be added from 13.04.2025, plus costs due	All that part and parcel of Residential property bearing Flat No.402, admeasuring 71.37 sqmtr built-up area on the 4th Floor, in 'J' Wing of the building known as "Solitaire" in the complex known as Planetaria Complex, on land bearing Old S.No.563, New S.No.205, Hissa No.1, Old S.No.566, New S.No.219, Hissa No.5, at Village Bhayander, Taluk and District Thane, belonging to Mr. Sanket Suresh Shah, Mr. Suresh Harakchand Shah and Mrs. Kalpana Suresh Shah. Boundaries of Property: East by: Open; West by: Passage; North by: Open; South by: Flat No.401.	Rs. 86,40,000/- (Including TDS) Rs.8,64,000/- Possession Date/ Type of Possession :- Symbolic Symbolic Taken on 27.03.2024	from 04.20 PM to 04.40 PM Rs. 10,000/-	RTGS Account number 0863500200004101 Karnataka Bank Ltd, Mumbai-Bandra (West) Branch, IFSC Code - KARB0000086
4	Thane Branch	1) Mrs. Shashi Brahmdev Singh W/o Mr. Brahmdev Singh; 2) Mr. Brahmdev Singh S/o Mr. Raghavendrapratap Singh; 3) Mr. Suraj B Singh S/o Mr. Brahmadev Singh, All are addressed at: Flat No.1306, 13th Floor, Building No.4, Phase VIII, "Sidhachal" Pokhran Road No.2, Majiwade, Thane (West) – 400607	Rs.1,31,32,625.49 [Rupees One Crore Thirty One Lakhs Thirty Two Thousand Six Hundred Twenty Five and Paisa Forty Nine Only] i.e., Rs.1,23,65,242.64 under TL A/c No.7707001600019001 along with future interest from 12.06.2022 and Rs.7,67,382.85 under TL A/c No.7707001600020201 along with future interest from 31.05.2022 plus costs due	All that part & parcel of Flat No.1306, admeasuring 63.91 sq.mtrs. carpet area, on the 13th Floor (along with one covered car parking space admeasuring 11.15 sq.mtrs carpet area), in the Building No.4 in Phase VIII in the complex known as "Siddhachal" situated at Pokhran Road No.2, Majiwade, Thane (West) constructed on land bearing Survey No's 281/1, 282/pt and 283/pt of Revenue Village Majiwade, Taluka & District Thane, belonging to Mrs. Shashi Brahmdev Singh. Boundaries of Property: East by: Flat No.1305; West by: Open; North by: Passage; South by: Open	Rs. 1,67,67,000/- Rs.16,76,700/- Possession Date/ Type of Possession :- Physical Physical Taken on 01.07.2024	from 02.40 PM to 03.00 PM Rs. 10,000/-	RTGS Account number 7703500200004101 Karnataka Bank Ltd, Thane Branch, IFSC Code - KARB0000770
		1) M/s Sai Construction, represented by proprietor Mr. Brahmdev Singh; Addressed at: Gandhinagar, Pokhran Road No. 2, Near Poll No. 16, Thane – 400607, 2) Mr. Brahmdev Singh S/o Mr. Raghavendrapratap Singh; 3) Mrs. Shashi Brahmdev Singh W/o Mr. Brahmdev Singh; No. 2 and 3 addressed at: Flat no. 1306, 13th Floor, Building No. 4, Phase VIII, "Sidhachal" Pokhran Road No. 2, Majiwade, Thane (West) – 400607	Rs.32,47,146.94 [Rupees Thirty Two Lakhs Forty Seven Thousand One Hundred Forty Six and Paisa Ninety Four Only] under PSOD A/c No.7707000600008701 plus future interest from 01.05.2025 plus costs due				
5	Sion	I) 1) M/s Surya Trading Company Represented by its Proprietrix	Rs.67,02,869.23 (Rupees Sixty Seven	Equitable Mortgage by way of deposit of title	Rs.	from 04.00 pm	RTGS Account

