



Karnataka Bank Ltd.



Your Family Bank. Across India.

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
E-Mail : mumbaiarm@ktkbank.com
Website : www.karnatakabank.com
CIN : L85110KA1924PLC001128

SALE NOTICE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 read with proviso to Rule 8(6) / Rule 9(1) of Security Interest (Enforcement) Rules, 2002.

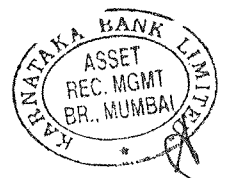
Notice is hereby given to public in general and in particular to Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the **Symbolic Possession** of which has been taken by the Authorised Officer of Karnataka Bank Ltd, the Secured Creditor on **29.11.2021**, will be sold on "As is Where is", "As is What is" and "Whatever there is" on **30.07.2025**, for recovery as under:

(A) Rs.2,37,44,225.72 [Rupees Two Crore Thirty Seven Lakhs Forty Four Thousand Two Hundred Twenty Five and Paisa 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, the Secured creditor from borrowers/ guarantors/ mortgagor as under:

- 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.

(B) Rs.88,17,034.36 [Rupees Eighty Eight Lakhs Seventeen Thousand Thirty Four and Paisa 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, the Secured creditor from borrowers/ guarantors/ mortgagor as under:

- 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.



(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, the Secured creditor from borrowers/guarantors/mortgagor as under:

- 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.

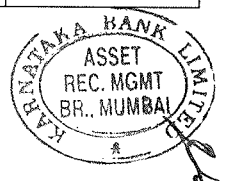
(D) Rs.1,74,49,467.27 [Rupees One Crore Seventy Four Lakhs Forty Nine Thousand Four Hundred Sixty Seven and Paise Twenty Seven Only] under PSTL A/c No.0917001800379401 along with future interest from 21.03.2025, plus costs due to the Karnataka Bank Ltd - Mumbai Andheri (West) Branch, the Secured creditor from borrowers/guarantors/mortgagor as under:

- 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, Bhakthi Marg, Mulund (West), Mumbai 400080.

Reserve Price/Upset Price below which the property may not be sold is as under

DESCRIPTION OF THE IMMOVABLE PROPERTY

Description of Property	Reserve Price	Earnest Money Deposit	Date & Time of Auction
<p><u>Item No.1</u></p> <p>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.</p>	<p>Rs.1,65,08,000/- (Rupees One Crore Sixty Five Lakhs Eight Thousand Only)</p>	<p>Rs.16,50,800/- (Rupees Sixteen Lakhs Fifty Thousand Eight Hundred Only)</p>	<p>30.07.2025 from 2.20 PM to 2.40 PM</p>



Boundaries of Property: East by: Open Land; West by: Saralgaon Road; North by: Open Land; South by: Open Land. <i>[Common mortgage to Borrower A and Borrower D]</i>			
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 3 rd 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. <i>[Common mortgage to Borrower A and Borrower B]</i>	Rs.1,03,00,000/- (Rupees One Crore Three Lakhs Only)	Rs.10,30,000/- (Rupees Ten Lakhs Thirty Thousand Only)	30.07.2025 from 2.40 PM to 3.00 PM
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 3 rd 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. <i>[Common mortgage to Borrower A and Borrower C]</i>	Rs.1,19,38,000/- (Rupees One Crore Nineteen Lakhs Thirty Eight Thousand Only)	Rs.11,93,800/- (Rupees Eleven Lakhs Ninety Three Thousand Eight Hundred Only)	30.07.2025 from 3.00 PM to 3.20 PM

(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).

This Notice shall also serve as Notice under Sub Rule (6) of Rule 8 / Sub Rule (1) of Rule 9 of Security Interest Enforcement Rules, 2002 to the Borrower/Guarantors. 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".

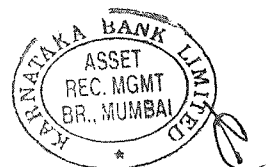
The E-auction will be conducted through portal <https://auctionbazaar.com/> on 30.07.2025 from 2.20 PM to 3.20 PM with unlimited extension of 05 minutes. The intending bidder is required to register their name at <https://auctionbazaar.com/> and get the user-id and password free of cost and get training 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.

