KATKAR ENGINEERS & VALUERS

• CHARTERED ENGINEERS • STRUCTURAL AUDITORS • SURVEYORS • PROJECT MANAGEMENT CONSULTANTS

Balasaheb P. Katkar
B.Tech, DE, FIIV, AIIISLA
GOVT. REGISTERED (IBBI & WEALTH TAX) VALUER

OFF. : Shop No. 3, Kulswamini Niwas C.H.S.L., Gul Mohar Lane, Near Chembur Nagrik Bank, Off V. N. Purav Marg, Chunabhatti (East), Mumbai - 400 022.
Email:balasaheb.katkar@yahoo.in / katkarengineers@gmail.com Tel. : 2405 2085 M. : 9322297451 / 8082597451

REF NO : KEV/14164/CNR/2026. Date:- 10-06-2026

To,
The Chief Manager,
Canara Bank,
ARM Branch, Fort

CERTIFICATE

We certify that we have surveyed the immovable Property of,

Name of client : Mr.Deepak Shivshankar Maurya

Description of the property : Residential use premises Flat No.201 is located on 2nd floor, B Wing, Building No.6, Type-D of Building known as "Amit Apartment" in Project known as"Pilaji Nagar" is situated Near Sona Resort, Off. Kevle East Road, Village Bandathe, Kevle East, Tal. & Dist. Palghar-401401

Summary of valuation:-

A]	**Fair Market Value of the Property**	**:**	**Rs. 19,57,000.00**
B]	**Realizable Market Value of the Property**	**:**	**Rs. 17,61,000.00**
C]	**Forced/Distress Sale Value of the Property**	**:**	**Rs. 15,66,000.00**
D]	**Govt. Stamp Duty Ready Recknor Valuation**	**:**	**Rs. 25,64,009.66**
E]	**Insurance value of property**	**:**	**Rs. 17,88,000.00**

Your's faithfully,

For KATKAR ENGINEERS & VALUERS.

Mr. Balasaheb P.Katkar. (Proprietor)
Govt.Regd (IBBI & Wealth Tax) Valuer.

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Email:balasaheb.katkar@yahoo.in / katkarengineers@gmail.com Tel. : 2405 2085 M. : 9322297451 / 8082597451

REF NO : KEV/14164/CNR/2026. Date:- 10-06-2026

To,
The Chief Manager,
Canara Bank,
ARM Branch, Fort

VALUATION REPORT (IN RESPECT OF FLAT)

I.	**GENERAL**		
1	*Purpose for which the valuation is made*	:	To ascertain of fair market value of Property for Bank
2	*a) Date of inspection* *b) Date on which the valuation is made*	: :	09-06-2026 10-06-2026
3	*List of documents produced for perusal (Photocopy of Documents)*		
	i) Index II *ii) Previous Valuation Report*	: :	Index II dated 2nd August 2022 Reg.No.Palghar-4776/2022 between M/s.Ekvira Builders & Developers (Promoter) and Mr.Deepak Shivshankar Maurya (Purchaser) Previous Valuation Report dated 31st October 2022 issued by M/s.Arch Consultants & Valuers
4	*Name of **Owner/Applicant** of the property*	:	Mr.Deepak Shivshankar Maurya
5	*Brief description of the property*	:	The Residential use premises Flat No.201 is located on 2nd floor, B Wing, Building No.6, Type-D of Building known as **"Amit Apartment"** in Project known as**"Pilaji Nagar"**. The Building consists of Ground + 1st to 3rd upper floors. It is served by auto or private vehicle from Kevle Road railway station.
6	*Location of property*		
	a) Plot No. / Survey No.	:	Gut No.40B/11 of Village Bandathe

