



From :	To :
CANARA BANK ARM BRANCH (DP - 2360) MUMBAI	ARM CAC CANARA BANK
Ref: CB2360 : CAN/ARM/RohitChalwadi/RP01/JUN/SJP/2026	Date: 05.06.2026

SUBJECT: Mr. Rohit Shekhar Chalwadi - RESERVE PRICE FIXATION.

I. BRIEF PROFILE ::

Borrower Name	Mr. Rohit Shekhar Chalwadi	Branch	Mumbai Goregaon SME (15017)
Line of activity	NA		
Banking arrangement	Sole	Leader Bank & our share	N A
Sanctioning authority	DM - RAH	Book Liability	Rs.30.05 Lacs
NPA Date	29.10.2023	Asset	Doubtful
Suit Details	Diary No. 734/2025, Suit No - OA/767/2025, Filed in DRT - 2 Mumbai, Date of filing - 29.04.2025. NDOH - 07.07.2026 for Appearance VP & WS. Dealing Advocate - SSarvi Legal.		

II. PRESENT PROPOSAL :

To permit Branch to Fix Reserve Price as tabulated below for all the part and parcel of the property as under:

Description of the Property	Value at grant/last sanction	Previous Valuation	Present Valuation	Last RP	(Rs. in Lacs)
					RP Recommend ed by branch
Room No. 504 on 5 th Floor, Building No. 14 known as "Ekta Diwan CHSL", situated at land bearing CTS No. 260/B, 261/B, of Village - Anik, MMRDA Colony, Vashinaka , Chembur, Mumbai - 400 074.	MV - 42.93 RV - 39.92 DV - 34.34 GLR - 17.27 Val Dated 06.06.2022.	NA	MV- 24.98 RV - 22.48 DV - 19.98 GLR- 17.27 As per VR Dtd 27.06.2025 by Tasador Consultants LLP	21.35	20.28 (5% reduced from Last RP)

III. BRIEF BACKGROUND :

Mr. Rohit Shekhar Chalwadi had availed housing loan of Rs.29 Lacs, HL Secure Loan of Rs.68,274/- from our Mumbai Goregaon SME Branch(DP-15017).

The flat financed in Ekta Diwan CHSL is located at MMRDA Colony, Vashinaka, Chembur. Demarcation of flat is not done properly in the society premises.

Application under Section 14 of the SARFAESI Act is allowed Vide Order dated 25.06.2025 and Advocate Chandrakant Shankar Karde have been appointed as Court Commissioner, to take physical possession of the property.

SARFAESI DETAILS	Demand Notice issued under 13(2) of SARFAESI Act was issued on 02.11.2023.
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PHYSICAL POSSESSION DETAILS	Symbolic possession has been taken on 16.01.2024. CMM application has been entrusted to M/s GIS Mumbai Pvt Ltd. Order received Dated 25.06.2025 and Physical Possession of property is awaiting writ.
SUIT FILE DETAILS	Diary No. 734/2025, Suit No - OA/767/2025, Filed in DRT - 2 Mumbai, Date of filing - 29.04.2025. NDOH - 12.03.2026 for SA of Summons. Dealing Advocate - SSarvi Legal.
AUCTION DETAILS	30.10.2025 - Failed due to want of bidders. 28.11.2025 - Failed due to want of bidders. 30.01.2026 - Failed due to want of bidders. 24.03.2026 - Failed due to want of bidders. 28.04.2026 - Failed due to want of bidders.

IV. DETAILS OF SECURITIES WITH VALUATION:

Room No. 504 on 5 th Floor, Building No. 14 known as "Ekta Diwan CHSL", situated at land bearing CTS No. 260/B, 261/B, of Village - Anik, MMRDA Colony, Vashinaka, Chembur, Mumbai - 400 074.	MV- 24.98 RV - 22.48 DV - 19.98 GLR- 17.27 As per VR Dtd 27.06.2025 by Tasador Consultants LLP
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V. VARIATION IN VALUATION OF SECURITIES:

Particulars	RV - old valuation	Present RV	Variation in %	Remark
Whether Difference in earlier Realisable Value and present realizable value is less than 20%	First time valuation after a/c became NPA.	21.35	NA	Property located in MMRDA Colony. Where Slum rehabilitation people was allotted home. Valuation at sanction was on higher side.
Particulars	MV - at grant	Present MV	Variation in %	Remark
Auction at first instance, Whether reduction in the present value is more than 30 % of the same for securities which were valued at more than Rs.2.00 Cr at the time of last sanction /renewal	---	---	---	---

V. DELEGATION OF POWERS: ARM - CAC.

VI. BRANCH VIEWS AND RECOMMENDATIONS: Thus recommending to fix reserve price of as mentioned above and also to permit us to put the said properties for E-auction under SARFAESI Act 2002.

[Signature]
SENIOR MANAGER

// Submitted for Orders//
ARM - CAC

<i>[Signature]</i> SENIOR MANAGER (ARM BRANCH)	<i>[Signature]</i> ASSISTANT GENERAL MANAGER (ARM BRANCH)	DIVISIONAL MANAGER (CO-REC)
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Internal

