

ZCC, A.O. CYBERABAD - For Approval

=====

SEGMENT : SME
GROUP : NBG
BRANCH : SMECCC, CYBERABAD (64263)
NAME : **M/s MADHURI FOOD ZONE**
A/C NO. : CC - 42370460430, TL - 42370956415 (SUI)

=====

PROPOSAL: APPROVAL FOR RESERVE PRICE AS Rs 1.50 LACS FOR SALE OF ASSETS THROUGH E-AUCTION.

1.	Name of the Borrower	:	M/s Madhuri Food Zone
	Constitution	:	Proprietary
	IRAC status	:	RG-8
	Credit Rating	:	NA
2.	Group to which the company belongs	:	NA
	Names of the chief executives & important functionaries	:	Mrs. Ungara Sridevi, Proprietor
3.	Nature of business	:	Food Court & Restaurant
	Registered Office	:	H No:68, MIG-BDL, Bharati Nagar, RC Puram, Hyderabad
4.	Date of incorporation	:	01.07.2023
5.	Date since when the unit is Banking with us	:	14.09.2023
6.	Facilities Sanctioned & Amount	:	CC- Rs 15 Lakhs, TL Rs 9 Lakhs
7.	Date of sanction	:	18.10.2023
8.	Date of first disbursement of facilities sanctioned	:	31.10.2023
9.	Date A/c classified as NPA	:	09.03.2025
10.	Date of transfer of dues to Recalled Assets A/c	:	NA
11.	Date of filing suit	:	OA-958/2025, DRT-II
12.	Date of decree	:	Yes; Date-09.10.2025
13.	Date of E.P.	:	NA
14.	Date of notice issued under SARFAESI Act 2002	:	18/03/2025 & 18/05/2025
15.	Date of publication of notice in two leading newspapers as required under the Act (applicable if the demand notices are not serviced to the borrowers)	:	12/04/2025
16.	Possession taken on	:	03.05.2025
17.	Date of publication of possession notice in two leading newspapers as required under the Act (not more than seven days of taking possession)	:	12/04/2025
18.	CGTMSE Details	:	Loan Sanctioned under SUI and covered under CGSSI CGPAN: CGSUIGEN2002202401060706 Guarantee in force. Claim Lodged on 16.09.2025



19	Vehicle reading at the time of seizure	NA
20	Present reading of the vehicle	NA
21	Details of notices issued	18/03/2025 & 18/05/2025
22	SAE EXAMINATION	Completed
23	FA INVESTIGATION	Completed

18. Dues of the borrower:

	Term Loan	Cash Credit
Outstanding in a/c	Rs. 7,80,392/-	Rs. 14,96,207/-
Notional Interest (Accrued up to 17.12.2024)	Rs. 1,16,457/-	Rs. 1,83,582/-
Memo Charges	Rs. 66,174/-	Rs. 1,74,786/-
Penal Interest	--	Rs. 75,873/-
Other Charges: 1. Seizure 2. Parking Charges up to 3. Valuation Fee 4. Commission payable for Agency 5. Paper Publication Charges	Rs. 5,000/- Rs. -- Rs. 5,400/- Rs. 15,000/- Rs. 3,000/-	-
Total Dues	Rs. 9,91,423/-	Rs. 19,30,448/-
TOTAL OUTSTANDING	Rs. 29,21,871/-	

19. Description/ Particulars of Security to be sold through E-Auction:

1. BLUE STAR FREEZER: 300 LTR; MODEL NO-CHFDD300DGSW KYOCERA TASKALFA 2554CI
2. Kitchen Utensils
3. Tables & Chairs
4. Counters
5. Gas Stove Items
6. Cameras & DVRs

20. Value of the Asset :

	Name of the Valuer	(At the time of sanction) M.V. (IN LAKHS)	Present M.V. (in Lakhs)	Present R.V. (in Lakhs)	Present D.S.V. (in Lakhs)	Earlier Reserve/Floor Price Recommended (in Lakhs)	Present Reserve/Floor Price Recommended (in Lakhs)
1	Mr John Peter	16.89	1.50	1.50	1.50	3.15	1.50

21. Justification for recommending the Floor / Reserve price:

- The unit has been sanctioned credit limits under SUI Scheme in October-2023. The operations of the unit was taken care by Mr. Nagaraju, Spouse of the proprietor Mrs. Sridevi. The unit was running satisfactorily for the first 6-7 months. But in March-2024, Mr. Nagaraju Committed suicide on account of high debts, and the business got disrupted.



