STATE BANK OF INDIA

SARB, JAMMU

SAM CREDIT COMMITTEE –IV

RESOLUTION

MEETING NO. 2026-27/18

DATE: 05.08.2026

Item No. : 2026-27/18/03	Branch : SARB JAMMU (05273)

Name of the Unit: **Shree Food Product A/c 40900780635 (CC)/ 40637191684 (TL)**

Approval for:- Fixation of Reserve Price

Sr. No.	Description of the Property	Proposed Reserve Price (Rs in Lakh)
1.	Lease hold rights over a plot of land measuring 03 Kanal Comprising out of Khasra No 27 min situated at Village Nanan Tehsil & Distt Kathua (J&K) in SIDCO Industrial complex Phase II Ghatti standing in the name of M/S Shree Food Products.	64.45
	TOTAL	**64.45**

Resolution:

Approved

Observations

CHAIRMAN(SARCC-IV)

1. Sh Sanjeev Mahajan, AGM, SARB, Jalandhar - Chairman
2. Sh Satish, Chief Manager, SARB JAMMU -Member-I.
3. Sh Arshad Bashir Wani, Chief Manager, SARB Jammu -Member-II.
4. Sh Amit Kumar, Manager CCO ,SARB Jammu - Secretary.

	MEMORANDUM FOR SARFAESI VALUATION COMMITTEE SARCC-IV

BRANCH : SARB JAMMU (05273)
PROPOSAL : APPROVAL FOR RESERVE PRICE FOR SALE OF ASSETS OF M/S SHREE FOOD PRODUCTS CIF 90839345443

(Rs. in lacs)

S. No.	Description of property/assets	Proposed Reserve Price
1	Lease hold rights over a plot of land measuring 03 Kanal Comprising out of Khasra No 27 min situated at Village Nanan Tehsil & Distt Kathua (J&K) in SIDCO Industrial complex Phase II Ghatti standing in the name of M/S Shree Food Products.	RS 64.45

(A) Particulars of the borrower:

1	Name of Borrower	Shree Food Products
2	Address of the Borrower	Phase II , SIDCO Ghatti, Kathua.
3	Constitution of the Borrower	Partnership
4	Name(s) of the Owner/Patrtners	1) Sh Varinder Bajaj S/o Sh Hari Ram 2) Sh Gaurav Bajaj S/O Sh Varinder Bajaj.
5	Group	N.A
6	Line of activity	Processing and grading of Nuts, Dry Fruits etc
7	Status of Unit (working/ closed)	Closed
8	Present outstanding	Rs.174.91
9	Total Dues	Rs.267.36
10	Provision as on 31.03.2026	Rs.174.91
11	Date of NPA & IRAC status	31.03.2023 & Loss
12	Migration Date & Migrating Branch	01.09.2023, SBI Industrial Estate Kathua (02386)
12	Date of transfer to RA	02.03.2024
13	Status of Suit (e.g. date of filing, decree & latest status of suit etc.)	Filed Suit with DRT-I Chandigarh on 02.12.2023 Vide OA/26/2024 . Next date of hearing is 17.08.2026 (Pleading

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		Stage)
14	**Status of reporting to RBI/CIBIL Defaulters/Wilful Defaulters List**	RBI- List of Defaulters: No CIBIL- Yes Wilful Defaulters- Yes
15	**Status of action under SARFAESI Act (e.g. date of initiation, symbolic/ physical possession & latest status etc.)**	Notice 13(2) issued on 23.05.2023 , symbolic possession on 01.03.2024, possession taken on 25.06.2024
16	**Status of staff accountability**	Examined staff Lapses observed final closure pending

B) Security Detail: Rs. in Lacs

	Description	**At the time of original sanction (Market Value)**	**At the time of calling up (Market Value)**	**Present position**		
				MV	**RV**	**Date of valuation report**
1	Lease hold rights over a plot of land measuring 03 Kanal Comprising out of Khasra No 27 min situated at Village Nanan Tehsil & Distt Kathua (J&K) in SIDCO Industrial complex Phase II Ghatti standing in the name of M/S Shree Food Products.	17.00	99.00	75.83	64.45	28.05.2026 by Bank's empanelled valuer ER vinay Kumar Nayyar

(C)Details of properties for which the Reserve Prices are to be fixed **Rs. in Lacs**

