



# Karnataka Bank Ltd

Your Family Bank. Across India.

**ASSET RECOVERY MANAGEMENT BRANCH**  
No.324, Ground Floor, Thambu Chetty Street, Chennai - 600001

E-Mail : chennai.arm@ktkbank.com; Website : www.karnatakabank.bank.in CIN : L85110KA1924PLC001128

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## SALE NOTICE OF IMMOVABLE PROPERTIES (MEGA AUCTION - 10.12.2025)

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 here by given to public in general and in particular to Borrower (s) and Guarantor (s) that the below described immovable properties mortgaged/charged to the secured Creditor, the Possession of which has been taken by the Authorised Officer of Karnataka Bank Ltd, the Secured Creditor on below mentioned dates will be sold on "As is Where is", "As is What is" and "Whatever there is" basis on 10.12.2025 for recovery of below mentioned dues plus interest and costs due to the Karnataka Bank Ltd., below mentioned Branches from the following Borrowers / Guarantors/Mortgagors:

### 1. Chennai - Ambattur Branch

1. **Name & address of Borrower(s) Guarantor(s) Mortgagor(s):** (1) Mr.Karthikayan Selvakumar, S/o. Mr. Selvakumar, 30B, Yadaval Street, Padi, Thiruvallur, Tamilnadu-600050. (2) Ms.Sangavi Ananthan Both (1) & (2) are addressed at : No.10, Pushpa Mandap Street, Thiruvayaru Taluk, Thanjavur - 613 204, Thanjavur District, Tamilnadu.

**Balance Outstanding:** Rs.84,393.42 [Rupees Eighty Four Lakh Eighty Eight Thousand Three Hundred Ninety Three and Paise Forty Two Only] as on 18.11.2025 under TL A/c No. 1797001600008101 along with future interest from 12.08.2025, plus costs thereon.

**Description of the property :** All that part and parcel of Residential Flat property situated in Kancheepuram District, Sholinganallur Taluk, Pallikaranai Village, comprised in Old Survey No.653/1, as per Patna No.3282, New Survey No.653/1, Plot No.39 measuring to an extent of 2600 sq.ft. in "Sai Baba Nagar", the building is said to be of SUDHARSHAN SAYEE, in which 432 sq.ft. of un-divided share of land out of total 2600 sq.ft. together with a Residential double bedroom apartment bearing Flat No.S2 measuring approximately 1078 sq.ft. inclusive of a share in the common areas in Second Floor belonging to a Mr. Karthikayan Selvakumar situated within the Registration District of Chennai South and Sub Registration District of Saidapet Joint - 1 & bounded by: **Boundaries of the Property:** North by : Plot No.42, South by : 30 feet Road, East by : Plot No.38, West by : Plot No.40. **Measurements:** East to West : On North side : 40 feet, On South side : 40 feet, North to South : On East side : 65 feet, On West side : 65 feet, Latitude : 12.93443; Longitude : 80.21752 (Physical Possession - 22.01.2025)

**Reserve Price : Rs. 51,25,000/- EMD Amount : Rs. 51,12,500/- Bid Increase Amount : Rs. 75,000/-**

2. **Name & address of Borrower(s) Guarantor(s) Mortgagor(s):** (1) Mr.Sekar, S/o/K.S Selvaraj, (2) Mrs.Jamuna, W/o Sekar S, Both (1) & (2) are addressed at : No.4, Padma Nagar 1st Street, Kolathur, Chennai-600099, Tamilnadu Both (1) & (2) also addressed at : Plot No.30, 2nd Floor, 2nd Cross Street, Lakshmi Nagar, Porur, Chennai-600116 Tamilnadu.

**Balance Outstanding:** Rs.63,03,864.97 [Rupees Sixty Three Lakh Three Thousand Eight Hundred Sixty Four and Paise Ninety Seven Only] as on 18.11.2025, under TL A/c No. 1797001600003601 along with future interest from 23.10.2025 plus costs thereon.

