

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	Bhayander (East) Branch	1)Mr. Awadhesh Dharmpal Vishwakarma S/o Mr. Dharmpal 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, Chikhhal Dongari Road, Next to Agrawal Paramount, Village Dongare, Virar West – 404303; Both are also addressed at: G-603, Poonam Orchid Building, Near Yashwant Nagar, Bolinj, 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.1067001600144701 along with future interest from 20.02.2025, plus costs due to the Karnataka Bank Ltd. – Bhayander (East) Branch,	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 Vasai, District Palghar, belonging to Mr. Awadhesh Dharmpal 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/-	2.20 PM to 2.40 PM Rs.10,000/-	Account number - 1063500200004101, Karnataka Bank Ltd, Bhayander (East) Branch, IFSC Code - KARB0000106
2	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 Achole Talav, Nallasopara East, Palghar-401209;	Rs.35,04,983.04 [Rupees Thirty Five Lakhs Four Thousand Nine Hundred Eighty Three and Paise Four Only] under PSTL A/c No. 1067001800096801 along with future interest from 10.05.2025, plus costs due to the Karnataka Bank Ltd. – Bhayander (East) Branch,	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: Achole, Taluka Vasai, 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/-	2.00 PM to 2.20 PM Rs.10,000/-	Account number - 1063500200004101, Karnataka Bank Ltd, Bhayander (East) Branch, IFSC Code - KARB0000106
3	Nerul East Branch	(1)M/s Team Facades, a Partnership Firm represented by its Partners: a) Mr. Chandra Bhushan Singh and b) Mr. Ravindra Udaybhan Shekokar, addressed at: Office No.612, J K Chambers CHS Ltd, Plot No.76, Sector No.17, Vashi, Navi Mumbai, Thane, Maharashtra-400703, (2)Mr. Chandra Bhushan Singh S/o Mr. Bijay Bhahadur Singh, (3)Mr. Ravindra Udaybhan Shekokar S/o Mr. Udaybhan Sampatrao Shekokar, (4)Mrs. Bharati Ravindra Shekokar W/o Mr. Ravindra Udaybhan Shekokar, No. 3 & 4 addressed at: Flat No.1001, Maduban CHSL, Plot No.25, Sector No.6, Airoli, Thane, Navi Mumbai, Maharashtra-400708, (5)Mrs. Pooja Singh W/o Mr. Chandra Bhushan Singh, No. 2 & 5 addressed at: Flat No.602, Pasaydan CHS, Plot No.85, Sector No.29, Near Gold Crest High School, Vashi, Navi Mumbai, Thane, Maharashtra-400703. (1)M/s Team Facades Engineers India Pvt. Ltd., represented by its Directors: a) Mr. Ravindra Udaybhan Shekokar, b) Mr. Chandra Bhushan Singh, c) Mrs. Pooja Singh, d) Mr. Giri Ratna Singh and e) Mrs. Divya Ratna Singh, addressed at: Office No.612, J K Chambers CHS Ltd, Plot No.76, Sector No.17, Vashi, Navi Mumbai, Thane, Maharashtra – 400703; (2)Mr. Ravindra Udaybhan Shekokar S/o Mr. Udaybhan Sampatrao Shekokar, addressed at: Flat No.1001, Maduban CHSL, Plot No.25, Sector No.6, Airoli, Thane, Navi Mumbai, Maharashtra – 400708; (3)Mr. Chandra Bhushan Singh S/o Mr. Bijay Bhahadur Singh; (4)Mrs. Pooja Singh W/o Mr. Chandra Bhushan Singh, No. 3 & 4 addressed at: Flat No.602, Pasaydan CHS, Plot No.85, Sector No.29, Near Gold Crest High School, Vashi, Navi Mumbai, Thane, Maharashtra-400703; (5)Mr. Giri Ratna Singh S/o Mr. Bhanu Prakash Singh; (6)Mrs. Divya Ratna Singh W/o Mr. Giri Ratna Singh, No. 5 & 6 addressed at: House No.25, Saket, Near Saket Club, Indore, Madhya Pradesh-452018. (1)Mr. Ravindra Udaybhan Shekokar S/o Mr. Udaybhan Sampatrao Shekokar; (2)Mrs. Bharati Ravindra Shekokar W/o Mr. Ravindra Udaybhan Shekokar; Both are addressed at: Flat No.1001, Maduban