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	b) Door No.	:	Flat No.201
	c) T. S. No. / Village	:	Bandathe
	d) Ward / Taluka	:	Palghar
	e) Mandal / District	:	Palghar
	f) Date of issue and validity of layout of approved map / plan	:	Details Not Provided
	g) Approved map / plan issuing authority	:	Details Not Provided
	h) Whether genuineness or authenticity of approved map / plan is verified	:	No
	i) Any other comments by our empaneled Valuers on authentic of approved plan	:	No Comments.
7	*Postal address of the property*	:	Residential use premises Flat No.201 is located on 2nd floor, B Wing, Building No.6, Type-D of Building known as "**Amit Apartment**" in Project known as"**Pilaji Nagar**" is situated Near Sona Resort, Off. Kevle East Road, Village Bandathe, Kevle East, Tal. & Dist. Palghar-401401
8	*City / Town*	:	Palghar
	Residential Area	:	Yes
	Commercial Area	:	No
	Industrial Area	:	No
9	*Classification of the area*		
	i) High / Middle / Poor	:	Middle
	ii) Urban / Semi Urban / Rural	:	Urban
10	*Coming under Corporation limit / Village Panchayat / Municipality*	:	Palghar Municipal Council
11	*Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area*	:	Not apparent from documents shown.
12	*Boundaries of the property*	:	As per Building
	North	:	A Wing
	South	:	C Wing
	East	:	Open Land
	West	:	Open Land
13	*Dimensions of the site*	:	As per Flat
	North	:	Open to air
	South	:	Entrance
	East	:	Flat No.B-202
	West	:	Open to air

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13. a	*Extent of the site*	:	N.A.
14	*Latitude, Longitude & Co-ordinates of flat*	:	Latitude - 19°37'45.2"N Longitude -72°48'04.0"E
15	*Extent of the site considered for valuation (least of 13 A & 13 B)*	:	N.A.
16	*Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.*	:	Under possession of Bank
II.	**APARTMENT BUILDING**		
1	*Nature of the Apartment*	:	Residential
2	*Location*		
	C.T.S.No.	:	Gut No.40B/11 of Village Bandathe
	Block No.	:	-
	Ward No.	:	-
	Village/ Municipality/Corporation	:	Palghar Municipal Council
	Door No., Road (Pin Code)	:	Flat No.201
	Nearest Landmark	:	Near Sona Resort
3	*Description of the locality Residential / Commercial / Mixed*	:	Residential use area.
4	*Year of Construction*	:	2019 (as per previous valuation report)
	Age of Building	:	7 Years
	Estimated Future Life	:	53 Years
5	*Number of Floors*	:	Ground + 1st to 3rd upper floors
6	*Type of Structure*	:	R.C.C. frame structure.
7	*Number of Dwelling units in building*	:	6 Flats per Floors
8	*Quality of Construction*	:	Good
9	*Appearance of the Building*	:	Good
10	*Maintenance of the Building*	:	Good
11	*Facilities Available*		
	Lift	:	Nil
	Protected Water Supply	:	Yes
	Underground Sewerage	:	Yes
	Car Parking - Open/ Covered	:	Open
	Is Compound wall existing?	:	Yes
	Is pavement laid around Building	:	Yes
III	**FLAT**		
1	*The floor on which the flat is*	:	2nd floor
2	*Door No. of the flat*	:	Flat No.201
3	*Specifications of the flat*		
	Roof	:	RCC Slab with water proofing
	Flooring	:	Flat was locked during site inspection