**Description of the property :** All that part and parcel of Vacant House Site situated in Kancheepuram District, Siperumpudur Taluk, No.220, Vellerithangal Village, comprised in Survey No.98, Patna No.1457, as per Patta New Survey No.98/19, bearing Plot No.188, measuring to an extent of 4035 sq.ft., situated in "Krishna Mohana Nagar" layout within the Registration District of Chennai South and Sub Registration District of Guduvanchery belonging to Mr. Sekar & bounded by: **Boundaries of the Property:** North by : Private Land, South by : Plot No.189, East by : Plot No.189, West by : Proposed Road, **Measurements:** East to West on the Northern side : 101 feet 6 inches, East to West on the Southern side : 89 feet 6 inches, North to South on the Eastern side : 32 feet 6 inches, North to South on the Western side : 52 feet. Latitude : 12.872101 Longitude : 79.99173 (constructive Possession - 08.02.2024)

**Reserve Price : Rs. 36,30,000/- EMD Amount : Rs. 3,63,000/- Bid Increase Amount : Rs. 50,000/-**

### 2. Chennai - Annanagar Branch

**Name & address of Borrower(s) Guarantor(s) Mortgagor(s):** (1) M/s. Thirumurugan Stores (1) M/s. Thirumurugan Stores Represented by its Partners Mrs. R. Sudhantra Devi, Mr. Raju S, (2) Mrs. R. Sudhantra Devi, W/o. Mr. Raju S, (3) Sudalaimani, All (1), (2) & (3) are addressed at: CPR-4, Water Tank Road, MMDA Colony, Chennai, Tamilnadu - 600106 and (3) also addressed at New No: 29, Old No:19, Lakshmi Ammal Street, Ayyavoor colony, Aminikarai, Chennai, Tamilnadu-600049.

II. M/s Sri Lakshmi Traders, (1) M/s Sri Lakshmi Traders, Represented by its Proprietor Mr. Raju S, New No. 29, Old No:19, Lakshmi Ammal Street, Ayyavoor colony, Aminikarai, Chennai - 600 29, Tamilnadu. (2) Mr. Raju S, S/o. Mr. Sudalaimani, (3) Mrs. R.Sudhantra Devi, S/o. Mr. Raju S Both (2) & (3) also addressed at: CPR-4, Water Tank Road, MMDA Colony, Chennai - 600 106 and (4) Mr. Senthil Murugan, S/o Mr. Sudalaimani, 8A, Sastha Nagar, Villivakkam, Chennai, Tamilnadu - 600 049, Tamilnadu.

**Balance Outstanding:** Rs.21,16,03,33.87 [Rupees Twenty one Crore Sixteen Lakh Three Thousand Eight Hundred Sixty Four and Paise Ninety Seven Only] as on 13.11.2025 under PSOD A/c No.491700060010901 for Rs. 13,06,53,221 along with future interest from 04.11.25, under PDPN A/c No.491700140072701 for Rs.52,09,463.43 along with future interest from 11.11.2025, in the Name of M/s. Thirumurugan Stores under PSOD A/c No. 491700060010801 for Rs.7,43,07,180.29 along with future interest from 01.11.25, under PDPN A/c No. 491700140072601 for Rs.14,33,168.98 along with future interest from 11.11.2025, in the Name of M/s. Sri Lakshmi Traders plus costs thereon.

**Reserve Price : Rs. 2,30,10,000/- EMD Amount : Rs. 23,01,000/- Bid Increase Amount : Rs. 1,00,000/-**

Item No.1.1 : All that Piece and parcel of Land and Building, bearing Plot No. CPR-4, Water Tank Road, Arumbakkam, Chennai – 600 106, Comprised in T.S. No.5 Part, Block No.22 of Arumbakkam Village, measuring an extent of 810 Sq.Ft in Aminikarai Taluk, Chennai District, Situated within the Registration District of Chennai Central and the Sub Registration District of Kodambakkam, Chennai belonging to Mr. Raju S and bounded by: **Boundaries of the Property:** North by : Private Land, South by : 50 feet Road, East by : Plot No.5, West by : 30 feet Road, **Measurements:** North to South on Eastern Side : 25 ft.6 inches, North to South on Western Side : 28 ft.6 inches, East to west on Northern Side : 30 feet, East to west on Southern Side : 30 feet.