CHSL, Plot No.25, Sector No.6, Airoli, Thane, Navi Mumbai, Maharashtra-400708,	Rs.1,41,39,752.02 [Rupees One Crore Forty One Lakhs Thirty Nine Thousand Seven Hundred Fifty Two and Paise Two Only] i.e., Rs.91,64,631.00 under PSOD A/c No.6377000600000201 along with future interest from 01.07.2023, Rs.24,53,114.84 under PSTL A/c No.6377001800000601 along with future interest from 19.06.2023 and Rs.25,22,006.18 under PSTL A/c No. 6377001800004901 along with future interest from 01.07.2023 plus costs due to the Karnataka Bank Ltd – Navi Mumbai – Nerul East Branch Rs.20,27,075.00 [Rupees Twenty Lakhs Twenty Seven Thousand and Seventy Five Only] under DPN A/c No.6377001000000601 along with future interest from 27.06.2023, plus costs due to the Karnataka Bank Ltd – Navi Mumbai – Nerul East Branch, Rs.14,78,004.48 [Rupees Fourteen Lakhs Seventy Eight Thousand Four and Paise Forty Eight Only] under OD A/c No.6377000100000101 along with future interest from 01.07.2023, plus costs due to the Karnataka Bank Ltd – Navi Mumbai – Nerul East Branch,	All that piece and parcel of Flat No.1001, admeasuring 975.00 Sq.Ft. built up area, 10th Floor, Madhuban CHS Ltd., Plot No.25, Sector 6, Airoli, Navi Mumbai-400708, constructed on Land admeasuring 2000.37 Sq. Mtrs., Plot No.25, Sector 6, in Revenue Village Airoli, Taluka & Dist Thane within the registration Dist & Sub Dist Thane and within the limits of Navi Mumbai Municipal Corporation, belonging to Mr Ravindra Udaybhan Shekokar. Boundaries of Property: East by: Open; West by: Open; North by: Passage; South by: Open	Rs. 1,32,32,000/- Rs. 13,23,200/-	1.00 PM to 1.20 PM Rs.10,000/-	Account number 6373500200004101, Karnataka Bank Ltd, Navi Mumbai – Nerul East Branch, IFSC Code - KARB0000637
4	Thakur Village Branch	1)Mr. Sunil Anant Bharaut S/o Mr. Anant Baburao Bharaut, 2)Mrs. Savita Sunil Bharaut W/o Mr. Sunil Anant Bharaut, 3)Mr. Prathmesh Sunil Bharaut S/o Mr. Sunil Anant Bharaut, All are addressed at: 201, Shree Ram Niwas Bldg, Near Dwarakesh Bldg, New Link Road, Anand Nagar, Dahisar East, Mumbai – 400068, All are also addressed at: 707, 7th Floor, 4 Wing, Building No. A2, Vihang Hills Phase I, Bhayander Pada, Ghodbunder Road, Thane – 400615,	Rs.25,52,243.80 [Rupees Twenty Five Lakhs Fifty Two Thousand Two Hundred Forty Three and Paise Eighty Only] under TL A/c No.5167001600045901 along with future interest from 03.05.2025, plus costs due to the Karnataka Bank Ltd. – Mumbai – Thakur Village Branch	All that piece and parcel of Residential Flat No.707, admeasuring 555 sqft. carpet area, on the 7th Floor, in Wing 4 of the Building No.A2, known as Vihang Hills Phase-I, constructed on the NA land bearing Old Survey No.194/8, 194/1, 194/3, 194/4, 194/10, 194/11 and corresponding new survey numbers 92/8, 92/1, 92/3, 92/4B, 92/10, 92/11 at revenue Village Bhayander Pada, Ghodbunder Road, District Thane within the limits of Thane Municipal Corporation, belonging to Mr. Sunil Anant Bharaut, Mrs. Savita Sunil Bharaut and Mr. Prathmesh Sunil Bharaut. Boundaries of Property: East by: Open; West by: Building No.A/3; North by: Garden; South by: Road.	Rs. 88,88,000/- Rs.8,88,800/-	2.40 PM to 3.00 PM Rs.10,000/-	Account number - 5163500200004101, Karnataka Bank Ltd, Mumbai- Thakur Village Branch, IFSC Code - KARB0000516
