केनरा बैंक Canara Bank
सिंडिकेट Syndicate

Submitted By	Submitted To
Asset Recovery Management Branch Mumbai	ARM CAC Mumbai
REF NO:RP/LOV PASHI/2026-27/RP/26	Date: 08/09/2026

SUBJECT: FIXATION OF RESERVE PRICE FOR MR. LOVE MALKHAN PASHI

1. BRIEF PROFILE:

Constitution	Individual	Dealing with us since	17/02/2023
Line of activity	Service		
Asset class	Substandard	Limit Sanction authority	DM RAH II THANE
Book liability	29.52	Suit details	Dairy no 1419/2026 in DRT Mumbai III filed on 01.08.2026
Date of NPA	18.05.2026		
Property possession	SYMBOLIC		

2. PRESENT PROPOSAL:

To permit ARM Branch to fix reserve Price (RP) for property in the name of MR. LOVE MALKHAN PASHI

(Amount in Lakhs)

Details of Property	Valuation at Grant	Present Valuation (First time after NPA)	Last RI	RP recommende
Flat No 402, Building No A, Adm 419 Sq ft, on the fourth Floor, of the "B" Wing of the building known as " Lalbagh Darshan" Constructed on the Land bearing Survey No 186/8 situated at Village Kin, Taluka Bhiwandi, Dist Thane	36.25 (MV) 34.44 (RV) 32.62 (DV) 13.27 GLR By Amol Bora and Co 13/01/2023	19.70 (MV) 17.70 (RV) 15.70 (DV) 15.64 GLR 13/08/2026 by Ranade & Associates	NA	17.70

3. PARTICULARS OF CREDIT FACILITIES:

Nature of facility & Account No	Purpose	Limit amount (in lakhs)	Present Book liability (in lakhs)
HL – 160001497835	PURCHASE OF FLAT	29.00	28.51
HL SECURE - 164003245575	To pay Insurance premium	1.15	1.04

4. BRIEF BACKGROUND: Mr. Love Malkhan Pashi was sanctioned a Housing Loan of Rs. 29,00,000/- and home Loan Secure for Rs. 1,15,000/- on 15.03.2023. The account was regular till Dec 2025. But the account slipped to NPA on 18.05.2026 due to non-

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payment of EMI. The Branch has issued 13(2) on 19.05.2026. The account then transferred to ARM Branch for further recovery.

We visited the property and obtained fresh valuation of the property. The property is located at interior part of Bhiwandi. The Flat is located at 4th Floor and Lift facility is not available.

- SARFAESI DETAILS – 13(2) Issued on 19.05.2026
- SARFAESI DETAILS – 13(4) issued on 13.08.2026
- SUIT FILE DETAILS- Dairy No 1419/2026 in DRT 3 Mumbai,
- AUCTION DETAILS- to be conducted for first time
- CMM Application: Assigned to GIS Agency

4. VARIATION IN VALUATION OF SECURITIES: Not Applicable as first instance of obtaining valuation after account slipped to NPA

Sr. No	Particulars	Old RV	Present RV	Comparison / Variation in %
1	Difference in earlier Realizable Value (On which Earlier Reserve price fixed) and present realizable value is less/more than 20%			

5. DELEGATION OF POWERS: ARM CAC BRANCH as the Loan was sanctioned by DM RAH Thane.

6. BRANCH VIEWS AND RECOMMENDATIONS:

We have obtained fresh valuation of the property after the account turned to NPA. Based on the valuation report we recommend fixing RP on Realizable value of the property. The Reserve Price is to be fixed for the first time.

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

Manager

ARM CAC

SENIOR MANAGER **(ARM BRANCH)**	**ASSISTANT GENERAL MANAGER** **(ARM BRANCH)**	**ASSISTANT GENERAL MANAGER** **(CO-REC)**

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