Item No.1.2 : All that Piece and parcel of Land and Building, bearing Old Door No.19, New Door No.21, New Natarajapuram, Aminikarai, Chennai - 600 029, comprised in Survey No.463, 59/1, T.S.No.4/9, 4/14, Block No.22 of Arumbakkam village, measuring to an extent of 470 Sq.Ft, Aminikarai Taluk, Chennai District, Situated within the Registration District of Chennai Central and the Sub Registration District of Kodambakkam, Chennai belonging to Mr. Raju S and bounded by: **Boundaries of the Property:** North by : House belonging to Mr. PrasanaJeeth, South by : Property belonging to Mr. R.V.Rama and a Passage measuring about 3' x 26, East by : House and Ground belonging to Mr. Nataraja Gramani, West by : House and Ground Belonging to Mrs. Nagamall Measurements : North to South on both Sides : 20 Feet, East to West on both Sides : 25 ft.6 inches Latitude : 13.068790, Longitude : 80.215865 (Constructive Possession 22.03.2024)

**Reserve Price : Rs. 2,16,00,000/- EMD Amount : Rs. 21,60,000/- Bid Increase Amount : Rs. 1,00,000/-**

Item No. 3 : All that Piece and parcel of Residential Apartment Property (Incomplete/Under Construction) situated in Kancheepuram District, Siperumbudur Taluk, Old Village No.82, New Village No.111, Varadarajapuram village, Vacant Plots bearing Nos.18 & 19, comprised in Survey Nos.248, 248/2B, 248/3 and 248/3B, measuring to an extent of 5600 Square Feet (2 grounds and 800 Square Feet) and incomplete building thereon situated within the Registration District of Chennai South and the Sub Registration District of Padappai belonging to Mrs. R. Sudhantra Devi & bounded by: **Boundaries of the Property:** North by : Plot No.25, 26 and 27, South by : 24 Feet wide Road, East by : Plot No.17, West by : Plot No.20, **Measurements:** East to west on Northern Side : 80 feet, East to west on Southern side : 80 feet, North to South on Eastern Side: 65 feet, North to South on the West side: 65 feet. In all admeasuring to an extent of 2600 Sq.Ft. Within the registration District of Chennai South and Sub Registration District of Padappai Joint - 1.

**Schedule - B :** 431 sq.ft of Undivided Share of land from and out of Schedule - A property.

**Schedule - C :** Residential double bedroom apartment bearing Flat No. F-2 in First Floor, measuring approximately 1078 sq.ft. inclusive of a share in the common areas of the building known as "SUDHARSHAN SAYEE" belonging to Mr. Mohammed Saadig, Latitude : 12.934202; Longitude : 80.217667 (Constructive Possession - 15.03.2025)

**Reserve Price : Rs. 55,55,000/- EMD Amount : Rs. 5,55,500/- Bid Increase Amount : Rs. 75,000/-**

### 4. Chennai - Cathedral Road Branch

**Name & address of Borrower(s) Guarantor(s) Mortgagor(s):** (1) Mr. Kalaiarasan K, S/o.Mr. Kumar, (2) Mrs. Nandini, W/o.Mr. Kalaiarasan K, Both (1) & (2) also addressed at: No.7/4, Palanimalai Nagar, Thathikuppam, Villivakkam, Chennai - 600 049, Both 1 & 2 also addressed at, G1, Sharon Shelters I Block, 10th Street, Vallar Kudiyurupu, Anna Nagar, Chennai-600 040.

**Balance Outstanding as on 18.11.2025 :** Rs.64,01,581.28 [Rupees Sixty Four Lakh One Thousand Five Hundred Eighty One and Paise Twenty Eight Only] under TL-A/c No. 4647001601066901 along with future interest from 18.11.2025, plus costs thereon.

