



Karnataka Bank Ltd

Your Family Bank. Across India.

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

Phone : 044 - 4587 0789 (Gen) / 9677426712
E-Mail : chennai.arm@ktkbank.com; Website : www.karnatakabank.bank.in CIN : L85110KA1924PLC001128

SALE NOTICE OF IMMOVABLE PROPERTIES (MEGA AUCTION - 05.02.2026)

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 **05.02.2026** 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.Karthikeyan Selvakumar, S/o. Mr. Selvakumar, 90B, Yadaval Street, Padi, Chennai-600050, Tamilnadu. (2) Ms.Sangavi Ananthan, Both (1) & (2) are addressed at : No.10, Pushpa Mandala Street, Thiruvalyaru Taluk, Thanhavur - 613 204, Thanjavur District, Tamilnadu.

Balance Outstanding: Rs.84,88,393.42 [Rupees Eighty Four Lakh Eighty Eight Thousand Three Hundred Ninety Three and Paise Forty Two Only] as on 06.01.2026 under TL A/c No. 1797001600006101 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 Patta No.32382, New Survey No.653/1, Plot No.39 measuring to an extent of 2600 sq.ft. in "Sai Baba Nagar", the building known as 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.52 measuring approximately 1078 sqft. inclusive of a share in the common areas in Second Floor belonging to Mr. Karthikeyan 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 **Landmark**: Near Akash Ganga Apartment, Pallikaranai & Mother Matriculation School @ 900 Meters. (Physical Possession - 22.01.2025)

Reserve Price : Rs. 51,25,000/- EMD Amount : Rs. 5,12,500/- 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, Porel, Chennai-600116 Tamilnadu.

Balance Outstanding: Rs.64,24,799.79 [Rupees Sixty Four Lakh Twenty Four Thousand Seven Hundred Ninety Nine and Paise Ninety Seven Only] as on 06.01.2026, under TL A/c No. 1797001600003601 along with future interest from 23.12.2025 plus costs thereon.

Description of the property: All that part and parcel of Vacant House Site situated in Kancheepuram District, Siperumpudur Taluk, No.220, Vellerthangal Village, comprised in Survey No.98, Patta 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.187, **East by** : Plot No.19, **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** : 79.991713 **Landmark** : Near Sri Balaji Rural Health Centre, Padappai. (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) Mr. Raju S, S/o. Sudalaimani, All (1), (2) & (3) are addressed at : CPR-4, Water Tank Road, MMDA Colony, Chennai-600106 and (3) also addressed at New No.29, Old No.19, Lakshmi Ammal Street, Ayavaya colony, Aminikarai, Chennai, Tamilnadu-600029 (4) Mr. Senthil Murugan, S/o Mr. Sudalaimani, 8A, Sastha Nagar, Villivakkam, Chennai - 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, Ayavaya colony, Aminikarai, Chennai - 600 029, Tamilnadu. (2) Mr. Raju S. S/o. Mr. Sudalaimani, (3) Mrs. R.Sudhantra Devi, W/o. Mr. Raju. S Both (2) & (3) also addressed at :CPR-4, Water Tank Road, MMDA Colony, Chennai - 600 106, Tamilnadu. (4) Mr. Senthil Murugan, S/o Mr. Sudalaimani, 8A, Sastha Nagar, Villivakkam, Chennai - 600 49, Tamilnadu.

Balance Outstanding: Rs.21,65,91,247.87 [Rupees Twenty One Crore Sixty Five Lakh Ninety One Thousand Two Hundred Forty Seven and Paise Eighty Seven Only] as on 08.01.2026 under PSDO A/c No.491700160000100901 for Rs. 13,37,95,512.17 along with future interest from 01.01.26, under PDPN A/c No. 4917001600100801 for Rs. 52,56,061.43 along with future interest from 11.12.2025, in the Name of M/s. Thirumurugan Stores under PSDO A/c No. 4917001600100801 for Rs. 7,60,93,668.29 along with future interest from 01.01.26, under PDPN A/c No. 4917001400072601 for Rs.14,46,005.98 along with future interest from 11.12.2025, in the Name of M/s. Sri Lakshmi Traders plus costs thereon.