TERMS AND CONDITIONS OF SALE

- 1) For participating in E-auction, intending bidders have to deposit a refundable Earnest Money Deposit (EMD) of 10% (EMD mentioned in Description) of Reserve Price by way of RTGS/NEFT/Fund Transfer to the credit of account number - 0913500200004101, Karnataka Bank Ltd, Mumbai-Andheri West Branch, IFSC Code - KARB0000091 or by DD/pay order favouring "Karnataka Bank Ltd., A/c M/s Deepjyoti Realtors and others".
- 2) After Online Registration, the intending bidder should submit the duly filled in bid form (format available in the above website <https://auctionbazaar.com/>) along with DD/quoting the UTR number or NEFT RTGS remittance towards EMD in a sealed cover as "Tender/Bid for property purchase pertaining to A/c - M/s Deepjyoti Realtors and others" & duly mentioning the amount offered for purchase shall be submitted to the Authorised Officer, Karnataka Bank Ltd, Asset Recovery Management Branch, 2nd Floor, E-Block, The Metropolitan, Plot No.C-26 & C-27, Bandra Kurla Complex, Bandra (East), Mumbai - 400051 on or before 4.00 PM on 29.07.2025. The bid form shall be accompanied with attested copy of the photo identity proof of the bidder, as may be acceptable to the Bank, along with attested copy of the PAN Card.
- 3) In case the bidder is a company, a copy of the resolution passed by the Board of Directors authorising the actual bidder to participate in the auction on behalf of the Company should be submitted.
- 4) The bid will be open to them and an opportunity will be given to enhance the bid amount in the multiples of Rs.1,00,000/-. Interse bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of interse bidding, there will be unlimited extension of "05 minutes" i.e. the end time of E-auction shall be automatically extended by 05 minutes each time if bid is made within 05 minutes from the last extension.
- 5) In case of receipt of only one bid/tender at reserve price for any of the mortgaged/hypothecated properties mentioned above brought for auction, the sale consideration will be finalized by increasing one incremental amount over and above the reserve price.
- 6) In case there is any discrepancy between the publications of sale notice in English and Vernacular language newspapers, then in such case the English newspaper will supersede the vernacular newspaper and it shall be considered as the final copy, thus removing the ambiguity.
- 7) The Authorised Officer is at liberty to accept the highest bid amount and confirm the sale in favour of the highest bidder or reject the same without assigning any reason.
- 8) The successful bidder/tenderer shall bear all the legal/incidental expenses like stamp duty, registration fees, local taxes, and any other outstanding/overdue statutory dues, property tax, society dues, water and electricity dues, etc.
- 9) Withdrawal of bid shall not be allowed after completion of time for submission of bids. Non login in case of E-auction / Non participation in the scheduled auction shall not be considered as withdrawal of bid and the EMD amount shall be forfeited. Bids once made shall not be cancelled or withdrawn. All bids made from the user ID given to the bidder will be deemed to be have been made by him alone.
- 10) Immediately upon closure of E-auction proceedings, the highest bidder shall confirm the final amount of the bid quoted by him/her by scan & mail it to both the



Authorised Officer of the Karnataka Bank i.e. mumbaiarm@ktkbank.com / 997@ktkbank.com and the service provider contact@auctionbazaar.com / support@auctionbazaar.com for getting declared as successful bidder in the auction sale proceeding.

- 11) The successful bidder shall deposit **25% of the bid amount** (including the EMD amount) **immediately** on the sale being knocked down in his/her favour, **failing which the Bank shall forfeit the EMD amount**. The **balance 75% of the bid amount shall be paid within 15 days** from the date of sale by RTGS/NEFT/Fund Transfer to the credit of account number - 0913500200004101, Karnataka Bank Ltd, Mumbai-Andheri (West) Branch, IFSC Code - KARB0000091 or by DD/pay order favouring "Karnataka Bank Ltd., A/c M/s Deepjyoti Realtors and others", payable at Mumbai. EMD of unsuccessful bidders will be returned.
- 12) Sale certificate will be issued by the Authorized officer in favour of the successful bidder only upon deposit of entire purchase price/bid amount and furnishing the necessary proof in the respect of payment of all taxes/charges.
- 13) If the successful bidder/tenderer fails to remit the **balance of 75% of the bid amount** within 15 days from the date of confirmation of sale or any other date as specified by the Authorised Officer, the amount deposited by him/her **shall be forfeited** and the Bank will be at liberty to sell the property once again and the defaulting purchaser shall forfeit all claims to the property.
- 14) The Authorised Officer is holding **Symbolic Possession** of the property. The successful bidder will be handed over the property on **"As is where is", "As is what is" and "Whatever there is" basis**.
- 15) The Authorised Officer reserves his right to vary any of the terms and conditions of this notice of sale without prior notice at his discretion.
- 16) If the sale price is more than Rs.50,00,000.00 (Rupees Fifty Lakhs Only), then the auction purchaser/successful bidder has to deduct 1% of the Sale Price as TDS in the name of owner of the property & remit to Income Tax Department as per Section 194 IA of Income Tax Act and only 99% of the Sale Price has to be remitted to the Bank. The Sale Certificate will be issued only on receipt of Form 26QB & Challan for having remitted the TDS.
- 17) For inspection of the property and verification of the copies of the documents/title deeds available with the secured creditor or any further details, the intending bidders or tenderer may contact the **Branch Head, Karnataka Bank Ltd, Mumbai - Andheri (West) Branch, Unit No. 3 & 4, Building No. 5 & 6, Ground Floor, Manish Tower CHSL, J. P. Road, Manish Nagar, Andheri (West), Mumbai - 400 053 (Phone: 022-26371235 / 9820136340) during office hours on any working day**.
- 18) The bidders may participate in E-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by the bidder himself. Bank/service provider shall not be held responsible for internet connectivity, network problems, system crash down, power failure etc.
- 19) All bidders who submitted the bids, shall be deemed to have read and understood the terms and condition of E-auction sale and be bound by them.
- 20) In case Holiday is declared as on date of auction by statutory authorities, the auction will be postponed to the next working day respectively, at the specified time.

For KARNATAKA BANK LTD



Chief Manager / Authorised Officer
ARMB, Mumbai

CHIEF MANAGER & AUTHORISED OFFICER

Date: 09.07.2025

Place: Mumbai

