



भारतीय स्टेट बैंक
भारतीय स्टेट बैंक
STATE BANK OF INDIA

R.K. Associates & Techno Engg Cons. Pvt Ltd (Empanelled Valuer)
Sunshine Tower, Unit no. 1212, 12th floor,
Plot no. 616, Senapati Bapat Marg, Dadar W,
Parel, Mumbai -400 013

OBMU/AMT-II/2023-24/

Date: 31st Aug 2023

Madam/Dear Sir,

LETTER OF ENGAGEMENT: SE FORGE LTD

With reference to your empanelment with this organisation, as a valuer in asset class (Land & Building/Plant and Machinery/Securities or Financial Assets/Stocks and Trade/ Agricultural Assets), the undersigned on behalf of State Bank of India, Overseas Branch, Mumbai do hereby, engage your service as valuer to assess the value of the property / plant & machinery / security, the particular of which are given below, for the purpose of Bank's security interest.

All the relevant supportive documents, in relation to ownership and identification of the assets, 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.

2. The professional fees of Rs. 1,20,000/- plus applicable GST (as agreed upon within the Bank's prescribed fee structure) plus out of pocket expenses (as per actual including site visit) shall be paid by the Bank / Borrower (for all the Valuation Reports as per Annexure 1) within 45 days of the submission of the valuation report and its acceptance by the Bank.
3. Please submit a copy of the Letter of Empanelment issued to you by the Bank along with the Copy of the relative Agreement with the Bank and accepted Terms and Conditions.
4. Particulars of the assets to be valued: **As furnished in 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.

bank.sbi

EPBAX : +91 22 22179700
DGM CELL : +91 22 22179701
RM-1 : +91 22 22179780
AGM & COO : +91 2222164147
CREDIT : +91 22 22183991
IBD : +91 22 22181321
ADMIN & ACTS : +91 22 22179772/03

DGM CELL : +91 22 22184328
CREDIT : +91 22 22181518
IBD : +91 22 22155304
ADMIN & ACC : +91 22 22186550
dgm.04791@sbi.co.in
sbi.04791@sbi.co.in
agmcoo.04791@sbi.co.in

विदेश व्यापार शाखा
"द आर्केड",
दुसरा मंजिला, वल्ड ट्रेड सेंटर,
कफ परेड,
मुंबई - 400 005.

विदेश व्यापार शाखा
"द आर्केड",
दुसरी मंजिल, वल्ड ट्रेड सेंटर,
कफ परेड,
मुंबई - 400 005.

Overseas Branch,
"The Arcade"
2nd Floor, World Trade Centre,
Cuffe Parade,
Mumbai - 400 005.

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 depanelment or removal or blacklisting with Indian Banks Association or Insolvency and Bankruptcy Board of India (IBBI) or both
 - d) bring such depanelment 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 which the Bank deems fit for recovery of the amount of actual loss caused.
8. Please ensure that the valuation report submitted by you to the Bank is in conformity to the "Internationally Accepted Valuation Standards" as applicable for the respective class of asset/s.
9. **You are requested to ensure that the following points are also covered in the Bank's standard report format without fail:**
 - a) Government Valuation/ Guidelines Rate
 - b) In case of variation of 20% or more between the fair market and realizable values as per valuation and the guideline value provided in State Government notification or Income Tax Gazette, justification for the variation should be furnished in the valuation report.
 - c) Details of last two transactions in the locality, wherever available, should be furnished in the valuation report. Two or three examples of the similar transactions happened in the near vicinity, which should be factored as basis for arriving the market value.
 - d) Property values reported in leading newspapers as well as property portals (magicbricks.com, 99acres.com, housing.com etc.), wherever available, are referred to and quoted in valuation report.
 - e) Google Map with Co-ordinates.
 - f) Coloured Photographs.
 - g) Valuation reports should be submitted for the properties/ assets offered as security on the Bank's prescribed format. All the columns in the reports are filled with remarks/findings of the valuers. Declaration-cum- undertaking (Annexure- IV) along with Model Code of Conduct (Annexure- V), duly signed by the valuers should be submitted with the reports.
 - h) The report should include the residual age of immovable property
 - i) Longitude/Latitude and co-ordinates of the properties are clearly mentioned in the valuation reports for all the immovable properties / Plant & machinery/ other fixed tangible assets. Screen shots of GPS/ Internet sites like Google earth etc., should be incorporated in valuation reports.
 - j) Photograph of owner of the properties/ assets with properties in the background should be enclosed to the valuation report.

10. You are required to submit the report in the format prescribed by the Bank within 7 days from acceptance of this letter and ensure that **the Valuation Report is submitted to branch only in a "Sealed Cover Envelope"**.

11. You may contact Mr Jayesh Gandhi (Mobile: 9979864609) for copies of documents and information.

Yours faithfully,

For & on behalf of State Bank of India



[Signature with seal]

Place: Mumbai

Date: 31.08.2023



Acknowledged

[Signature of valuer]

Place: Mumbai

Date:

ANNEXURE I

Plant 1: Location Baroda

ix Plot No. Survey No.	: Plot No. 1 (Industrial Estate of HighTech Engineering SEZ), Survey No. 46, 52, 53/1, 53/2, 45, 27, 28, 29, 42, 67, 64, 65, 66, 60, 48, 49, 56 & 57.. Village Limit of Vill. Alwa & Piparia, Tal. Waghodia, Dist. Vadodara
x Ward/Village/Taluka	: Industrial Estate of High Tech Engineering SEZ, Village Limit of Vill. Alwa & Piparia, Tal. Waghodia, Dist. Vadodara
xi Sub-Registry/Block	: Tal. Waghodia
xii District	: Dist. Vadodara, State-Gujarat

Plant 2: Location Coimbatore

2 Physical Characteristics of the Property	: Industrial Property (Industrial Building and Plant & Machinery)
a) Location of the Property	: M/s. SE Forge Ltd. (Foundry Unit) : Plot No. 1, Aspen/Synefra Engineering SEZ, Nr. Avinashi Road, Annur Road, Village Kittampalayam, Tal. Palladam, Dist. Coimbatore-641659, State - Tamilnadu, India.