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 Aminkarai Taluk, Chennai District, Situated within the Registration District of Kodambakkam, Chennai belonging to Mr. Raju S and bounded by: **Boundaries of the Property: North by** : Private Land, **South by** : Plot No.187, **East by** : Plot No.19, **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** : 79.991713 **Landmark** : Near Sri Balaji Rural Health Centre, Padappai. (constructive Possession - 08.02.2024)

Reserve Price : Rs. 2,08,00,000/- EMD Amount : Rs. 20,80,000/- Bid Increase Amount : Rs. 1,00,000/-

Item No.2 : All that Part and parcel of Vacant Site situated in North Chennai Registration District, Redhills Sub registration District, Thiruvallur District, Ambattur Taluk, Athivakkam Village, as per Patta No.126, 19 Cents in S.No.17/3B and as per Patta No.125, 19 Cents in S.No.19/2, totally measuring to an extent of 70 cents i.e., 5,930.50 Sq.Ft, belonging to Mrs. R. Sudhantra Devi & bounded by **Boundaries of the Property: North by** : Plot Nos.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 : 20 feet, East to West on both Sides : 23 Ft 5 Inches Latitude : 13.068790; Longitude : 80.215865 Landmark: Nearby Arumbakkam Police Booth Bus stop (Constructive Possession 18.03.2024)**

Reserve Price : Rs. 1,95,00,000/- EMD Amount : Rs. 19,50,000/- Bid Increase Amount : Rs. 1,00,000/-

Item No.3 : All that Piece and parcel of Residential Property (Incomplete/Under Construction) situated in Kancheepuram District, Siperumbudur Taluk, Old Village No.82, New Village No.111, Varadharajapuram village, in "Bhuvaneswari Nagar" Layout, Vacant plots bearing Nos.19 & 19, comprised in Survey Nos.243/A, 248/B, 248/B and 248/B2, 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 Nos.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 : 70 feet, North to South on Western Side : 70 feet. Latitude : 12.918535; Longitude : 80.070577 Landmark: Nearby Atta Company Junction - Mudichur (i.e., at about 800 meters). (Physical Possession 18.07.2025)**

Reserve Price : Rs. 2,78,00,000/- EMD Amount : Rs. 27,80,000/- Bid Increase Amount : Rs. 1,00,000/-

3. Chennai - Ayanavaram Branch

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

Balance Outstanding as on 06.01.2026 : 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 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 Patta No.32382 of Pallikaranai Village, Sholinganallur Taluk, Kancheepuram District, **Boundaries on the North by** : Plot No.42, **South by** : 30 feet Road, **East by** : Plot No.58, **West by** : Plot No.40, **Measuring: 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 measuring to an extent of 2600 Sq.Ft. Within the registration District of Chennai South and Sub Registration District of Saidapet 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 Saadiq, **Latitude : 12.934202; Longitude : 80.217667 Landmark: Near Akash Ganga Apartment, Pallikaranai & Mother Matriculation School (i.e. at about 900 Meters). (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

1. 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.74, Palanimalai Nagar, Thathakuppan, Villivakkam, Chennai - 600 049, Both 1 & 2 also addressed at, G1, Sharon Shelters I Block, 10th Street, Vallalar Kudiyurupu, Anna Nagar, Chennai-600 040.

Balance Outstanding as on 06.01.2026 : Rs.64,48,464.28 [Rupees Sixty Four Lakh Forty Eight Thousand Four Hundred Sixty Four and Paise Twenty Eight Only] under TL A/c No. 6447001601066901 along with future interest from 18.12.2025, plus costs thereon.

Description of the properties : Schedule - "A" : All that part and parcel of land, situated at the Project named "Royal Town", Chettipunniyam Village, Chengalpet Taluk, Kanchipuram District, comprised in Survey No.434/10, bearing Patta No.2072, measuring to an extent of 1 Acre 94.4 cents situated within the Registration District of Chengalpet, Sub-Registration District of Chengalpet Joint - II Bounded by: **North by** : Forest Lands in S.No.381 & 383 and land in Survey No.343/1C **South by** : 30 feet Road and Plot No.27, **East by** : Panchayat Road and land in Survey Nos.434/2C & 433/1, **West by** : Reserve Forest & OSR land.