S.No	**Description of properties**	**Date of valuation**	**Market Value**	**Realizable value**	**Reserve Price Recommended**
1	Lease hold rights over a plot of land measuring 03 Kanal Comprising out of Khasra No 27 min situated at Village Nanan Tehsil & Distt Kathua (J&K) in SIDCO Industrial complex Phase II Ghatti standing in the name of M/S Shree Food Products	28.05.2026 by Bank's empanelled valuer ER vinay Kumar Nayyar	75.83	64.45	**64.45**

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i. **Status of the properties to be sold** :

a) **Lease/Free hold** : Under Lease by SIDCO

b) **Vacant land /Tenanted /Self occupied** : Self Occupied

c. **Possession taken (Physical/Symbolic)**: Physical possession taken on 25.06.2024

ii. **Independent Value verification by branch officials:**

The asset has been visited by the officials from SARB, Jammu. We do concur with the valuation given by the Bank's approved valuers under SARFAESI. We recommend **Rs.64.45 lakh** (Rupees Seventy Eight Lakh only) **as Reserve Price of asset under possession.**

ii. **Reasons for deterioration in value, if any, since date of sanction**: Not Applicable

D. Brief History of the account

Shree food Products is a partnership firm having its partner Sh. Varinder Bajaj and sh. Gaurav Bajaj. SME Industrial Estate Kathua 02386 (RBO3 Jammu) sanctioned Term loan Rs 1.20 Crore and Rs CC Limit of Rs 1.00 loan on 09.12.2021 for processing of nuts, raisins. Commencement of commercial operation was not started. Account turned NPA on 31-03-2023. Account migrated to SARB on 01.09.2023. Account has been declared as fraud.

The Bank has issued notice u/s 13(2) on 23.05.2023 and also issued the symbolic possession notice dated u/s 13(4) 01.03.2024 and took Physical possession of factory land and building 25.06.2024 .

Suit has been filed in DRT-I Chandigarh on 02.12.2023 vide OA NO 26/2024 NDH is 17.08.2026 for pleading stage.

CGTMSE claim of Rs 59,98,721.00 was received on 19.03.2024 and adjusted in term loan a/c no 40637191684

E) Justification for the proposal & recommendations:

Since the property in under Bank's possession and the borrowers are not coming forward either to repay the dues or offer of compromise. In the scenario, we propose to put the asset on public auction.

We previously conducted auctions of the asset as mentioned below

SR NO	AUCTION DATE	RESERVE PRICE	AUCTION STATUS
1	18.12.2024	10000000.00	FAILED
2	10.02.2025	10000000.00	FAILED
3	25.03.2025	10000000.00	FAILED
4	25.07.2025	9945000.00	FAILED
5	26.08.2025	9945000.00	FAILED
6	18.09.2025	9945000.00	FAILED
7	07.11.2025	8082000.00	FAILED
8	20.12.2025	8082000.00	FAILED
9	28.01.2026	8082000.00	FAILED
10	26.02.2026	6951000.00	FAILED

As such, we recommend that Reserve Price of properties may be fixed as under:

S.No	Description of properties	Date of valuation	Market Value	Realizable value	Reserve Price Recommended
1	Lease hold rights over a plot of land measuring 03 Kanal Comprising out of Khasra No 27 min situated at Village Nanan Tehsil & Distt Kathua (J&K) in SIDCO Industrial complex Phase II Ghatti standing in the name of M/S Shree Food Products	28.05.2026 by Bank's empanelled valuer ER vinay Kumar Nayyar	75.83	64.45	64.45

The property will be auctioned on "As is where is basis" and "As is what is basis"

City Case Officer

(Amit Kumar)

SARB, Jammu

Date: 5/8/26

Chief Manager

(Mahesh)

SARB, Jammu

Date:

ER. VINAY KUMAR NAYYAR

Surveyor & Loss Assessor, Civil Engineers, Valuers

Regd. SBI Letter No.Valuer Govt.of India CCO/CPM/2024-25/155
Land & Building U/S 34AB Wealth Tax 1957
FE FELLOW MEB.OF INDIAN INSTITUTION OF VALUERS No. F-23280 LM
e-mail:- vinaynayyar16@gmail.com
e-mail :- mahajanmanu36@gmail.com

