केनरा बैंक Canara Bank
सिंडिकेट Syndicate

Submitted By:	Submitted To:
ARM Branch 2360 Mumbai	ARM CAC ARM Branch, 2360, Mumbai
REF NO: RP/KISHORISHIRSHAT/11/PV	Date: 03.11.2026

SUBJECT: FIXATION OF RESERVE PRICE FOR KISHORI RAVI SHIRSHAT

1. BRIEF PROFILE:

Constitution	Housing Loan	Dealing with us since	26.03.2024
Line of activity	Housing Loan		
Asset class	Substandard	Limit Sanction authority	DM, RAH PRABHADEVI
Book liability	43,92,558	Suit details	D NO 2127/2025, DRT II, MUMBAI
Date of NPA	16-AUG-2025		
Property possession	Symbolic		

2. PRESENT PROPOSAL:

To permit ARM to fix reserve Price (RP) for property in the name of Ms. KISHORI RAVI SHIRSHAT mortgaged to us in the account of Ms. Kishori Ravi Shirshat.

Table I: (Amount in Lakhs)

	Details of Property	Value at grant	Previous Valuation, Dt-14.08.2025 by Ranade and Associates	Present Valuation, Dt-03.08.2026 by Katkar Valuers	Last RP	RP recommended by Branch
1.	Flat no No-309, on 3rd Floor, in C Wing, admeasuring 44.15Sq Mtrs. RERA Carpet area, in the building known as "Shivshahi Complex",constructed on Non Agricultural land bearing survey No 234, Hissa No 4/1 (part)and survey no 237 (aprt), of village Narayangaon, Taluka Murbad, District Thane.	Rs. 24.90	M.V-15.60 R.V-14.00 D.V-12.40 (GLR-12.16)	M.V-16.47 R.V-14.82 D.V-13.18 (GLR-13.06)	13.44	Rs.13.17 (2% reduction from last RP)

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	Flat no No-807, on 8th Floor, in C Wing, admeasuring 40.53 Sq Mtrs. RERA Carpet area, in the building known as "Shivshahi Complex",constructed on Non Agricultural land bearing survey No 234, Hissa No 4/1 (part)and survey no 237 (aprt), of village Narayangaon, Taluka Murbad, District Thane. CERSAI Security Interest Id: 400078867118 Asset Id: 200080543248	Rs. 26.50	M.V-14.25 R.V-13.50 D.V-11.40 (GLR-11.24)	M.V-15.15 R.V-13.64 D.V-12.12 (GLR-12.01)	12.96	Rs.12.70 (2% reduction from last RP)

3. PARTICULARS OF CREDIT FACILITIES:

Nature of facility & Account No	Purpose	Limit amount (in lakhs)	Present Book liability (in lakhs)
160002275272	HOUSING LOAN	22,40,000.00	20,98,841.00
160002275305	HOUSING LOAN	23,00,000.00	21,54,443.00
164004293570	NPA Credit Card	1,42,955.00	1,39,274.00

III. BRIEF BACKGROUND:

Housing Loan of Ms. Kishori Ravi Shirshat was sanctioned on 26.03.2024 for 22.40 Lakhs and 23.00 Lakhs. Loan was sanctioned for purchase of ready built flat, but loan got NPA on 11.05.2025 due to non-repayment of instalments.

- SARFAESI DETAILS: Demand Notice issued on 16.05.2025
- PHYSICAL POSSESSION DETAILS: Yet to be taken.
- SUIT FILE DETAILS: D NO 2127/2025, DRT II, MUMBAI.
- AUCTION DETAILS: Symbolic Possession taken on 01.08.2025.

AUCTION DETAILS:

Reserve Price Permitted Authority and Date	Reserve Price	Auction Date	Outcome
RO South	14.00 and 13.50 Lakhs	24.09.2025 17.04.2026	Failed for want of bidders
ARM CAC dt 10.06.2026	13.72 and 13.23 Lakhs	31.07.2026 29.08.2026	Failed for want of bidders
ARM CAC dt 10.06.2026	13.44 and 12.96 Lakhs	28.09.2026 17.10.2026	Failed for want of bidders

4. VARIATION IN VALUATION OF SECURITIES:

Initial:

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Sr. No	Particulars	Old RV	Present RV (Higher valuation)	Comparison / Variation in %	Remarks/ Compliance
1	First instance: If 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	----	----	-----	-----
2	Difference in earlier Realisable Value (On which Earlier Reserve price fixed) and present realisable value is less/more than 20%	-----	-----	-----	-----

5. DELEGATION OF POWERS: As per the loan recover policy Loans under the follow-up of ARM/SAM branches which are sanctioned by officials up to Scale IV. So, RP fixation authority is Respective CACs at ARM/SAM Branch. Since, the housing loan is sanctioned by DM, RAH Point Mumbai Branch the same falls within the delegated power of ARM/SAM CAC.

6. BRANCH VIEWS AND RECOMMENDATIONS:
At present as per latest valuation dt 03.08.2026, Realizable value of the said property is Rs 14.82 Lakhs and 13.64 Lakhs. So, we may fix RP of Rs 13.17 Lakhs and 12.70 Lakhs (2% reduction from last RP i.e. Rs 13.44 and 12.96 Lakhs respectively)

In view of the above, we recommend for fixing the Reserve Price as mentioned in **Para 2 – PRESENT PROPOSAL.**

Officer

Submitted to AGM – ARM-- CAC for orders

Permitted proposals as per Para 2 of the Office Note

Observations, if any:

Senior Manager/Manager of ARM	
ARM Branch Head - Scale V	
DM/AGM Overseeing R&L Section at Circle Office	

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