- The account has been irregular continuously since January-2024 and slipped into NPA on 09.03.2025.
- Notices for recovery of dues was served on 03.03.2025, 28.02.2025, 19.02.2025, 04.02.2025, 01.11.2024, 20.03.2024 & 27.02.2024 for recovery of arrears but the borrower has not responded to any of the notices.
- Hence Demand and Possession notices under SARFAESI Act were issued on 15.03.2025 and 18.05.2025.
- The possession was delayed as the borrowers were absconding and the owner of the premises was not cooperating due to rental dues in the premises.
- The borrower has already sold all the valuable equipment's like ACs DG Set etc before closing the unit with out informing the Bank and deserted the unit. Hence we were able to seize only small items like furniture, kitchen items etc.
- The first auction for the seized items was conducted on 09.09.2025 with a reserve price of Rs. 3.15 Lakhs, but we found no bidders.
- We have obtained a fresh valuation of the items from Mr. John Peter vide valuation report dated 12.01.2026, and he has valued the items at Rs. 1.50 Lakhs.
- Hence under the circumstances explained above, we recommend that Reserve Price of Rs 1.50 Lakhs, may be approved.

22. We confirm that

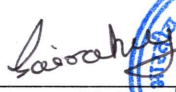
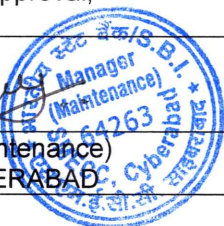
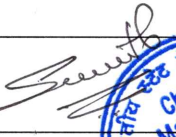
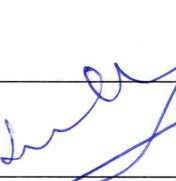
- ☐ Secured asset is not an agricultural land.
- ☐ Reserve Price is **Less than 20%** of the principal amount & interest thereon.

23. Any other information: Nil

24. Recommendations:

- The unit has been sanctioned credit limits under SUI Scheme in October-2023. The operations of the unit was taken care by Mr. Nagaraju, Spouse of the proprietor Mrs. Sridevi. The unit was running satisfactorily for the first 6-7 months. But in March-2024, Mr. Nagaraju Committed suicide on account of high debts, and the business got disrupted.
- The account has been irregular continuously since January-2024 and slipped into NPA on 09.03.2025.
- Notices for recovery of dues was served on 03.03.2025, 28.02.2025, 19.02.2025, 04.02.2025, 01.11.2024, 20.03.2024 & 27.02.2024 for recovery of arrears but the borrower has not responded to any of the notices.
- Hence Demand and Possession notices under SARFAESI Act were issued on 15.03.2025 and 18.05.2025.
- The possession was delayed as the borrowers were absconding and the owner of the premises was not cooperating due to rental dues in the premises.
- The borrower has already sold all the valuable equipment's like ACs DG Set etc before closing the unit with out informing the Bank and deserted the unit. Hence we were able to seize only small items like furniture, kitchen items etc.
- The first auction for the seized items was conducted on 09.09.2025 with a reserve price of Rs. 3.15 Lakhs, but we found no bidders.
- We have obtained a fresh valuation of the items from Mr. John Peter vide valuation report dated 12.01.2026, and he has valued the items at Rs. 1.50 Lakhs.
- CGSSI cover is in force and we have lodged the first claim on 16.09.2025, 75% of the eligible claim is expected by 31/03/2026.
- Hence under the circumstances explained above, we recommend that Reserve Price of Rs 1.50 Lakhs, may be approved.