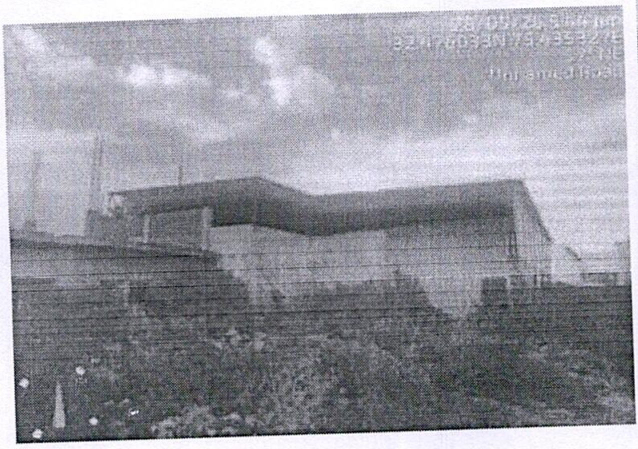
192/4 , Model Town & 279 trust colony, Mission Road,Pathankot.
M- 94170-28898 (Vinay Nayyar)
M- 98140-83211 (Manu Mahajan)

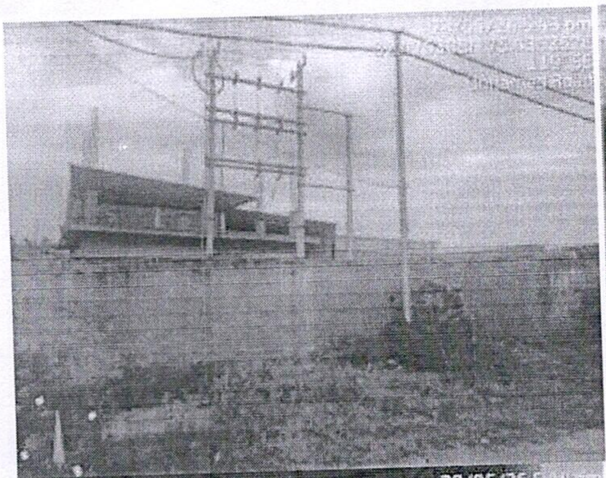
Dated:-28.05.2026.

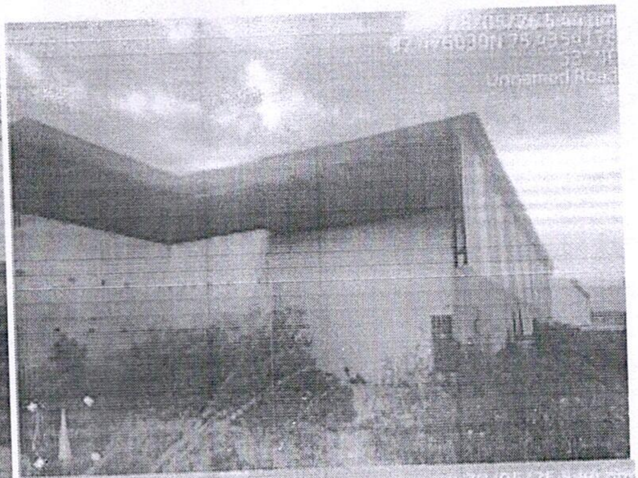
The Chief Manager,
State Bank of India,
SARB, Jammu.

VALUATION REPORT FOR THE IMMOVABLE PROPERTY BELONGING TO M/S SHREE FOOD PRODUCTS THROUGH ITS PARTNERS SH. VARINDER BAJAJ & SH. GOURAV BAJAJ SITUATED AT PHASE-II, SIDCO INDUSTRIAL AREA, NEAR VARUN BEVERAGES, GHATTI, TEHSIL & DISTT.-KATHUA [J&K]. REVENUE ESTATE OF VILL.-NANAN.

Fair Market Value of the Property	:	**Rs. 75,83,000.00**
Realisable Value of the Property	:	**Rs. 64,45,000.00**
Distress Value of the Property	:	**Rs. 56,87,000.00**







28/05/26 5:44 pm
Unnamed Road

VALUATION REPORT ON IMMOVABLE PROPERTIES
(IN RESPECT OF LAND/SITE AND BUILDING)

Vinay Kumar Nayyar,
192/4, Model Town,
Pathankot.

