



भारतीय स्टेट बैंक
State Bank of India

SME ASAF ALI, 3/8 ASAF ALI
ROAD, NEW DELHI-110002.

Email: SBI.62203@SBI.CO.IN

TEL. NO. 011-42421142

No. SME ASAF ALI/2022-23/

DATE: 23.12.2022

M/S RK ASSOCIATES VALUERS
AND TECHNO ENGINEERING
CONSULTANTES (P) LTD.
D-39, 2nd Floor,
Sector-2 Noida-201301

Dear Sir(s) / Madam,

LETTER OF ENGAGEMENT FOR TEV STUDY
OF DIAGNOSTIC CENTRE OF SME APPLICANT
M/S DIXITAL TECHNOLOGIES INDIA PVT LTD

With reference to your empanelment with this organization, as a TEV Consultant vide letter dated 01.12.2021, the undersigned on behalf of State Bank of India, SME Asaf Ali Branch New Delhi-110002, do hereby, engage your service as TEV Consultant to study and assess the Techno-Economic Viability of the proposed Diagnostic Centre project at PLOT NO 41, 42 and 58 SITUATED IN SECTOR 53 URBAN ESTATE GURGAON-11 GURGAON Haryana India 122002. All the relevant supportive documents, like financial data, DPR report in relation to project, will be / are being provided by the Bank on acceptance of / along with this letter. Other documents, if any, required to undertake the assignment, have to be procured by you.



1. Proposed Term loan is being processed under Bank's AAROGYAM NON-METRO HEALTHCARE BUSINESS LOAN under LOAN GUARANTEE SCHEME. FOR COVID AFFECTED SECTORS (LGSCAS), where Debt Equity Ratio of 3:1 and Promoters Contribution margin of 25.00% has been stipulated by the Bank.

2. Particulars of the project to be studied :

M/S DIXITAL TECHNOLOGIES INDIA PVT LTD has approached us for the sanction of Term Loan of Rs.25.10 Crore and CC limit of Rs.0.50 Crore for setting up a Diagnostic Centre at Sector -53, Gurugram. In this regard the company has got allotment of 3 commercial properties in its name as following

- a) Commercial plot No. 58 in sector 53, Urbn Estate Gurgaon II .(Area ,Vide allotment letter No)
- b) Commercial plot No. 42 in sector 53, Urbn Estate Gurgaon II
- c) Commercial plot No. 41 in sector 53, Urbn Estate Gurgaon II



Allotment letter of these Plots is being shared with you. Applicant has already paid Rs.4.37 Crore /25.00% of the allotment Charges to HUDA. Conveyance Deed would be executed by HUDA after payment of Total Land Charges of Rs.17.49 Crore. Applicant has approached us for the payment of remaining Land Cost along with the cost of Stamp duty also and Total Land Cost i.e. 18.78 Crore has been taken as part of Project Cost.

3. The applicant has proposed to purchase various new/pre owned machineries worth Rs.7.41 Crore for the purpose of MRI, CITY SCAN, and ULTRA Sound and Pathological test. In this regard quotation submitted by the borrower will be shared with you.
4. You would be held responsible for the findings/suggestions/implications on the TEV report of assignment undertaken by you for any over-estimate,underestimates etc.therein and /or withholding any information. You would be liable for such action, as deemed fit by the Bank.
5. TEV Report must be signed and authenticated by the technocrat viz. you and /or core member of yur firm having required qualification , specialization, experience and authority .The report prepared for the job has to be sent directly to the Branch.
6. You will maintain secrecy and confidentiality of the assignment/business given to you by the Bank.



7. You have to submit a declaration that your firm is neither interested as promoters /shareholders in the project entrusted for TEV study nor in any way involved in preparation of the Project Report, for each project.
8. Your opinion /certificate would be an input for our decision making. Therefore, in the event your opinion /certificate turns out to be untrue and factually incorrect causing loss to the Bank, we may seek such clarification as may be required to investigate the matter and fix accountability. In the event , it is established that there was gross negligence /unfair practices /professional misconduct on your part or you had colluded with our customer in causing pecuniary damage/loss to the bank, we may delist and recommend your name for inclusion in the caution list being maintained by the Indian Bank Association (IBA) for circulation amongst member banks.
9. In case, any report submitted by you is found to be false or distorted and or you are found adopting unfair practices and indulged in irregularity/fraud, the bank can exercise right to inform /notify bodies like institute of Engineers/Surveyors/Chartered Accountant valuers and or professional bodies or such act/professional misconduct and request for suitable action against you.
10. The Bank reserves the right to call additional information/ documents for verification as may be required as and when necessary or from time to time.
11. The professional fees as negotiated within the Bank's prescribed fee structure) shall be paid by the Bank / Borrower within 5 days of the submission of the TEV report and its acceptance by the Bank.

For & on behalf of State Bank of India



S. Kumar 