Schedule - "B" : 475 Sq.Ft of undivided share of land in the 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 Saadiq, **Latitude : 12.934202; Longitude : 80.217667 Landmark: Near Akash Ganga Apartment, Pallikaranai & Mother Matriculation School (i.e. at about 900 Meters). (Constructive Possession - 15.03.2025)**

Reserve Price : Rs. 40,10,000/- EMD Amount : Rs. 4,01,000/- Bid Increase Amount : Rs. 50,000/-

1. Name & address of Borrower(s) / Guarantor(s) / Mortgagor(s): (1) M/s. Sadhan Life Sciences Private Limited, Represented by its Directors, (a) Ms. Karelina (b) Mrs. A. Murugakalakshmi No.31, Shree Venkatesayalayam, 1st Street, Shree Abraam Amman Temple, Kumaran Nagar, Chennai- 600 082. (2) Ms. Karelina D/o, Mr. R.Sarlin Singh, No.31, Shree Venkatesayalayam, 1st Street, Shree Abraam Amman Temple, Kumaran Nagar, Chennai - 600 082. Also addressed at: (1) Navins Mitra, 29, 30, 31, Flat No. S1, 2nd Floor, II Avenue, Akshaya Colony, Mogappai Padi, Chennai - 600 052. (2)432, Thengapazham Nagar, Kolathur, Chennai - 600 099. (3) Mrs. A. Murugakalakshmi W/o. Mr. Arumugam, No. 181, Thiruneermalai Road, Ramesh Nagar, West Tambram, Kancheepuram, Tamilnadu - 600 045. (4) Mr. Viswanathan A S/o. Mr. Arumugam. No. 181, Thiruneermalai Road, Ramesh Nagar, West Tambram, Kancheepuram, Tamilnadu - 600 045.

Balance Outstanding: Rs.10,59,78,688.82 [Rupees Ten Crore Fifty Nine Lakh Seventy Eight Thousand Six Hundred Eighty Eight and Paise Twenty Eight Only] as on 08.01.2026, under PSDO A/c No.464700160003901 for Rs. 5,56,95,888.50 along with interest to be added from 01.01.2026, under PSTL A/c No.4647001800064101 for Rs.2,69,61,122.04 along with interest to be added from 01.01.2026 plus costs thereon.

Description of the property: All that Piece & Parcel of Residential Prop-erty situated in Chennai District - 600 106, Egmore - Nungambakkam Taluk, Now Aminikarai Taluk, Koyambedu Village, New Colony, comprised in Old Survey No.140/1 Part, New Survey No.140/1 Part, TS No.6/2 Part, Block No.33, Ward No.001, in which land being Northern portion of Plot No.3 Part, Door No.55, Part, measuring to an extent of 4698 Sq. ft., and incomplete building constructed thereon situated with-in the Sub Registration District of Anna Nagar and the Registration District of Chennai Central to M/s Sadhan Life Sciences Private Limited, Rep., by its Director Ms. Karelina & bounded by: **Boundaries of the Property: East by** : 30 feet Road, **New Colony**, **South by** : Vacant Land, Survey No.142, **North by** : Property belonging to Mrs.A. S Dawood Begum, **South by** : Plot No.4, Survey No.140 Measurements: On the Northern Side: 134 feet and 5 inches, On the Southern Side: 134 feet, On the Eastern Side: 35 feet, **Latitude : 13.076724; Longitude : 80.196147 Landmark: Behind Rohini Silver Screens Theatre & St. Thomas College of Arts & Science, Koyambedu. (constructive Possession - 07.12.2024)**

Reserve Price : Rs. 5,25,00,000/- EMD Amount : Rs. 52,50,000/- Bid Increase Amount : Rs. 1,00,000/-

Date & Time of EMD Remittance : on or before 04.02.2026 - 04.00 p.m.

(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 serve as Notice under Rule 6 (Rule 8) / Sub Rule 1 (Rule 1) of Security Interest (Enforcement) Rules-2002 to the Borrower/Guarantors.