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	Doors *Windows* *Fittings* *Finishing*	: : : :	T.W. panel type doors Allu. Frame Flat was locked during site inspection Flat was locked during site inspection
4	*House Tax* *Assessment No.* *Tax paid in the name of* *Tax amount*	: : : :	N.A. N.A. N.A. N.A.
5	*Electricity Service Connection no.* *Meter Card is in the name of*	: :	N.A. N.A.
6	*How is the maintenance of flat?*	:	Flat was locked during site inspection
7	*Sale Deed executed in the name of*	:	Mr.Deepak Shivshankar Maurya
8	*What is the undivided area of land as per Sale Deed?*	:	N.A.- Valuation is only for flat.
9	*What is the plinth area of the flat?*	:	44.870 Sq.Mtrs.Carpet area (as per previous valuation report) 66.449 Sq.Mtrs. Built up area
10	*What is the floor space index (app.)*	:	As per local norms.
11	*What is the Builtup Area of the flat?*	:	As per Documents — Carpet — S.Built up (area in Sq.Mtrs) — 44.87 — 66.449 (area in Sq.Ft) — 483 — 715
12	*Is it Posh/I class /Medium*	:	Middle
13	*Is it being used for Residential or Commercial purpose?*	:	Residential
14	*Is it Owner-occupied or let out?*	:	Under possession of Bank
15	*If rented,what is monthly rent?*	:	N.A.
IV	**MARKETABILITY**		
1	*How is the marketability?*	:	Good
2	*What are the factors favouring for an extra Potential Value?*	:	Nil
3	*Any negative factors are observed which affect the market value in general?*	:	Refer Remarks
V	**RATE**		
1	*After analysing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? -*	:	Rs.2,500 to Rs.3,500/Sq.ft on S.Builtup area The subject property has been repeatedly brought for auction by the Bank, with the most recent auction held on 28.04.2026 at a reserve price of Rs.17.32 lakhs. In view of the property's marketability & prevailing market conditions, the land rate has been considered at Rs.3,000 per Sq.ft.s.BUA for valuation purposes.

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2	*Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).*	:	Rs. 3,000.00 /Sq.ft.S.Builtup area
3	*Break - up for the rate*		
	i) Building + Services	:	Rs. 2,500.00 /Sq.ft
	ii) Land + Others	:	Rs. 500.00 /Sq.ft
4	***Guideline rate obtained from the Registrar's office***		
	Stamp duty ready reckoner rate for Flat/Office/Shop - Rs. 38,600.00 /Sq.Mtrs (A) Increase by 0% floor rise - Rs. 38,600.00 /Sq.Mtrs (A) Calculation - Rs. 3,586.03 X 715 Sq.ft.S.BUA **Rs. 25,64,009.66**		
VI	**COMPOSITE RATE ADOPTED AFTER DEPRECIATION**		
a.	*Depreciated building rate*	:	Rs. 2,237.50 /Sq.ft
	Replacement cost of flat	:	715 X Rs. 2,500.00 Rs. 17,87,500.00
	Age of the building	:	7 Years
	Life of the building estimated	:	53 Years
	Depreciation percentage assuming the salvage value as 10%	:	11 %
	Depreciated Ratio of the building	:	Rs. 2,237.50 /Sq.ft
b.	*Total composite rate arrived for valuation*	:	Rs. 2,737.50 /Sq.ft
	Depreciated building rate VI (a)	:	Rs. 2,237.50 /Sq.ft
	Rate for Land & other V (3)ii	:	Rs. 500.00 /Sq.ft
	Total Composite Rate	:	Rs. 2,737.50 /Sq.ft for S.Builtup area.

VII DETAILS OF VALUATION

Sr. No.	Description	Area in Sq. ft.	Unit Rate (Rs./ sq. ft.)	Estimated/ Present Value (Rs.)
1.	*Present value of the Flat (incl. car parking, if provided)*	715	Rs. 2,737.50	Rs. 19,57,312.50
2.	*Wardrobes*	-	-	-
3.	*Show cases*	-	-	-
4.	*Kitchen arrangements*	-	-	-
5.	*Superfine finish*	-	-	-
6.	*Interior decorations*	-	-	-
7.	*Potential value, if any*	-	-	-
8.	*Others*	-	-	-
	Total			**Rs. 19,57,000.00**

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Valuation Methodology

The method adopted for valuation of the residential premises is sales comparison method in which the sales instances of the similar properties or properties with similar attributes in the same region are traced and the market rates are derived by using the experience and expertise of the Valuer. Also, the valuation of the residential premises is based on the present market value of the premises depending on the condition, location and other infrastructural facilities available at and around the said premises. We have considered the valuation on **Built up area** for the premises, which is an increase of 20**%** over that of its carpet area.

The realizable value of the said residential premises is considered at 90% of the present market value of the said premises, while the forced sale value for the said residential premises is considered at 80% of its present market value.

