केनरा बैंक Canara Bank
सिंडिकेट Syndicate

Submitted By:
Recovery section,
Regional Office,
Gwalior

Submitted To:
The RO- HEAD- CAC,
Regional Office
Gwalior

Ref.NO: CB/ROGWL/SARFAESI/ RP/TBM/5445/ RP/2026-27 **Date – 03.11.2026**

I. PRESENT PROPOSAL : Fixation of reserve price of the assets to be auctioned under SARFAESI act of following NPA accounts.

BRANCH	A/C NAME	A/C NO	AMOUNT OUTSTANDING	NPA DATE	DEMAND NOTICE	Symbolic Possession
Bhitarwar[05445]	THAKUR BABA MOTORS PROP. PUNJAB SINGH PARIHAR	5445285000001 5445755000015	29,39,415.29/- 2,92,989.68/-	22-02-2023	24-02-2023	08.06.2023

II.THE DETAILS OF VALUATION ARE AS UNDER:

Sr	Name of the valuer	PROPERTY DETAIL	Present Market value(PMV)	Realizable Sale Value (RSV) / DISTRESS VALUE	Reserve Price to be fixed @ of 90%RSV
1	Er. PRADEEP AGARWAL	**Description of the Immovable Property:** **EMT OF LAND & BUILDING RESIDENTIAL OWNED BY PUNJAB SINGH PARIHAR** **SURVEY NO.3343/min-1, WARD NO.08 BHITARWAR,GWALIOR (M.P.)** **AREA-800 SQR FT (20*40)** BOUNDARY: EAST:ROAD WEST:LAND OR SELLER NORTH:PLOT OF NAWAL SINGH SOUTH:PLOT OF BAGHEL	Rs.22,40,000.00/-	**Realizable Sale Value (RSV)-Rs. 20,16,000.00/-** DISTRESS VALUE- Rs. 17,92,000.00/- GLR VALUE- Rs. 15,28,000.00/- **VALUATION DATE Dt. 03.07.2026**	**Rs. 18,15,000.00/-**

III. PREVIOUS AUCTIONS CONDUCTED FOR THE PROPERTY:

SN	RESERVE PRICE FIXED	DATE OF AUCTION
1	19,80,000.00/-	25.10.2024
2	18,81,000.00/-	21.12.2024
3	18,81,000.00/-	28.02.2025
4	18,81,000.00/-	20.03.2025
5	18,81,000.00/-	20.06.2025
6	17,82,000.00	30.08.2025
7	17,42,400.00	30.09.2025
8	16,83,000.00	30.10.2025
9	16,83,000.00	15.11.2025
10	16,43,400.00/-	31.12.2025
11	16,43,400.00/-	31.01.2026
12	15,85,000.00/-	28.03.2026
13	15,85,000.00/-	31.05.2026
14	20,16,000.00/-	26.10.2026

III. Section Recommendation –

In the subject account, Symbolic possession has been taken under SARFAESI Act on 08.06.2023. The possession notice has been published in the newspapers as per rules. The valuation of the mortgaged property is obtained from our empanelled valuer Er. Pradeep Agrawal. Value property has been previously put for auction several times, last auction was conducted on 26.10.2026 @ R.P of Rs. 20,16,000.00/- but unable to attract any bidder, Now we have reduced RSV by 90 % of Rs. 18,15,000.00. *Hence, we recommend fixing the reserve price as per para II of the note.*

Internal Internal

IV. Delegation of Powers – **As per HO. Cir 218/2025 dated 31.03.2025 Page No. 29-30, wherever the GLR is less than the Realizable Value of security, delegation to fix RP at or above Realizable Value falls under the delegated powers of RO Head-CAC. Further The reduction in RP at each occasion can be up to 10% per occasion and RP can be reduced by a maximum up to 20% of RV by respective RP Fixation authority I.E RO HEAD CAC, irrespective of number of occasions (subject to a maximum reduction up to 20% of RV. Hence, note is submitted to AGM-RO CAC.**

V. Remarks-

1. **Value property has been previously put for auction several times, last auction was conducted on 26.10.2026 @ R.P of Rs. 20,16,000.00/- but unable to attract any bidder, Now we have reduced RSV by 90 % of Rs. 18,15,000.00. *Hence, we recommend fixing the reserve price as per para II of the note.***
2. **Permit to Issue Sale notice to all the concerned NPA Borrowers /Guarantors/ Mortgagors.**
3. **Permit to conduct e-AUCTION as per guidelines.**
4. **Publish the auction notice in two newspapers as per procedure.**

Officer **Manager**

//Submitted to RO HEAD-CAC//

Divisional Manager (REC) **DM (ADV)**

RO HEAD

Internal