



Ref: IFCI Venture/VCF-SC/2023-24

April 13, 2023

**Strictly Confidential**

R. K. Associates Valuers & Techno Engineering Consultants (P) Ltd  
G-20, 3rd floor, Preet Vihar,  
Vikas Marg, New Delhi- 110092

**Subject: Appointment for conducting site visit in the matter of M/s Basti Care Hospital Private limited (BCHPL)**

Dear Sir / Madam,

We, IFCI Venture Capital Funds Limited (herein after referred to as "IFCI Venture") having registered office at 16th Floor, IFCI Tower, 61, Nehru Place, New Delhi-19, is considering the business proposal of M/s Basti Care Hospital Private limited (BCHPL) having registered office at Hardiya Buzurg, Basti, Uttar Pradesh, India, for its proposed project for setting up a 25 bedded hospital. The proposed project is envisaged to be set up on a land admeasuring 126.50 sq. mts. situated in the Khasra No. 11, Village Hardiya Bujurg, District Basti, Uttarpradesh.

2. We understand that M/s R K Associates Valuer & Techno Engg Cons Pvt Ltd. (hereinafter referred as service provider) is an IBBI registered agency and carry out assignments of valuation, Techno Economic Viability Study (TEV), etc. for IFCI Ltd. and its subsidiaries.

3. We hereby would like to appoint you for conducting physical site inspection of the project land situated at Hardiya Buzurg, Basti, Uttar Pradesh, India.

4. Scope of work is placed at Annexure-I.

5. The assignment shall be strictly as per the terms and conditions mentioned in **Annexure I**. The reports/documents shall be submitted to General Manager, IFCI Venture Capital Funds Limited registered office at IFCI Tower, 61, Nehru Place, New Delhi - 110019.



Kindly accept the terms and conditions of your appointment as mentioned in this letter by signing and returning to us the duplicate copy of this letter.

Yours Sincerely,

*Poonam*

(Poonam Garg)  
**General Manager**



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We hereby confirm and accept above terms & conditions and shall abide by terms.

Authorized Signatory

**Signature:**  
**(With Stamp)**

**Name:**

**For & on** M/s R K Associates Valuer & Techno Engg Cons Pvt Ltd.

**behalf of:**

**Date:**

**Place:**

**I. Scope of Work**

- 1) Inspection of the project site located at Part of Khasra No. 11, Village Hardiya Bujurg, District Basti, Uttarpradesh.
- 2) Interaction with the promoters to discuss various aspects of the business such as their experience & competency, idea behind setting up the proposed project, their marketing strategy, functioning of the day-to-day business activities, etc.;
- 3) To ascertain the approachability of the land, availability of resources such as electricity, water, transport facility, raw material proximity, market proximity, etc.;
- 4) Prepare a video of the complete site visit and interaction with promoters;
- 5) Take pictures (with location/geo tagging) of the site and nearby vicinities.

**II. Timelines**

- a. Site visit to be conducted within 7 days from the date of this letter.
- b. The report duly signed by the person visiting the site should be submitted along with video recording site photos and Undertaking/Certificate as per Section 65(B) of Indian Evidence Act (format Enclosed Annexure A) within 7 days of the site visit and maximum within 15 days from the date of this letter or such time extended by IFCI Venture at it's role discretion.

**III. Tenure and Fees**

- a. Fixed professional fee of Rs.10,000/- (One Time) and GST would be paid for the said assignment.
- b. Out of pocket expenses such as travel, stay, etc. shall be reimbursed as per actuals on submission of bills.
- c. The professional fees of site visit including out of pocket expenses as mentioned at Clause a & b above, shall be borne by the concerned company/beneficiary only.

**IV. Eligibility of Travel**

The out-of-pocket expenses shall be to an extent as below:

- a. By Air: Economy class (if applicable);
- b. By Rail: AC Three Tier;
- c. BY Road: Car;
- d. For stay: up to 3 (three) star hotel (if required);
- e. Out of pocket expenses shall be reimbursed on actual basis.

**V. General Terms and Conditions**

- a. If any information/act is found to be detrimental/prejudice to the interest of IFCI Venture based on the prescribed assignment requirement as specified above, IFCI Venture reserves the right to terminate the assignment of Adroit Technical Services Pvt. Ltd. at the instant time, or at any time thereafter as and when such information comes to the knowledge of IFCI Venture without any reasons. In such





- event the service provider shall not claim any fee after receipt of such information.
- b. Service provider shall not assign any work in part or total to any third party without IFCI Venture's written consent under this agreement.
  - c. Service provider shall make efforts to protect interest of IFCI Venture at all times & also not violate any law /rules/regulations while acting as IFCI Venture's representative during the assignment.
  - d. **Jurisdiction:** The jurisdiction for the purpose of settlement of any dispute of differences whatsoever in respect of or relating to or arising out of or in any way touching this contract or the terms and conditions thereof or the construction and/or interpretation thereof shall be that of the appropriate court in New Delhi only. The jurisdiction of any other court in any place other than New Delhi is specifically excluded.
  - e. **Confidentiality:** Entity will carry out the assigned services in mutual trust and in confidentiality. You will not leak or part with any information related to the above to any other party or make use of the said information for any illegal gain.