Remarks:

The said property is residential flat.

All the civic amenities are available within the proximity of the said building.

We have adopted the sale rate based on our local inquiries and as per prevailing market rate in the vicinity.

The premises under consideration has been classified as a Non-Performing Asset (NPA) for the past few years.

There is a possibility that maintenance charges, property tax and other statutory dues may be pending and unpaid.

In view of the above, the flat is affected by restricted marketability and is subject to adverse market perception. It carries negative sentiment and stigma, resulting in significant resistance from prospective buyers and difficulty in achieving prevailing market rates.

We were not provided with approved plan & occupancy certificate. As per available documents, we have carried out the Valuation report and we request Bank to obtain all related documents from Borrowers for assessment of Loan.

DISCLAIMER

1 This Valuation exercise is based on verbal Market enquiry / Survey of the area.
2 Estimated Market Value of the subject property may be significantly influenced by adverse legal title or ownership issues & Real Estate market Issues & Locality negetive factors developed in future
3 We have assumed the photocopies of documents received from the client/Bank to be genuine without any alterations.
4 This report is prepared with available information from Bank/Client with best of our Judgements & on assumption that tittle for the property is clear & marketable without any doubts/dues.
5 We have assumed that the subject property has received necessary planning approvals & clearances from appropriate local authorities and complies with local development control regulations.as and when not provided to use, any change will also afects market value.
6 This Valuation is purely an opinion as on date & has no Legal or contractul obligation on our Part & may change with time,purpose and negetive factors developed in future.

REF NO : KEV/14164/CNR/2026.

As a result of our appraisal and analysis, it is our considered opinion that value of above referred Residential use premises Flat No.201 is located on 2nd floor, B Wing, Building No.6, Type-D of Building known as "Amit Apartment" in Project known as"Pilaji Nagar" is situated Near Sona Resort, Off. Kevle East Road, Village Bandathe, Kevle East, Tal. & Dist. Palghar-401401
In its present prevailing condition with aforesaid specifications is as under:

Market Value (MV)	**Rs. 19,57,000.00** Rupees Nineteen Lakh FiftySeven Thousand Only
Realizable Value (90% of MV).	**Rs. 17,61,000.00** Rupees Seventeen Lakh SixtyOne Thousand Only
Distress Sale Value (80% of MV)	**Rs. 15,66,000.00** Rupees Fifteen Lakh SixtySix Thousand Only
Ready-Recknor Rate	**Rs. 25,64,009.66** Rupees TwentyFive Lakh SixtyFour Thousand Nine Paise SixtySix Only
Insurance or Replacement Value	**Rs. 17,88,000.00** Rupees Seventeen Lakh EightyEight Thousand Only

For KATKAR ENGINEERS & VALUERS.

Mr. Balasaheb P.Katkar. (Proprietor)
Govt.Regd (IBBI & Wealth Tax) Valuer.

The undersigned has inspected the property detailed in Valuation Report dated on
We are satisfied that the fair and reasonable market value of the property is Rs.
(Rupees)

Signature
(Name of the Branch Manager with Office Seal).

REF NO : KEV/14164/CNR/2026.

DECLARATION FROM VALUERS

a The information furnished in my valuation report dated 10-06-2026 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property. We have valued the right property.

b I have no direct or indirect interest in the property valued;

c I/our representative have personally inspected the property on 09-06-2026 The work is not sub-contracted to any other valuer and carried out by myself.

d I have not been convicted of any offence and sentenced to a term of Imprisonment;

e I have not been found guilty of misconduct in my professional capacity.

f I have read the Handbook on Policy, Standards and Procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.

g I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.

h I abide by the Model Code of Conduct for empanelment of valuer in the Bank.

i I am registered under Section 34 AB of the Wealth Tax Act, 1957.

j I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.

