

Mr. Mohit Agarwal
R K Associates Valuers & Techno Engineering Consultants (P) Ltd.
D-39, 2nd Floor
Sector-2, Noida-201301.

Dear Sir,

ENGAGEMENT LETTER FOR CONDUCTING ECONOMIC VIABILITY AND COST VETTING:
NAME OF THE UNIT: INDIA JEWELLERY PARK, MUMBAI

The Gems and Jewellery Export Promotion Council (GJEPC) is an Autonomous Body sponsored by the Ministry of Commerce and Industry, Govt. of India. The GJEPC was set up to promote the Indian gems and jewellery industry and export of its products.

GJEPC is in plan to construct India Jewellery Park Mumbai (IJPM) to develop Gems and Jewellery park over 21.3 acre land parcel earmarked by Govt. of Maharashtra in Mahape Industrial area. It has proposed to develop Jewellery park with an objective to integrate gems and jewellery industrial park with manufacturing units, commercial areas, residences for industrial workers and commercial support services and to enhance global competitiveness and generate employment opportunities.

IJPM is the wholly owned subsidiary of the Gems and Jewellery Export Promotion Council and is proposed to be established in below mentioned location:

Site address: Plot No.EL237,TTC Industrial Area, Mahape, Navi Mumbai, Maharashtra-400 705

The proposal is at discussion stage. In this regard, we appoint M/s R K Associates Valuers & Techno Engineering Consultants (P) Ltd. for conducting Economic Viability and Cost Vetting of IJPM.

Broad terms of engagement are as under:


- Scope of Work as per Annexure enclosed.
- Timeline: Assignment to be completed within 15 days.
- Professional fee may be negotiated with GJEPC

Brief financial snapshot is enclosed for your examination and study of the project.

Communication address of the company: GJEPC, Bharat Diamond Bourse, Mumbai (E), 400 052.

The Assignment Letter is being issued in duplicate and please send the duly accepted copy to us as acknowledgement and ensure to complete the assignment within prescribed timeline.

Yours faithfully,



(Ranga Vithal. D)
CM & RM-AMT III



ANNEXURE

Scope of work:

To conduct Economic viability and cost vetting of the project covering below aspects of the project:

Economic viability:

- Key elements of the project
- Industry status and market aspects
- Market strategy for sale of commercial/industrial space
- Cost of Project, Means of Finance and proposed funding arrangement (Term loan and working capital requirement), Promoters contribution, internal cash accruals etc.,
- Review of financial performance covering revenue stream for next 10 years, operating cost stream for next 10 years, operating profit (EBITDA) for next 10 years
- Product study, status of the industry, demand and supply aspects of the products and market prospects for the proposed project, global scenario
- Profitability projections for the next 10 years along with detailed analysis of the financial viability of the project
- Comment upon break-up of capital expenditure and regular business capex if any
- Identify bottlenecks if any
- Review the Business plan and suggest improvement if any
- SWOT analysis of the project
- Risk Factor & mitigations
- Sensitivity analysis
- Conclusion on the economic viability of the proposed project and cost of the project.





Shreyash Shetty <shreyash.shetty@rkassociates.org>

NEFT Details

Sejal Goswami <sejal.goswami@gjepcindia.com>

Fri, Jan 13, 2023 at 4:05 PM

To: "shreyash.shetty@rkassociates.org" <shreyash.shetty@rkassociates.org>

Cc: Meghna Dattani <meghna@gjepcindia.com>

Hi Shreyash,

PFB – NEFT No for reference

11-01-2023	NEFT:000131150520/SBIN0007085/R K ASSO VALUERS AMD	000062	81,000.00
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*Sejal Goswami**Sr. Executive Accounting & Finance -H.O*

From: Sejal Goswami**Sent:** 09 January 2023 10:42**To:** shreyash.shetty@rkassociates.org**Cc:** Meghna Dattani <meghna@gjepcindia.com>**Subject:** Need Details of R K ASS VALUERS AND TECHNO ENGG CONS PVT LTD

Hi Shreyash,

As discussed telephonically, please confirm **full name as in bank account**, complete address, GST No & PAN No of **R K ASS VALUERS AND TECHNO ENGG CONS PVT LTD**

Do call me in case of any query

Regards,

Sejal Goswami

Sr. Executive Accounting & Finance -H.O

M-9833744388



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Shreyash Shetty <shreyash.shetty@rkassociates.org>

Fwd: FW: NEFT Details (Vendor Payment - IJPM)_ Payment R K Associates for Valuation on VIS of Assets

Mayank Bajaj <mayank@bajajadvisors.com>

Fri, Jan 20, 2023 at 3:09 PM

To: Shreyash Shetty <shreyash.shetty@rkassociates.org>

Thanks & Regards,

Mayank Bajaj



115, B - WING, SHAH & NAHAR INDUSTRIAL ESTATE, WORLI, MUMBAI - 400 018

T + 91 22 2497 9154 / + 91 22 2497 9155 | M + 91 98339 30168

mayank@bajajadvisors.com | www.bajajadvisors.com

----- Forwarded message -----

From: **Umesh Sharma** <umesh.sharma@jpepcindia.com>

Date: Fri, Jan 20, 2023 at 3:00 PM

Subject: FW: NEFT Details (Vendor Payment - IJPM)_ Payment R K Associates for Valuation on VIS of Assets

To: mayank@bajajadvisors.com <mayank@bajajadvisors.com>

Cc: lalit@bajajadvisors.com <lalit@bajajadvisors.com>, Jitendra Gholap <jitendra.gholap@jpepcindia.com>, Sabyasachi Ray <ed@jpepcindia.com>

Dear Mayank ji,

Please refer the trail mail for the UTR of the payment details.

Thanks & Regards,

Umesh Sharma

Asst. Director - Projects



Sponsored by the Ministry of Commerce & Industry

THE GEM & JEWELLERY EXPORT PROMOTION COUNCIL

D2B Ground Floor, "D" Tower West Core, Bharat Diamond Bourse, Bandra-Kurla Complex, Bandra (E), Mumbai – 400 051

Tel : + 91-22-42263622 | Mob: +91-97840 00762

Email: umesh.sharma@gjepcindia.com

Web : www.gjepc.org

CIN :U99100MH1966GAP013486

From: Sejal Goswami <sejal.goswami@gjepcindia.com>

Sent: 20 January 2023 14:33

To: Jitendra Gholap <jitendra.gholap@gjepcindia.com>; Umesh Sharma <umesh.sharma@gjepcindia.com>

Cc: Meghna Dattani <meghna@gjepcindia.com>; Bijal Shah <bijal@gjepcindia.com>

Subject: NEFT Details (Vendor Payment - IJPM)_ Payment R K Associates _Rs 54k

Dear Sir,

Please find below NEFT No of payment processed to R K Associates

Amount : Rs 54,000/-

Date of Transfer : 18th January 2023

NEFT No : 000131410584

Regards,

*Sejal Goswami**Sr. Executive Accounting & Finance -H.O*

From: Sejal Goswami
Sent: 13 January 2023 16:06
To: shreyash.shetty@rkassociates.org
Cc: Meghna Dattani <meghna@gjepcindia.com>
Subject: NEFT Details

Hi Shreyash,

PFB – NEFT No for reference

11-01-2023	NEFT:000131150520/SBIN0007085/R K ASSO VALUERS AMD	000062	81,000.00
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*Sejal Goswami**Sr. Executive Accounting & Finance -H.O*



From: Sejal Goswami
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To: shreyash.shetty@rkassociates.org
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Do call me in case of any query

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Sejal Goswami

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