



Shahid . &lt;shahid@rkassociates.org&gt;

---

**Valuation of BVIL-Eldeco**

5 messages

**RM1 CBNP** <rm1.cbnp@sbi.co.in>

Fri, Jul 7, 2023 at 3:04 PM

To: "shahid@rkassociates.org" <shahid@rkassociates.org>, "valuers@rkassociates.org" <valuers@rkassociates.org>  
Cc: AVDHESH KUMAR TEJAN <avdhesh.k@sbi.co.in>, Vinod Kumar Singhal <vinod.singhal@eldecoproperties.com>, Paras Kapoor/IND <Paras.Kapoor@cushwake.com>, Radhika Kapoor/IND <Radhika.Kapoor@cushwake.com>

Dear Sir,

**M/s Best View Infracon Limited (BVIL)****(a SPV of ELDECO Infrastructure and Properties Ltd.)****Proposal for Term Loan credit facility of Rs. 305 crore for discounting of future Lease Rentals of BVIL having Class A Retail & Office Space of 2.15 lac sq ft in Commercial Building near Malviya Nagar, New Delhi Metro Station on 3 acre land leased by DMRC.**

Please find relevant details for valuation of commercial property on lease rental basis (as DMRC lease for 50 yr to company).

For any query please revert.

Thanks & Warm Regards,

**Mukul Sinha**

AGM &amp; RM-I

State Bank of India

CB, Nehru Place

New Delhi -110 019

011-26218320

9167000797

**Be Green - Please don't print the e-Mail unless absolutely necessary**

The information in this mail is confidential and is intended solely for addressee. Access to this mail by anyone else is unauthorized. Copying or further distribution beyond the original recipient may be unlawful. Any opinion expressed in this mail is that of sender and does not necessarily reflect that of State Bank group.

---

---

 **Lease deed and supplementary Lease deed.pdf**  
21249K**Shahid .** <shahid@rkassociates.org>

Mon, Jul 10, 2023 at 1:49 PM

To: Radhika Kapoor/IND <radhika.kapoor@cushwake.com>, Vinod Kumar Singhal <vinod.singhal@eldecoproperties.com>, Paras Kapoor/IND <paras.kapoor@cushwake.com>  
Cc: "valuers@rkassociates.org" <valuers@rkassociates.org>, AVDHESH KUMAR TEJAN <avdhesh.k@sbi.co.in>, RM1 CBNP <rm1.cbnp@sbi.co.in>, "Mohit Agarwal (Executive Sr. Vice President), R.K Associates" <mohit.agarwal@rkassociates.org>, "Business Operations R.K Associates" <bo@rkassociates.org>

Dear Sir/Ma'am,

Greetings of the day!!!

As per our discussion with Mr. Mukul Sinha (AGM & RM-I SBI Commercial Branch, Nehru Place, New Delhi), kindly provide the following **verified and authentic documents/ information/ data** for the Valuation report by Lease rental method of M/s Best View Infracon Ltd. admeasuring lease rental area 2.15 Lac sq ft. situated at Commercial Building, Malviya Nagar, New Delhi. The professional fee for the above assignment will be **Rs. 90,000/- + GST**. It is requested to make 75% advance payment before the site survey. **company account detailed attached**.

Please acknowledge the same over the mail so that we can proceed further.

1. Lease Deed (Received by the bank)
2. Approved Building Plan
3. Sub Lease agreements with sub Lessees
4. List of present lessee (Name of Lessee, Period of lease, Lease rental, security deposit)
5. Present yearly expense with breakup.
6. Contact person details for site survey.

This is to inform that this valuation will be prepared on DCF based methodology.

Please note that in case there are any additional details required during the course of the valuation then it will be asked directly by our Engineering team.

Please provide the above documents and make advance payment so that we can start the valuation exercise as soon as possible.