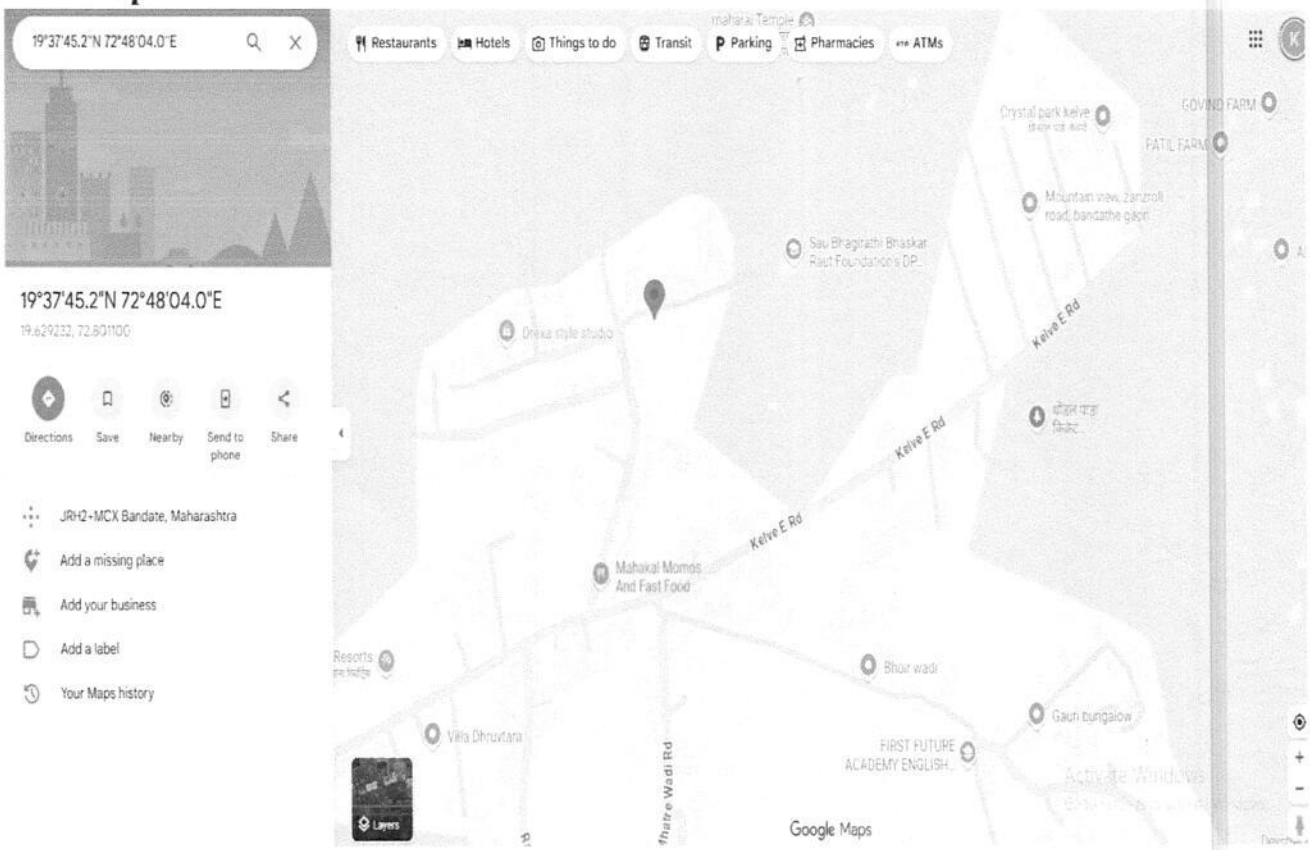
k Further, I hereby provide the following information.

Sr.No.	Particular	Valuers Comment
1	Background information of the asset being valued	Residential
2	Purpose of valuation and appointing authority	Official of Canara Bank to ascertain fair market value.
3	Identity of the Valuer and any other experts involved in the valuation	Katkar Engineers & Valuers
4	Disclosure of valuer interest or conflict, if any	-
5	Date of appointment, valuation date and date of report	09-06-2026 10-06-2026
6	Inspections and/or investigations undertaken	Measurement and photographs of the property with data collection.
7	Nature and sources of the information used or relied upon	Based on our site visit & the information collected at site.
8	Procedures adopted in carrying out the valuation and valuation standards followed	As per standards.
9	Restrictions on use of the report, if any	-
10	Major factors that were taken into account during the valuation	-
11	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Disclaimers Given

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REF NO : KEV/14164/CNR/2026.