01	Purpose of Valuation	To determine the fair market value of the Property **[SBI, SARB, Jammu]**
02	a)Date of Inspection	28.05.2026.
	b)Date on which the valuation is made	28.05.2026.
03	List of documents produced for perusal	
		*Copy of Lease deed No.-2022/4/4/257 dated-03-04-2021.
04	Name of the Owner(s)& his/their Address(s) with phone no.(Details of share of each owner in case of joint ownership)	**M/s Shree Food Products through its Partners Sh. Varinder Bajaj & Sh. Gourav Bajaj.** **[Firm Ownership]**
05	Brief description of the Property (Including leasehold / freehold etc)	The Property is **Lease hold** Single Storyed Industrial Building built over a plot of 03 Kanals.
06	Location of the property	Phase-II, Sidco Industrial Area, Near Varun Beverages, Ghatti, Tehsil & Distt.-Kathua [J& K]. Revenue Estate of Vill.-Nahan
	a)Plot No./Survey No.	*<u>Khasra No.-</u>27 Min.
	b)T.S No./Village	Village-Nahan.
	c)Ward/Taluka	Kathua.
	d)Mandal/District	Tehsil and District-Kathua[J & K].
07	Postal address of the property	Same as above.
08	City/Town	Vill.-Nahan, Kathua.
	Residential Area	---
	Commercial Area	---
	Industrial Area	Yes.

09	Classification of the area		
	i)High/Middle/Poor	Middle.	
	ii)Urban/Semi-Urban/ Rural	Rural.	
10	Coming under Corporation Limit/Village Penchant/ Municipality	Under Industrial Area.	
11	Whether covered under any state/ Central Govt. enactments (e.g Urban Land ceiling act) or notified under Agency area/ Scheduled area/ Cantonment area	N.A.	
12	In case it is an agriculture land, any Conversion to house site plots is Contemplated	N.A.	
13	Boundaries of the Property	**As per Previous Valuation**	**As per Actual**
	East	Industrial Unit.	Others Industrial Unit.
	West	Road 60' wide.	Road 60' Wide.
	North	Open Plot.	Open Plot of Others.
	South	Open Plot.	Open Plot of Others.
14	Dimensions of the site	**As per Previous Valuation**	**As per Actual**
	East	95'-0"	95'-0"
	West	95'-0"	95'-0"
	North	170'-6"	170'-6"
	South	180'-0"	180'-0"
14.1	Latitude/ Longitude coordinators	**32.476054N/ 75.435295 E.**	
15	Extent of the site	**03 Kanals [16,648.75 Sqft] [01 Marla=272 Sqft]**	
16	Extent of the site considered for valuation	**03 Kanals.**	
17	Whether occupied by the owner/ tenant? If occupied by tenant since How long? Rent received per month	Under Bank Possession.	

7. CHARACTERISTICS OF THE SITE

01	Classification of Locality	Industrial.
02	Development of surrounding area	Developed.
03	Possibility of frequent flooding	No.
04	Availability of Civic amenties like School, Hospital, Bus Stop, Market etc.	Within 05 Kms.
05	Level of Land with topographical conditions	Leveled.
06	Shape of land	Irregular.
07	Type of use to which it can be put	Industrial.
08	Any usage restriction	No.
09	Is plot in Town Planning approved layout	No
10	Corner plot or Intermittent plot?	Intermittent Plot.
11	Road facilities	Yes.
12	Type of Road available at present	Metteled Road.
13	Width of road- Is it below 20 ft or More than 20 ft?	More than 20' wide Road.
14	Is it a Land Locked Land?	No.
15	Water Potentiality	Available.
16	Underground Sewerage System	Septik Tank.
17	Power supply is available in the site	Available.
18	Advantages of the site	Good for Industrial.
19	Special remarks, if any, like threat of acquisition of land for public service purpos road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	No.

PART-A (Valuation of Land)

01	Size of Plot	**03 Kanals [As per Lease deed]**
	South & North	As Per Para No.-14.
	East & West	As Per Para No.-14.
02	Total Extent of Plot	**03 Kanals.**
03	Prevailing Market rate	Rs. 17,25,000.00 per Kanal.
04	Guideline Value obtained from the Registrar's office (an evidence thereof to enclosed)	As per Govt. rate
05	In case of variation of 20% or More in the valuation proposed by the valuer and the Guideline Value provided in the State Govt. notification of Revenue Gazette, justification on variation has to be given by the valuer. Details of last two transactions in the area also to be incorporated in the valuation repor	The Variation of plot rate in Valuation report and guideline rate is more than 20% is because of prevailing market rate in a particular area, the collector rates are minimum rates for calculating the stamp duty to be paid by the buyer at the time of execution of sale deed which are normally on the lower side.
06	Assessed/adopted rate of valuation	Rs. 17,25,000.00 per Kanal.
07	Estimated value of Land	**Rs. 17,25,000.00 X 03 Marlas** **= Rs. 51,75,000.00**