**Description of the properties : Schedule - A :** All that piece and parcel of Vacant House site property bearing Plot No.39 measuring 2600 Sq.ft., in "Sai Baba Nagar", comprised in Old S.No.653/1 and New S.No.653/1L as per Patna No.3282, New Survey No.653/1, Plot No.39, S/o. Mr. Sudalaimani, All (1), (2) & (3) are addressed at: No.26, 19 Cents in S.N.19/2, totally measuring to an extent of 70 cents i.e., 30520 Sq.ft., belonging to Mrs. R. Sudhantra Devi & bounded by: **Boundaries of the Property:** North by : 16 Feet Road, South by : 16 Feet Road and S.No.69, East by : S.Nos 15 & 18, West by : S.Nos 19/1 & 22 Latitude : 13.193615; Longitude : 80.201366 (Constructive Possession 18.03.2024)

**Reserve Price : Rs. 3,08,00,000/- EMD Amount : Rs. 30,80,000/- Bid Increase Amount : Rs.1,00,000/-**

### 3. Chennai - Ayanavaram Branch

**Name & address of Borrower(s) Guarantor(s) Mortgagor(s):** (1) Mr. Mohammed Saadig, S/o. Mr. Mohammed Gaffar, No.7/1, Alexander Street, Dadashamakan, Perambur Barracks, Chennai- 600012 Tamilnadu. (2)Mrs. Ayesha Javeeda, W/o. Mr. Mohammed Saadig, No.7/1, Alexander Street, Dadashamakan, Perambur Barracks, Chennai- 600012 Tamilnadu.

**Balance Outstanding as on 14.11.2025 :** Rs.68,60,351.31 [Rupees Sixty Eight Lakh Sixty Thousand Three Hundred Fifty One and Paise Thirty One Only] under TL-A/c No. 1597001600033401 along with future interest from 11.04.2025, plus costs thereon.