Map:-



Government Guideline Rate:-

Department of Registration and Stamps
Government of Maharashtra
नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन

eASR 2.0

गातल्या सहाय्यक रचनाकार यांचेशी संपर्क साधावा.

Annual Statement of Rates Ver. 2.0
(बाजारमूल्य दर पत्रक आवृत्ती 2.0)

Home | Valuation Guidelines | User Manual

Year 2026-2027 | Language English

Selected District Palghar

Select Taluka Palghar

Select Village Bandathe

Vibhag Number 7

Assesment Type	Assesment Range	Rate Rs/-	Unit
काजु --फळबाग	0-0.00	3646600	हेक्टर
आंबा--फळबाग	0-0.00	3561100	हेक्टर
नारळ--फळबाग	0-0.00	3502800	हेक्टर
सुपारी--फळबाग	0-0.00	3502800	हेक्टर
सदनिका	0-0.00	38600	चौरस मीटर
दुकाने	0-0	58400	चौरस मीटर

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REF NO : KEV/14164/CNR/2026.

2112342
10-06-2026
Note -Generated Through eSearch Module.For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पालघर 2
दस्त क्रमांक : 2112/2026
नोंदणी :
Regn 63m

गाव: बंदाठे तालुका: पालघर जिल्हा: पालघर

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	1850000
(3) बाजारभाव(भाडेपटयाच्या बाबतीतपटटाकार आकारणी देतो की पटटेदार ते नमूद करावे)	1551500
(4) मिळकतीचे वर्णन (स.नं./ह.नं./गट नं.वगैरे)	1) पालिकेचे नाव:पालघरइतर वर्णन :, इतर माहिती: मौजे बंदाठे,ता.जि.पालघर येथील गट नं. 40 बी 62 4,प्लॉट नं. 4, या जमिनीवरील कॉम्प्लेक्स "दोस्ती हाईट्स",पहिला मजला,निवासी सदनिका क्र. 101,एक्लोज बालकनी 2.00 चौ.मी. व नॉर्मल बालकनी 3.16 चौ.मी. सह एकूण क्षेत्र 36.54 चौ.मी. कारपेट हा या कराराचा विषय आहे.((GAT NUMBER : गट नं. 40 बी 62 4, प्लॉट नं. 4 :))
(5) क्षेत्रफळ	36.54 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव:-मे. साई क्रिस्टल बिल्डर्स तर्फे पार्टनर आशीर्वाद व्यंकट नौदियाल तर्फे कु.मु पोवक राजकुमारी मरावी वय:- पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: शॉप नं 12, सिद्धीविनायक रेसिडेन्सी 8, गणेश मोरिकलपुढे, इस्कॉन मंदिराजवळ, पालघर रेल्वे स्टेशन समोर, पालघर (प), ता. जि. पालघर, रोड नं: -, महाराष्ट्र, THANE पिन कोड:-401404 पॅन नं:-AEXFS5064B 2) नाव:-मे साई क्रिस्टल बिल्डर्स तर्फे पार्टनर विजय कोंडिबाभाई खटके तर्फे कु.मु पोवक राजकुमारी मरावी वय:- पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: शॉप नं 12, सिद्धीविनायक रेसिडेन्सी 8, गणेश मोरिकलपुढे, इस्कॉन मंदिराजवळ, पालघर रेल्वे स्टेशन समोर पालघर (प), ता. जि. पालघर, रोड नं: -, महाराष्ट्र, THANE पिन कोड:-401404 पॅन नं:-AEXFS5064B
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव:-प्रथा आनंद कदम वय:-33, पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: बी 304, अंतराया अपार्टमेंट स नं 99, विरार रोड, कांचन हाय स्कुल जवई, नालासोपारा पूर्व, पालघर, रोड नं: -, महाराष्ट्र, THANE पिन कोड:-401209 पॅन नं:-LPSPK8187F 2) नाव:-प्रिमिता आनंद कदम वय:-41, पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: बी 304, अंतराया अपार्टमेंट स नं 99, विरार रोड, कांचन हाय स्कुल जवई, नालासोपारा पूर्व, पालघर, रोड नं: -, महाराष्ट्र, THANE पिन कोड:-401209 पॅन नं:-DBYPK1997J
(9) दस्तऐवज करुन दिल्याचा दिनांक	16/02/2026
(10)दस्त नोंदणी केल्याचा दिनांक	16/02/2026
(11)अनुक्रमांक,खंड व पृष्ठ	2112/2026
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	111000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	18500