5	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.56,62,065.61 [Rupees Fifty Six Lakhs Sixty Two Thousand Sixty Five and Paise Sixty One Only] under TL A/c No.6377001600002601 along with future interest from 30.04.2025, plus costs due to the Karnataka Bank Ltd. – Nerul (East) Branch,	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 Lodha Dham, Anjur, Surai & 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/-	3.00 PM to 3.20 PM Rs.10,000/-	Account number - 6373500200004101, Karnataka Bank Ltd, Nerul (East) Branch, IFSC Code - KARB0000637
6	Bandra Branch,	1)Mr. Bhagwandas Dukhanti Pal S/o Mr. Dukhanti Shyama Pal; 2)Mr. Keshav Dukhanti Pal S/o Mr. Dukhanti Shyama Pal; 3)Mr. Janardan Durga Pal S/o Mr. Durga Pal; addressed at: Room No.4, Khairunish Chawl, Rani Sati Marg, Shivaji Nagar, Pathanwadi, Malad East, Mumbai – 400097, 4)Mrs. Dularidevi Pal W/o Mr. Bhagwandas Dukhanti Pal, 5)Mrs. Nirmaladevi Pal W/o Mr. Keshav Dukhanti Pal, No.1 to 2 and No.4 to 5 are addressed at: G/32, Priyadarshani Seva Samiti Sangh, Rani Sati Marg, Shivaji Nagar, Pathanwadi, Malad East, Mumbai – 400097.	Rs.14,86,213.38 [Rupees Fourteen Lakhs Eighty Six Thousand Two Hundred Thirteen and Paise Thirty Eight Only] under TL A/c No.0867001600029001 along with future interest from 29.04.2025, plus costs due to the Karnataka Bank Ltd. – Bandra Branch,	All that part & parcel of Residential Flat No.503, 5th Floor, A Wing, Building No.8, in building known as “Mangal Krupa”, situated on land bearing CTS No.19 (pt), 20 (pt), 21 (pt), 22 (pt), 25 (pt) and 26 (pt) of Malad Village, Near Lokhandwala, Appa Pada, Malad East, Taluka Borivali, Mumbai, belonging to Mr. Bhagwandas Dukhanti Pal and Mr. Keshav Dukhanti Pal. Boundaries of Property: East by: Staircase; West by: Open; North by: Flat No.504; South by: Lift.	Rs. 1,39,38,000/- Rs. 13,93,800/-	3.20 PM to 3.40 PM Rs.10,000/-	Account number - 0863500200004101, Karnataka Bank Ltd, Bandra Branch, IFSC Code - KARB0000086
7	Santacruz Branch	1)Mr. Rajbali Yadav S/o Mr. Baburam Yadav, 2)Mrs. Meena Yadav W/o Mr. Rajbali Yadav, No.1 and 2 addressed at: Room No.01, Yadav Chawl, behind Ganesh Flour M, M Chawla Road, Baman Wada, Vile Parle (East), Mumbai-400099; No.1 and 2 also addresseed at: Flat No.B-405, 4th Floor, Orchid, Sanghavi Park, Opp. Jangid Estate, Near Vijay Park, Mira Road (East), Thane-401107, 3)Mr. Rajesh Nandlal Gupta S/o Mr. Nandlal Gupta, addressed at: Shastri Nagar, Opp. MIG Post Office, Bandra (East), Mumbai-400051.	Rs.15,35,296.31 [Rupees Fifteen Lakhs Thirty Five Thousand Two Hundred Ninety Six and Paise Thirty One Only] i.e., Rs.10,70,718.23 under OD A/c No.5187000100012701 along with future interest from 30.04.2025 and Rs.4,64,578.08 under PSTL A/c No.5187001800003401 along with future interest from 12.05.2025 plus costs due to the Karnataka Bank Ltd. – Santacruz Branch	All that part and parcel of Residential Flat No.405, admeasuring 371 sqft. Carpet Area, on the 4th Floor, in B Wing of the building known as Orchid, in the complex known as Sanghvi Park (now in the society known as Sanghvi Park Orchid A, B, C & D CHS Ltd.), on the Non-agricultural land Survey No.160, admeasuring 5462.49 sq.mtrs, Hissa No.2, situated at Village Mira, Taluka Thane, within the Registration District & Sub-District of Thane and within the limits of Mira Bhayander Municipal Coporation, belonging to Mr. Rajbali Yadav. Boundaries of Property: East by: Passage; West by: Open; North by: Flat No.406; South by: Open.	Rs. 49,50,000/- Rs. 4,95,000/-	3.40 PM to 4.00 PM Rs.10,000/-	Account number - 5183500200004101, Karnataka Bank Ltd, Santacruz Branch, IFSC Code - KARB0000518