**Description of the properties : Schedule - A :** All that piece and parcel of Vacant House site property bearing Plot No.39 measuring 2600 Sq.ft., in "Sai Baba Nagar", comprised in Old S.No.653/1 and New S.No.653/1L as per Patna No.3282, New Survey No.653/1, Plot No.39, S/o. Mr. Sudalaimani, All (1), (2) & (3) are addressed at: No.26, 19 Cents in S.N.19/2, totally measuring to an extent of 70 cents i.e., 30520 Sq.ft., belonging to Mrs. R. Sudhantra Devi & bounded by: **Boundaries of the Property:** North by : Plot No.25, 26 and 27, South by : 24 Feet wide Road, East by : Plot No.38, West by : Plot No.40, **Measurements:** East to West on the North side: 40 feet, East to West on the South side: 40 feet, North to South on the East side: 65 feet, North to South on the West side: 65 feet. In all admeasuring to an extent of 2600 Sq.Ft. Within the registration District of Chennai South and Sub Registration District of Padappai belonging to Mrs. R. Sudhantra Devi & bounded by: **Boundaries of the Property:** North by : Plot No.25, 26 and 27, South by : 24 Feet wide Road, East by : Plot No.38, West by : Plot No.40, **Measurements:** East to West on the North side: 40 feet, East to West on the South side: 40 feet, North to South on the East side: 65 feet, North to South on the West side: 65 feet. In all admeasuring to an extent of 2600 Sq.Ft. Within the registration District of Chennai South and Sub Registration District of Padappai belonging to Mrs. R. Sudhantra Devi & bounded by: **Boundaries of the Property:** North by : Plot No.25, 26 and 27, South by : 24 Feet wide Road, East by : Plot No.38, West by : Plot No.40, **Measurements:** East to West on the North side: 40 feet, East to West on the South side: 40 feet, North to South on the East side: 65 feet, North to South on the West side: 65 feet. In all admeasuring to an extent of 2600 Sq.Ft. Within the registration District of Chennai South and Sub Registration District of Padappai belonging to Mrs. R. Sudhantra Devi & bounded by: **Boundaries of the Property:** North by : Plot No.25, 26 and 27, South by : 24 Feet wide Road, East by : Plot No.38, West by : Plot No.40, **Measurements:** East to West on the North side: 40 feet, East to West on the South side: 40 feet, North to South on the East side: 65 feet, North to South on the West side: 65 feet. In all admeasuring to an extent of 2600 Sq.Ft. Within the registration District of Chennai South and Sub Registration District of Padappai belonging to Mrs. R. Sudhantra Devi & bounded by: **Boundaries of the Property:** North by : Plot No.25, 26 and 27, South by : 24 Feet wide Road, East by : Plot No.38, West by : Plot No.40, **Measurements:** East to West on the North side: 40 feet, East to West on the South side: 40 feet, North to South on the East side: 65 feet, North to South on the West side: 65 feet. In all admeasuring to an extent of 2600 Sq.Ft. Within the registration District of Chennai South and Sub Registration District of Padappai belonging to Mrs. R. Sudhantra Devi & bounded by: **Boundaries of the Property:** North by : Plot No.25, 26 and 27, South by : 24 Feet wide Road, East by : Plot No.38, West by : Plot No.40, **Measurements:** East to West on the North side: 40 feet, East to West on the South side: 40 feet, North to South on the East side: 65 feet, North to South on the West side: 65 feet. In all admeasuring to an extent of 2600 Sq.Ft. Within the registration District of Chennai South and Sub Registration District of Padappai belonging to Mrs. R. Sudhantra Devi & bounded by: **Boundaries of the Property:** North by : Plot No.25, 26 and 27, South by : 24 Feet wide Road, East by : Plot No.38, West by : Plot No.40, **Measurements:** East to West on the North side: 40 feet, East to West on the South side: 40 feet, North to South on the East side: 65 feet, North to South on the West side: 65 feet. In all admeasuring to an extent of 2600 Sq.Ft. Within the registration District of Chennai South and Sub Registration District of Padappai belonging to Mrs. R. Sudhantra Devi & bounded by: **Boundaries of the Property:** North by : Plot No.25, 26 and 27, South by : 24 Feet wide Road, East by : Plot No.38, West by : Plot No.40, **Measurements:** East to West on the North side: 40 feet, East to West on the South side: 40 feet, North to South on the East side: 65 feet, North to South on the West side: 65 feet. In all admeasuring to an extent of 2600 Sq.Ft. Within the registration District of Chennai South and Sub Registration District of Padappai belonging to Mrs. R. Sudhantra Devi & bounded by: **Boundaries of the Property:** North by : Plot No.25, 26 and 27, South by : 24 Feet wide Road, East by : Plot No.38, West by : Plot No.40, **Measurements:** East to West on the North side: 40 feet, East to West on the South side: 40 feet, North to South on the East side: 65 feet, North to South on the West side: 65 feet. In all admeasuring to an extent of 2600 Sq.Ft. Within the registration District of Chennai South and Sub Registration District of Padappai belonging to Mrs. R. Sudhantra Devi & bounded by: **Boundaries of the Property:** North by : Plot No.25, 26 and 27, South by : 24 Feet wide Road, East by : Plot No.38, West by : Plot No.40, **Measurements:** East to West on the North side: 40 feet, East to West on the South side: 40 feet, North to South on the East side: 65 feet, North to South on the West side: 65 feet. In all admeasuring to an extent of 2600 Sq.Ft. Within the registration District of Chennai South and Sub Registration District of Padappai belonging to Mrs. R. Sudhantra Devi & bounded by: **Boundaries of the Property:** North by : Plot No.25, 26 and 27, South by : 24 Feet wide Road, East by : Plot No.38, West by : Plot No.40, **Measurements:** East to West on the North side: 40 feet, East to West on the South side: 40 feet, North to South on the East side: 65 feet, North to South on the West side: 65 feet. In all admeasuring to an extent of 2600 Sq.Ft. Within the registration District of Chennai South and Sub Registration District of Padappai belonging to Mrs. R. Sudhantra Devi & bounded by: **Boundaries of the Property:** North by : Plot No.25, 26 and 27, South by : 24 Feet wide Road, East by : Plot No.38, West by : Plot No.40, **Measurements:** East to West on the North side: 40 feet, East to West on the South side: 40 feet, North to