Thanks & Regards,  
Mohd Shahid,  
Senior Coordinator Business Operation  
+91-9350027216

---

Mobile: +91-9350027216 | Voice: 91-120-4110117, 4324647  
R.K Associates Valuers & Techno Engineering Consultants (P) Ltd.,

Corporate Office: -  
D-39, Second Floor, Sector-2,  
Noida, Uttar Pradesh-201301  
Website: [www.rkassociates.org](http://www.rkassociates.org)

[Quoted text hidden]

--

Thanks & Regards,  
Mohd Shahid,  
Senior Coordinator Business Operation  
+91-9350027216

---

Mobile: +91-9350027216 | Voice: 91-120-4110117, 4324647  
R.K Associates Valuers & Techno Engineering Consultants (P) Ltd.,

Corporate Office: -  
D-39, Second Floor, Sector-2,  
Noida, Uttar Pradesh-201301  
Website: [www.rkassociates.org](http://www.rkassociates.org)

Account Details For Online Payment : R K ASSO VALUERS AND TECHNO ENGG CONS PVT Bank Name & Branch Address : State bank of India, Swasthya Vihar, 9, Rajdhani Enclave Delhi 110092 A/C Number : 36614233319 Branch Code : 07085 IFSC Code : SBIN0007085 MICR Code : 110002152 NOTE :
---

RKA Account Number.JPG  
23K

---

Shahid . <shahid@rkassociates.org>

Wed, Jul 12, 2023 at 4:17 PM

To: Radhika Kapoor/IND <radhika.kapoor@cushwake.com>, Vinod Kumar Singhal  
<vinod.singhal@eldecoproperties.com>, Paras Kapoor/IND <paras.kapoor@cushwake.com>

Cc: "R.K Associates, The Valuers | LIE | TEV | ASM" <valuers@rkassociates.org>, AVDHESH KUMAR TEJAN <avdhesh.k@sbi.co.in>, RM1 CBNP <rm1.cbnp@sbi.co.in>, "Mohit Agarwal (Executive Sr. Vice President), R.K Associates" <mohit.agarwal@rkassociates.org>, "Business Operations R.K Associates" <bo@rkassociates.org>, Paramjit Kumar <paramjit.kumar@rkassociates.org>

Dear Sir/Ma'am,

Greetings of the day!!!

As per our discussion with Mr. Mukul Sinha (AGM & RM-I SBI Commercial Branch, Nehru Place, New Delhi), The revised professional fee for the above assignment will be **Rs. 70,000/- + GST**. It is requested to make 50% advance payment before the site survey and pay the balance amount after draft valuation report.

Please acknowledge the same over the mail so that we can proceed further.

[Quoted text hidden]

---

**Vinod Kumar Singhal** <vinod.singhal@eldecoproperties.com>

Wed, Jul 12, 2023 at 4:31 PM

To: "Shahid ." <shahid@rkassociates.org>

Cc: "R.K Associates, The Valuers | LIE | TEV | ASM" <valuers@rkassociates.org>, AVDHESH KUMAR TEJAN <avdhesh.k@sbi.co.in>, RM1 CBNP <rm1.cbnp@sbi.co.in>, "Mohit Agarwal (Executive Sr. Vice President), R.K Associates" <mohit.agarwal@rkassociates.org>, "Business Operations R.K Associates" <bo@rkassociates.org>, Paramjit Kumar <paramjit.kumar@rkassociates.org>, sanjay aggarwal <sanjay.aggarwal@eldecoproperties.com>, Paras Kapoor/IND <paras.kapoor@cushwake.com>, "Radhika.Kapoor@cushwake.com" <Radhika.Kapoor@cushwake.com>

Sir,

Kindly send Your PAN ,GST Certificate for issuing the Cheque

Regards

Vinod Singhal

[Quoted text hidden]

---

**Shahid .** <shahid@rkassociates.org>

Wed, Jul 12, 2023 at 9:53 PM

To: Vinod Kumar Singhal <vinod.singhal@eldecoproperties.com>

Cc: "R.K Associates, The Valuers | LIE | TEV | ASM" <valuers@rkassociates.org>, AVDHESH KUMAR TEJAN <avdhesh.k@sbi.co.in>, RM1 CBNP <rm1.cbnp@sbi.co.in>, "Mohit Agarwal (Executive Sr. Vice President), R.K Associates" <mohit.agarwal@rkassociates.org>, "Business Operations R.K Associates" <bo@rkassociates.org>, Paramjit Kumar <paramjit.kumar@rkassociates.org>, sanjay aggarwal <sanjay.aggarwal@eldecoproperties.com>, Paras Kapoor/IND <paras.kapoor@cushwake.com>, Radhika Kapoor/IND <Radhika.Kapoor@cushwake.com>

Dear Sir,

Please find the attached PAN Card & GST Certificate for your reference.

[Quoted text hidden]

---

## 2 attachments



**PAN card.pdf**

48K



**GST CERTIFICATE RKA UTTAR PRADESH.pdf**

87K