Web@karnatakabank.com 9820003611

		3) Mrs. Shashi Brahmdev Singh W/o Mr. Brahmdev Singh; No. 2 and 3 addressed at: Flat no. 1306, 13th Floor, Building No. 4, Phase VIII, "Sidhachal" Pokhran Road No. 2, Majiwade, Thane (West) – 400607	No.77070006000008701 plus future interest from 01.05.2025 plus costs due	East by: Flat No.1305; North by: Passage;	West by: Open; South by: Open		
5	Sion (East) Branch	I) 1) M/s Surya Trading Company Represented by its Proprietrix Mrs. Nanila Shetty, at: Flat No.350/354, Sainath CHS, Narshi Natha Street, 1st Floor, Room No.1A, Masjid West, Brihan Mumbai, Mumbai, Maharashtra-400008 and 2)Mr. Shashikant S Shetty S/o Mr. Shrinivas Shetty at: Room No.4, Cosmo Sports Club, RAK Road, Near SNDT College, Matunga, Mumbai, Maharashtra-400019. II) 1) Mrs. Nanila Shetty W/o Mr. Shrinivas Shetty, at: Flat No.350/354, Sainath CHS, Narshi Natha Street, 1st Floor, Room No.1A, Masjid West, Brihan Mumbai, Mumbai, Maharashtra-400008, 2)Mr. Shashikant S Shetty S/o Mr. Shrinivas Shetty at: Room No.4, Cosmo Sports Club, RAK Road, Near SNDT College, Matunga, Mumbai, Maharashtra-400019 and 3) Mr. Suresh Sitaram Gunjal S/o Sitaram Sadhu Gunjal, at: Flat No.8/A/24, Sharad CHS, Kamgar Nagar, Kurla East, Mumbai, Maharashtra- 400024.	Rs.67,02,869.23 (Rupees Sixty Seven Lakhs Two Thousand Eight Hundred Sixty Nine and Paisa Twenty Three Only) i.e. I) Rs.31,09,536.00 (Rupees Thirty One Lakhs Nine Thousand Five Hundred Thirty Six Only in PSOD A/c No.0857000600024601 as on 28.09.2022 plus future interest and costs from 01.01.2022. II) Rs.35,93,333.23 (Rupees Thirty Five Lakhs Ninety Three Thousand Three Hundred Thirty Three and Paisa Twenty Three Only) in TL A/c No.0857001600133601 as on 29.09.2022 plus future interest and costs from 26.11.2020.	Equitable Mortgage by way of deposit of title deeds of Residential Property bearing Flat No.502, admeasuring Super Build up area 890 Sq. Ft, and Built up area of 580 Sq. Fts, and Carpet Area of 398 Sq. Ft, on 5th Floor, B-Wing, Building known as Today Empire Co-operative Housing Society Limited, Plot No.28, Sector No.25, Phase II, Kamothe, Taluka Panvel, District Raigad.	Rs. 72,00,000/- Rs. 7,20,000/- Possession Date/ Type of Possession :- Physical Physical Taken on 20.07.2023	from 04.00 pm to 04.20 pm Rs. 10,000/-	RTGS Account number 0853500200004101 Karnataka Bank Ltd, Sion (East) Branch, IFSC Code - KARB0000085
6	Mumbai-Powai Branch	1) Mr. Pappu Khalifa Singh S/o Khalifa Singh, 2) Mrs. Meena Pappu Singh, W/o Mr. Pappu Khalifa Singh, Both are addressed at: Room No.304, Adishankaracharya Marg, Chandan Nagar, Group No.7, Vikhroli West, Tagore Nagar, Mumbai – 400083	Rs.1,43,15,940.40 [Rupees One Crore Forty Three Lakhs Fifteen Thousand Nine Hundred Forty and Paisa Forty Only] under TL A/c No. 5127001600046101 plus future interest from 22.04.2025, plus costs due	All that part and parcel of Residential Property bearing Royal Bungalow No.68, admeasuring 1260 sqft., super built up area in the society known as "The Green Park Co-operative Housing Society Ltd." Lodha Heaven, Phase No.4, Kalyan-Shil Road, Nilje Village, Dombivali East, District Thane, belonging to Mr. Pappu Khalifa Singh and Mrs. Meena Pappu Singh. Boundaries of Property: East by: Bungalow No.69; West by: Internal Road; North by: Bungalow No.58; South by: Internal Road	Rs. 1,21,50,000/- (Including TDS) Rs.12,15,000/- Possession Date/ Type of Possession :- Physical Physical Taken on 22.04.2024	from 11.00 AM to 11.20 AM Rs. 10,000/-	RTGS Account number 5123500200004101 Karnataka Bank Ltd, Mumbai-Powai Branch, IFSC Code - KARB0000512
7	Mumbai-Thakur Village Branch	1) Mr. Narendranath Shetty S/o Mr. K. Jagannath Shetty; 2) Mrs. Reshma N Shetty W/o Mr. Narendranath Shetty; Both addressed at: 9/502, Building No. 9, Jupiter CHSL, Evershine Millenium Paradise, Thakur Village, Kandivali East Mumbai – 400101; Both also addressed at: 9/503, Building No. 9, Jupiter CHSL, Evershine Millenium Paradise, Thakur Village, Kandivali East Mumbai – 400101	Rs.37,20,372.34 [Rupees Thirty Seven Lakhs Twenty Thousand Three Hundred Seventy Two and Paisa Thirty Four Only] under TL A/c No.5167001600038301 along with future interest from 25.04.2025, plus costs due	All that part and parcel of Residential Flat No. 502, 5th floor, D Wing, admeasuring 373 Sq.ft. carpet area, 525 Sq.ft. built up area, in the Building No. 2 (EMP No. 9) known as "Jupiter CHS Ltd." situated at Evershine Millenium Paradise, Thakur Village, Kandivali (East), Mumbai–400101, belonging to Mr. Narendranath Shetty and Mrs. Reshma Shetty. Boundaries of Property: East by: 36.6 Mtrs. DP Road, West by: 13.4 Mtrs. DP Road, North by: 13.4 Mtrs. DP Road, South by: 18.3 Mtrs. DP Road.	Rs. 1,15,50,000/- Rs.11,55,000/- Possession Date/ Type of Possession :- Symbolic Symbolic Taken on 27.05.2019	from 03.40 PM to 04.00 PM Rs. 10,000/-	RTGS Account number 5163500200004101 Karnataka Bank Ltd, Mumbai Thakur Village Branch, IFSC Code - KARB0000516

Valuation Form 9920456671

(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".
E-auction" which will be conducted through portal https://bankauctions.in/ on 22.05.2025 with unlimited extension of 5 minutes. The intending bidders should register their names at portal https://bankauctions.in/ and get their user Id and password. Prospective bidders may avail online training on E-auction (tentatively on 21.05.2025) from the service provider M/s. 4closure, 605A, 6th Floor, Maitrivanam, Ameerpet, Hyderabad–500038, Contact No.040-23736405, Mobile: 8142000725, E-mail: nitesh@bankauctions.in.

Place: Mumbai Date: 06.05.2025

Sd/-
Chief Manager & Authorised Officer, Karnataka Bank Ltd.