Submitted for Approval,

  Manager (Maintenance) SMECC-CYBERABAD	  Chief Manager- (Maint.) SMECC-CYBERABAD	  Asst. General Manager SMECC-CYBERABAD
--	---	--

DATE: 24.01.2026

D.JOHN PETER FIIV & APROVED VALUER AND LOSS ASSESSOR

INSURANCE SURVEYOR AND LOSS ASSESSOR,

SLA NO. 52066/95, VALID UPTO : 10/07/2026

Date: 12/01/2026

VALUATION OF M/s MADHURI FOOD ZONE

- * With regard The Unit of **M/s MADHURI FOOD ZONE** installed firm is in working condition which Located MIG BDL HNo. 68, BHARATHI NAGAR, RC PURAM , BHEL, NEAR LIG BUS STOP HYDERABAD-502032
- * MIG BDL HNo. 68, BHARATHI NAGAR, RC PURAM, BHEL, NEAR LIG BUS STOP HYDERABAD-502032.the unit has carry a business of Hotel and Restaurant.

During our inspection, we found all the Equipment Furniture and found in fair condition. All furniture, vessels and equipment which were in the premises were shifted to SRI BALAJI WEARHOUSE, Thumkunta, Shameerpet, Hyd.

INSPECTION REPORT

Reference No. of the Proposal if any	----
Name of the Unit/individual	M/s MADHURI FOOD ZONE
Address of the Unit Address of the Individual/Proprietor:	M/s MADHURI FOOD ZONE MIG BDL HNo. 68, BHARATHI NAGAR, RC PURAM, BHEL, NEAR LIG BUS STOP HYDERABAD-502032.
Date of the Inspection	12/01/2026
Purpose of the Visit	Valuation
Name of the persons inspected in present.	
Activity of the Firm /Company/Individual	FOOD AND RESTURANT
Comments about the general working of the Firm /Company/Individual	Pursuant to instruction received from SBI SME BALANAGAR, MOOSAPET-Y-JUNCTION we have inspected M/s MADHURI FOOD ZONE Along with BRANCH MANAGER, STATE BANK OF INDIA, LIG COLONY BHEL, BHEL HOUSING SOCIETY, RC PURAM, BHARARHI NAGAR, MEDAK DIST. We



D.JOHN PETER FIIV & APROVED VALUER AND LOSS ASSESSOR

	have arrived and inspected all material, equipment and furniture mentioned in the report and given value basing on the condition of the equipment, furniture which were in the premises. All furniture, vessels and equipment which were in the premises were shifted to SRI BALAJI WEARHOUSE, Thumkunta, Shameerpet, Hyd and it attracting rent every month. We have made a sincere effort and given the valuation report exactly for entire things. They have advertisement in the OLX in the month 0f November 2025 and waited till date. There was no positive enquiry and nobody was willing to buy it. Hence again the valuation report was given after discussion with authorities as below for the following items.
--	---

Tables 2/6 x 8 Chair /3seater 16no's HAIER REF HES -690IM COCO COLA FRIDGE JUICE MACHINE WITH 3 JARS COOL WATER FRIDGE BILLING MACHINE BILLING MACHINE SMALL JUICE COUNTER FOOD COUNTER FAST FOOD COUNTER RANGER ONION GRANCER MACHINE STALL ROTI TABLE TEA STALL RUMALI ROTI BATTI SHARUMA UNIT, FAST FOOD UNIT DOVE MIXER GRILL CHICKEN PLATE 30 No'S Racks, Equipments Gas banking (3x Connection) 3 BURNER STOVE -1 2 BURNER STOVE - 1 1 SMALL STOVE - 1 CHARCOL STOVE - 1	Rs. 1,50,000.00
---	------------------------

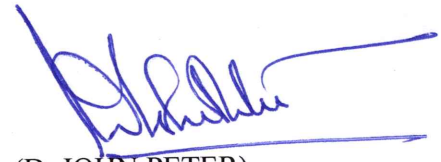


D.JOHN PETER FIIV & APPROVED VALUER AND LOSS ASSESSOR

AS THE MADHURI FOOD ZONE COMMENCE THE BUSINESS FOR MORE THE 2 YEARS THE MATERIAL WAS CONSIDERABLY USED AND THEY HAVE BE CONSIDERABLY UTILISED. KEEPING VIEW OF IT AND AFTER MARKET ENGURIES IT IS VALUED FOR RS. 1,50,000/- (ONE LAKH FIFTY THOUSAND)

Issued without prejudice

Date :12/01/2026



(D. JOHN PETER)
Surveyor & Loss Assessor

Valuer