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Resale

1 RK Flat In Maa Jeevdani Apartment For Sale In Zanzroli

Kelve E Rd, Near Sona Resorts

₹ 7 Lacs
negotiable

₹ 4,012/Month
Estimated EMI

200
Sq.Ft

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1 Bedroom
No. of Bedroom

Dec 16, 2025
Posted On

1 Bathroom
No. of Bathroom

Immediately
Possession

NA
Balcony

Maa Jeevdani Apar...
Apartment

Bike
Parking

None
Power Backup

Contact | Schedule Visit

Report what was not correct in this property

Listed by Broker | Sold Out | Wrong Info

KATKAR ENGINEERS & VALUERS
Govt. Registered Valuers
IBBI & Wealth Tax

REF NO : KEV/14164/CNR/2026.

Sale Notice

(भारत सरकार का उपक्रम/A GOVERNMENT OF INDIA UNDERTAKING)

आस्ति वसूली प्रबंधन शाखा - मुंबई / ARM BRANCH - MUMBAI

Canara Bank Building, 4th Floor, Adi Marzban Path, Ballard Estate, MUMBAI - 400 001

Email: cb2360@canarabank.com TEL. - 022-22005425/30 WEB: www.canarabank.com

SALE NOTICE

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULES 8(6) & 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/ charged to the secured Creditor, the **Symbolic Possession** of which has been taken by the Authorised Officer of **Canara Bank**, will be sold on As is where is", As is what is" on **28.04.2026**, for recovery **of Rs.40,72,654.96 (Rupees Forty Lacs Seventy Two Thousand Six Hundred Fifty Four and Paise Ninety Six Only)**, and interest thereon from **10.04.2026** due to the ARM Branch of Canara Bank to **Mr. DEEPAK SHIVSHANKAR MAURYA.**

The reserve price and the earnest money deposit will be as mentioned below :

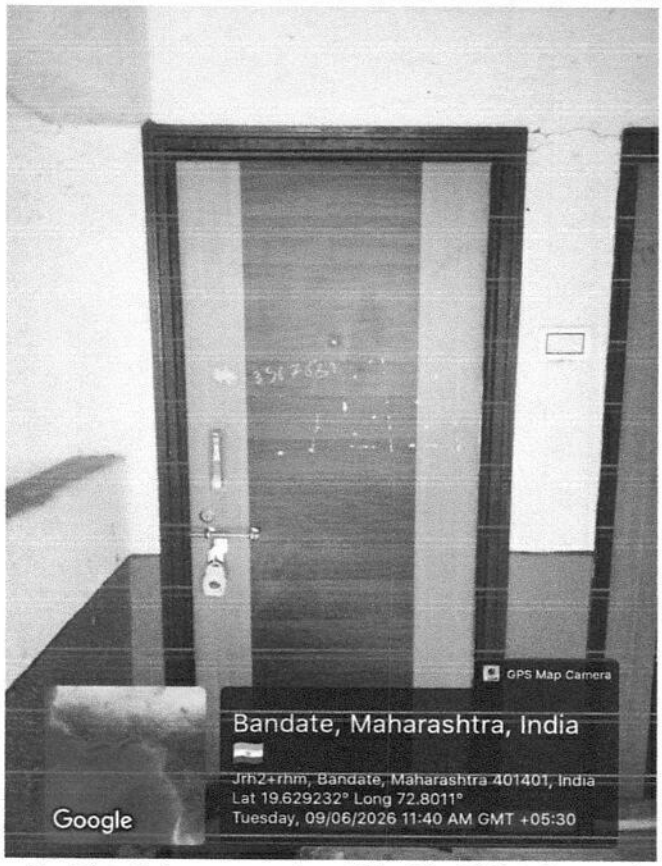
Lot	Description of the Property	Reserve Price	Earnest Money Deposit
1.	Mr. DEEPAK SHIVSHANKAR MAURYA. FLAT No. 201 on 2ND FLOOR, B – WING, TYPE – C, BUILDING No. 6, AMIT APARTMENTS, PILAJI NAGAR, GUT No. 408/11 OF VILLAGE – BANDATHE, NEAR SONA RESORT, KELVE EAST, PALGHAR – 401401	Rs.17,32,000/-	Rs.1,73,200/-

