



From : CANARA BANK ARM BRANCH (DP - 2360) MUMBAI Ref: CB2360/CAN/ARM/RP/I CHITONS/SJP/OC12026	To : CANARA BANK ARM CAC MUMBAI CO Date: 01.10.2026
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SUBJECT: M/s. Echelons – RP REDUCTION

I. BRIEF PROFILE :

Borrower Name	M/s. Echelons	Branch	Goddev - 15023
Line of activity	Packaged drinking water plant	Leader	N A
Banking arrangement	Sole	Bank & our share	
Sanctioning authority	Senior Manager (Branch-in-Charge)	Book	Rs.21.00 Lacs
NPA Date	04.10.2020	Liability	
Suit Details	Suit No – OA/438/2024, Filed in DRT – 3 Mumbai, NDOH – 26.10.2026 for Ex-Parte.	Asset	Doubtful

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	(Rs. in Lacs)	
				Last RP	RP Recommended by branch
Flat No. 102, B-Wing on the Building known as M/s RA Chemical C.H.S. at Village – saravalli, Boisar, Palghar - - 401501 admeasuring 55.76 Sq.Mtrs	MV- 21.36 RV – 20.29 Valuation Dtd 13.12.2023 by M/s God Appraisers.	MV- 21.00 RV – 18.90 GLR – 16.80 Valuation Dtd 17.01.2025 by M-Tech Services LLP.	MV- 18.83 RV – 16.95 GLR – 21.96 DV – 15.06 As per VR Dtd 03.06.2026 by Kalkar Engineers & Valuers.	16.10	15.30 (5% less from Last RP)

III. BRIEF BACKGROUND :

The said account have been transferred to our ARM branch from Goddev branch (DP-5470). MSME Loan was sanctioned by our Goddev branch for purchase of machinery for packaged drinking water plant.

The borrower had availed MSME Loan for Rs.24.00 Lacs. The party was irregular in making payment after some time of the loan was sanctioned.

SARFAESI DETAILS	Demand Notice issued under 13(2) of SARFAESI Act was issued on 24.05.2021
PHYSICAL POSSESSION DETAILS	Symbolic possession has been taken on 22.10.2021 CMM application was entrusted to M/s Renuka Associates. Physical Possession was obtained in Mar26.





SUIT FILE DETAILS	Suit No – OA/438/2024, Filed in DRT – 3 Mumbai, NDOH – 26.10.2026 for Ex-Parte.
AUCTION DETAILS	25.03.2025 - Failed due to want of Bidders. 25.06.2026 - Failed due to want of Bidders. 30.07.2026 - Failed due to want of Bidders. 30.09.2026 - Failed due to want of Bidders. 30.10.2025 - Failed due to want of Bidders. 28.01.2026 - Failed due to want of Bidders. 24.03.2026 - Failed due to want of Bidders. 28.04.2026 - Failed due to want of Bidders. 30.06.2026 - Failed due to want of Bidders. 31.07.2026 - Failed due to want of Bidders. 25.08.2026 - Failed due to want of Bidders. 25.09.2026 - Failed due to want of Bidders.

IV. DETAILS OF SECURITIES WITH VALUATION :

Flat No. 102, B-Wing on the Building known as M/s RA Chemical C.H.S. at Village – saravalli, Boisar, Palghar -- 401501 admeasuring 55.76 Sq.Mtrs	MV- 18.83 RV – 16.95 GLR – 21.96 DV – 15.06 As per VR Dtd 03.06.2026 by Kalkar Engineers & Valuers.
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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 realisable value is less than 20%	-	-	-	-
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

F. Prabhakar
52087
SENIOR MANAGER

Valuation updated in CBS.

// Submitted for Orders//

ARM - CAC

<i>[Signature]</i> Sr. MANAGER (ARM BRANCH)	<i>[Signature]</i> ASSISTANT GENERAL MANAGER (ARM BRANCH)	ASSISTANT GENERAL MANAGER (CO-REC)
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