PART-B- VALUATION OF BUILDING

01	**TECHINICAL DETAILS OF THE BUILDING**	
	Type of building (Residential/ Commercial/ Industrial)	Single Storyed Industrial Building.
	Type of construction (Load bearing/RCC Steel Framed)	Load Bearing.
	Year of Construction	Year 2021.
	Future Life of Building	45 Years, if Properly Maintained.
	Number of floors & height of each floor including basement, if any	One.
	Plinth area floor wise	**Shed**-6300 Sqft, **Office Block [RCC Slab]**-812 Sft, **Security Room**-73 Sqft.
	Condition of the building	
	i)Exterior-Excellent,Good,Normal,Poor	Average.
	ii)Interior- Excellent,Good,Normal,Poor	Average.
	Date of issue & validity of layout of approved map/Plan	Approved Map not Provided
	Approved Map/Plan issuing auth.	Approved Map not Provided
	Whether genuineness or authenticity of approved map/plan is verified	Approved Map not Provided
	Any other comments by our empanelled valuer on authentic of approved plan	Nil.

SPECIFICATIONS OF CONSTRUCTION (FLOORWISE) IN RESPECT OF:

S.No.	**Descriptions**	**Ground Floor**	
1.	Foundation	Strip footing.	
2.	Basement	N.A.	
3.	Superstructure	B.B in C.M.	
4.	Joinery/Doors & Windows (Please furnish details about Size of frames, shutters, glazing, fitting etc & specify the species of timber)	Not done.	
5.	R.C.C Work	RCC Slab & Shed	
6.	Plastering	Cement Plaster.	
7.	Flooring,Skirting,Dadoing	C.C Flooring.	
8.	Special finish as marble,Granite, wooden paneling,Drills etc.	--	--
9.	Roofing including weather Proof course	--	--
10.	Drainage	Yes.	
02	**COMPOUND WALL**		
	Height	---	
	Length	---	
	Type of construction	---	
03	**ELECTRICAL INSTALLATION**		
	Type of wiring	Under ground.	
	Class of fitting (Superior/Good Ordinary/ Poor)	Ordinary.	
	Number of Light points	Many.	
	Fan Points	Many.	
	Spare Plug Points	---	
	Any Other Item	---	
4.	**PLUMBING INSTALLATIONS**		
	No. of water closets and their type	---	
	No. of Wash Basins	---	
	No. of Urinals	One	
	No. of Bath Tubs	---	
	Water meter, Taps etc	---	
	Any other fixtures	Nil.	

DETAIL OF VALUATION(Building)

Particulars of items	Plinth Area		Age of Building	Estimated replacement rate of const. Rs.	Replacement Cost Rs.	Depreciation Rs.	Net Value after depreciation Rs.
	In Sft						
Shed	6340		05 Years	400.00	25,36,000.00	5,58,000.00	19,78,000.00
Security Office	73		05 Years	575.00	41,975.00	11,975.00	30,000.00
Office Block	812		05 Years	650.00	5,27,800.00	1,27,800.00	4,00,000.00
Total							24,08,000.00

PART-C (Amount in Rupees)

01	Portico	---
02	Ornamental Front door	---
03	Sitout/Varandah with steel grills	---
04	Overhead water tank	---
05	Extra Steel/collapsible gates	---.
	TOTAL	**N.A.**

PART-D (Amount in Rupees)

01	Wardrobes	---.
02	Glazed Tiles	---
03	Extra sinks and bath tub	---
04	Marble/Ceramic tiles flooring	---
05	Interior decorations	---
06	Architectural elevation works	---
07	Paneling works	---
08	Aluminium Works	---
09	Aluminium hand rails	---
10	False ceiling	---
	TOTAL	**N.A.**

PART-E (Misc) (Amount in Rupees)

01	Separate toilet room	---
02	Separate plumber room	---
03	Separate water tank/sump	---
04	Trees, Gardening	---
	TOTAL	**N.A.**

PART-F (Amount in Rupees)

01	Water Supply arrangements	----
02	Drainage arrangements	----
03	Compound/Boundary wall	---
04	C.B deposit, fitting etc	---
05	Pavements	---
	TOTAL	N.A.