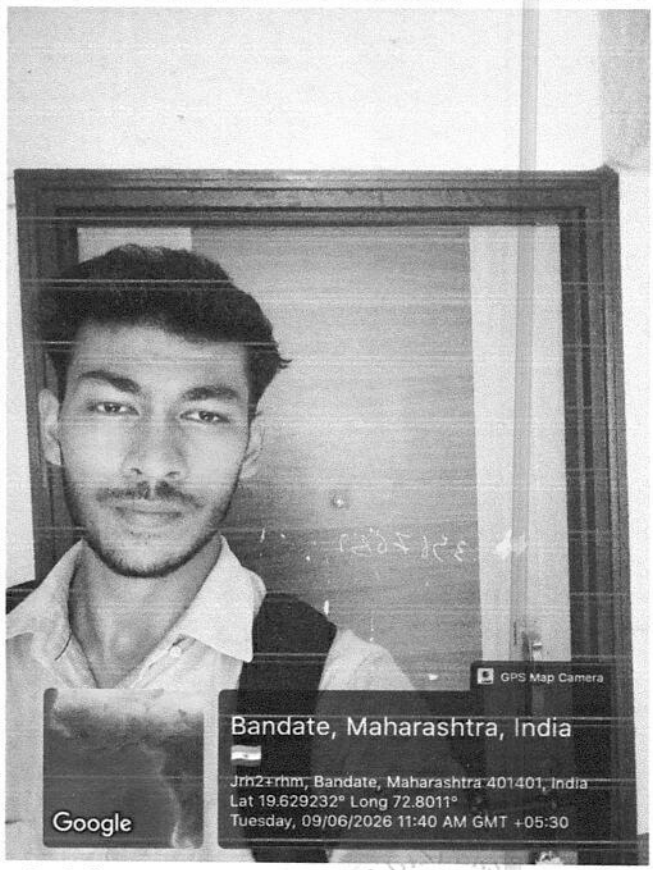
1	Name and Address of the Secured Creditor	Canara Bank, ARM Branch, Canara Bank Bulding, 4th Floor, Adi Marzban Path, Ballard Estate, MUMBAI – 400 001
2	Name and Address of the Borrower(s) / Guarantor(s)	Mr. DEEPAK SHIVSHANKAR MAURYA. FLAT No. 201 on 2ND FLOOR, B – WING, TYPE – C, BUILDING No. 6, AMIT APARTMENTS, PILAJI NAGAR, GUT No. 408/11 OF VILLAGE – BANDATHE, NEAR SONA RESORT, KELVE EAST, PALGHAR – 401401

CANARA BANK ARM BRANCH

KATKAR ENGINEERS & VALUERS Govt. Registered Valuer IBBI & Wealth Tax







Residential use premises Flat No.201 is located on 2nd floor, B Wing, Building No.6, Type-D of Building known as "Amit Apartment" in Project known as"Pilaji Nagar" is situated Near Sona Resort, Off. Kevle East Road, Village Bandathe, Kevle East, Tal. & Dist. Palghar-401401