

R K Associates Valuers & Techno Engineering Consultants
D-354, Lane No. 8, Vikas Marg,
Laxmi Nagar, Near Metro Station, Delhi

SBI/CBMUM/AMT-II/2023-24/93

Date: 11.09.2023

Dear Sir(s),

LETTER OF ENGAGEMENT

M/s. Cowtown Infotech Services Park Pvt. Ltd.

With reference to your empanelment with this organisation, as a valuer, the undersigned on behalf of State Bank of India, Commercial Branch Mumbai, do hereby, engage your service as valuer to assess the value of the property, the particulars of which are given below, for the purpose of ascertaining value of the security for proposed loan.

All the relevant supportive documents, in relation to ownership and identification of the assets, will be provided by the Bank on acceptance of this letter. Other documents, if any, required to undertake the assignment, have to be procured by you.

2. The professional fees of Rs. 2,00,000/- plus taxes, has been finalized and 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 of the assets to be valued has been annexed as Annexure-I

5. You will indemnify and keep the Bank fully and effectively indemnified against all costs, claims, damages, 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 the 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 course/s of action unless the loss / claim, is not attributable to any act, omission or commission of the Valuer or Valuer's Personnel:

- (a) depanel and/or 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 de panelment or removal or blacklisting with Indian Banks Association or Insolvency and Bankruptcy Board of India (IBBI) or both
- (d) bring such de panelment 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.
- (f) Any actions others 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 15 days from acceptance of this letter and ensure that the Valuation Report is submitted to branch only in a "Sealed Cover Envelope".

Yours faithfully,



For & on behalf of State Bank of India
Place: Mumbai
Date: 11.09.2023



Acknowledged

[Signature of valuer]
Place:
Date:

Annexure-I

1. Name of the Customer	M/s Cowtown Infotech Services Private Limited
2. Property Owner	M/s Macrotech Developers Ltd.
3. Complete or full description of the immovable property (ies) offered as security including the following details.	<p>a) Vacant Land bearing below mentioned survey numbers collectively admeasuring 92,220 SMT situated at Village Narivali Off Kalyan Shilpata Road, Taluka & District Thane 400612</p> <p>b) Vacant Land bearing below mentioned survey numbers collectively admeasuring 95690 SMT situated at Village Narivali, Off Kalyan Shilphata Road, Taluka & District Thane 400612</p> <p>c) Vacant Land bearing below mentioned survey numbers collectively admeasuring 226809 SMT situated at Village Walkan, , Taluka & District Thane 412104</p> <p>d) Vacant Land bearing below mentioned survey numbers with total area 81328.84 SMT in Village Hedutane, Taluka Kalyan District Thane 421204</p>
4. Survey No.	<p>a) Survey No.144/2, 144/1B, 142/7, 145/1, 143/5, 134/8, 143/6, 144/1A, 144/1K, 142/5, 141/4/A/1, 146/1, 134/5, 135/13, 136/6, 136/7, 136/10, 139/14, 141/3, 145/4, 146/3, 146/5 collectively admeasuring 92,220 SMT</p> <p>b) Survey No. 1/8, 1/14, 7, 8/2, 12/4, 22/3, 27/7, 35, 36/12, 36/13, 54/2, 58/3, 58/6, 65/2, 74/1, 162/2, 162/12, 162/13, 171/5, 176/3, 176/5, 205/2, 178/2, 181, 182, 178/1, 184/3A, 184/1, 187/5, 188/1A, 186/3, 184/7A collectively admeasuring 95690 SMT</p>



	<p>c) Survey No. 157/4, 106/3, 88/2, 106/4, 125/8, 162/26, 162/25, 162/15, 162/24, 164/5, 154/7, 120/3, 129/2, 165/3, 104/1, 162/13, 104/2, 142/1, 140/3, 154/3, 122, 121, 123, 124, 131, 132, 137, 143, 145, 114, 117, 120/1, 113/1, 107 collectively admeasuring 226809 SMT</p> <p>d) Survey No. 96/1A (Part), 207/1, 207/2 (Part), 207/3B, 207/3C (Part), 207/5, 207/6 (Part), 207/7 (Part), 207/8 (part), 207/9A, 207/12 (part), 207/13 (Part), 207/15, 207/16, 207/17 (part), 31, 32/1 (part), 32/3, 33/8, 13/1, 13/2, 27/1(Part), 27/4 (part), 27/5 and 95/2B (Part) with total area 81328.84 SMT</p>
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