	TOTAL ABSTRACT OF ENTIRE PROPERTY	
Part-A	Land	Rs. 51,75,000.00
Part-B	Building	Rs. 24,08,000.00
Part-C	Extra Items	N.A.
Part-D	Amentias	N.A.
Part-E	Miscellaneous	N.A
Part-F	Service	N.A
	TOTAL	**Rs. 75,83,000.00**
	Say	**Rs. 75,83,000.00**

DECLARATION

1)The Property was inspected by me on 28.05.2026.
2)I have no direct and indirect interest in the above property.
3)The information furnished herein is true & correct to the best of my knowledge.
4)I have submitted valuation report directly to the bank.
5)This Valuation Report is framed on the information documents supplied by the Owner of the property.
6) My Registration with state chief commissioner of Income Tax is valid as on date.

As a result of my appraisal and analysis it is my considered opinion that the present market value of the above property in the prevailing condition with aforesaid specifications

Fair Market Value of the Property : **Rs. 75,83,000.00**
Realisable Value of the Property : **Rs. 64,45,000.00**
Distress Value of the Property : **Rs. 56,87,000.00**

Place:- Pathankot.
Date :- 28.05.2026. (Approved Valuer)

The undersigned have inspected the property detailed in the valuation Report Dated -28.05.2026 I have gone through the report and am satisfied, to the best of my knowledge that the value of the property stated at **Rs. 75,83,000.00** by the approved Valuer is realistic.

Branch Manager Dated: 28.05.2026

CCO.
5/8/26.

LETTER OF ENGAGEMENT TO VALUER

(To be generated from system i.e LLMS ILOS)
Vinay Kumar Nayyar,
192/4, Model Town,
Pathankot.

Dear Sir(s)/ Madam,

LETTER OF ENGAGEMENT

With reference to your empanelment with this organisation, as a valuer in asset class(es) Land & Building (Land & Building / Plant and Machinery / Securities or Financial Assets / Stocks and Trade / Agricultural Assets), the undersigned on behalf of State Bank of India do hereby, engage your service as valuer to assess the value of the property / plant & machinery / security, the particulars of which are given below, for the purpose of Housing Loan All the relevant supportive documents, in relation to ownership and identification of the assets, will be / are being provided by the Bank on acceptance ofl along with this letter. Other documents, if any, required to undertake the assignment, have to be procured by you.

2. The professional fees (as agreed / negotiated within the Bank's prescribed fee structure) shall be paid by the Bank / Borrower within 45 days of the submission of the valuation report and its acceptance by the Bank.

3. Please submit a copy of the empanelment letter issued to you by the Bank along with the Copy of Agreement with the Bank and accepted Terms and Conditions.

4. Particulars

S.No	Name of the Owner &/ or Leasehold By	Plant & Machinery	Land & Building **Land Area in Marlas/Biswa**	Other Assets (Please Specify)	Detail of Title Deed Or Ownership Documents (Please Specify Sale Deed no. etc.)
1	**M/S Shree Food Products Through Its Partners Varinder Bajaj & Gourav Bajaj**		**03 Kanals**		*Copy of Lease Deed No.- 2022/4/4/257 dated 03-04-2021
2	Lease Hold				

5. You will indemnify and keep the Bank fully and effectively indemnified against all costs, claims, demands, expenses and liabilities of whatsoever nature which may be caused to or suffered by or made or taken against Bank (including, without limitation, any claims or proceedings by any customer against Bank) directly or indirectly arising out of any improper, incorrect or negligent performance, work, service, act or omission by you or any of your Personnel or fraud or other wrongful act by you or by any of your Personnel or for any act of yours which results in Bank being provided with incorrect or incomplete information from you or any of your Personnel.

6. You will also indemnify and keep the Bank indemnified against any loss or damage to any of Bank's information, documents, property, records, or other items while in your use or possession.
7. In addition to the above the Bank reserves the right to adopt any or all of the following coursels of action unless the loss / claim, is not attributable to any act, omission or commission of the Valuer or Valuer's Personnel:

(a) de-panel and lor remove the name of the Valuer from the list of Valuers on the panel of the Bank
(b) Blacklist the Valuer and display the name of the Valuer in the list of blacklisted Valuers.
(c) share the information of such depanelment or removal or blacklisting with Indian Banks Association or Insolvency and Bankruptcy Board of India (IBBI) or both

(d) bring such depanelment or removal or blacklisting to the notice of Institute of Chartered Engineers or any other similar professional body or association in which such valuer is a member.

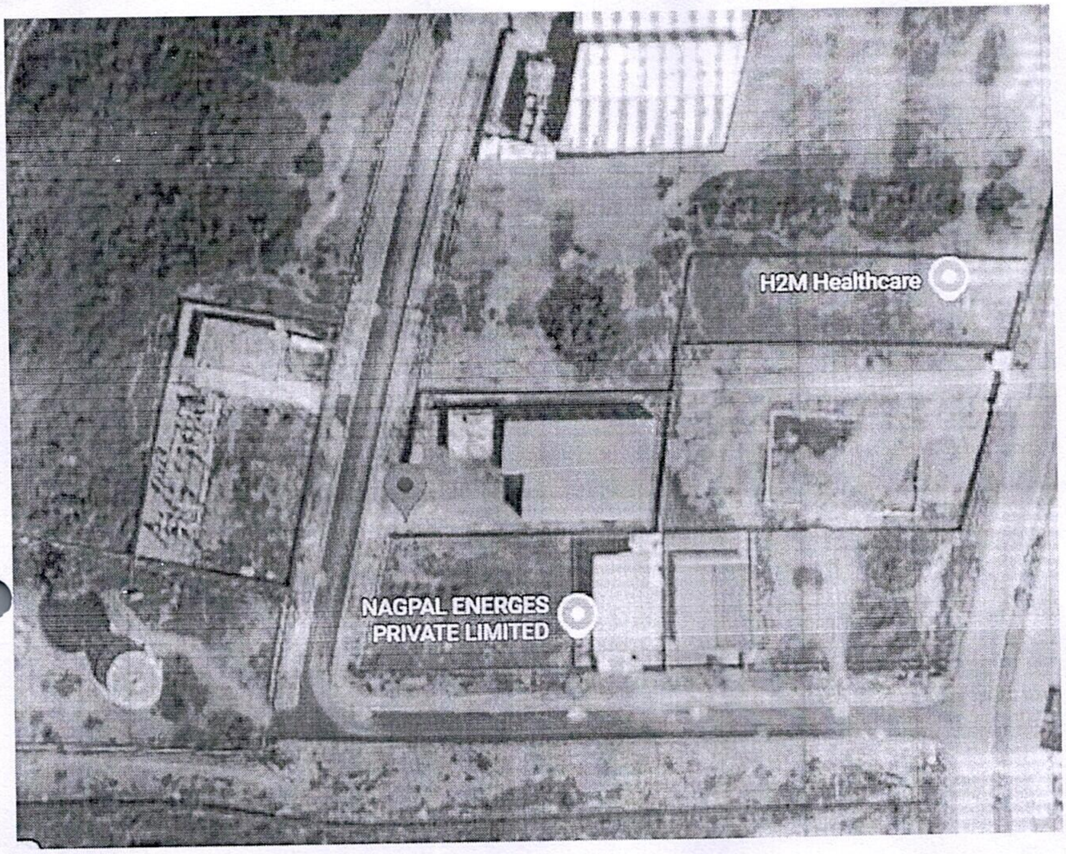
(e) Any other measure for recovery of the amount of actual loss caused, which the Bank deems fit. (1) Any actions other than the aforesaid, which the Bank deems fit.

8. Please ensure that valuation methodology used by you for the valuation of respective asset class, is in conformity to the "Standards" as enshrined for valuation in the International Valuation Standards (IVS) in "General Standards" and "Asset Standards" as applicable.
9. Please ensure that the format for valuation report is as per Bank's prescribed formats (Copy enclosed).

10. You are required to submit the report in the format prescribed by the Bank within - days from acceptance of this letter and ensure that the Valuation Report is submitted to branch only in a "Sealed Cover Envelope".

For & on behalf of State Bank of India

Place Pathankot
Date: - 28.05.2026.


H2M Healthcare
NAGPAL ENERGES PRIVATE LIMITED