



ভারতীয় স্টেট ব্যাঙ্ক
भारतीय स्टेट बैंक
STATE BANK OF INDIA

To,
M/S R K Associates,

1. D-39, 2nd floor,
Sector-2,
Noida 201301.

2. Office No 912, Delta House,
4, Government Place (North), Opposite-Raj Bhawan
Kolkata 700001.

SAMB/BR/473

Dated: 07/10/2023

Dear Sir,

LETTER OF ENGAGEMENT

BORROWER: AYURSUNDRA HOSPITALS (GUWAHATI) PRIVATE LIMITED.

With reference to your empanelment with this organisation, as a valuer in asset class(es) **Immovable Property**, the undersigned on behalf of State Bank of India, Stressed Assets Management Branch -1, do hereby, engage your service as valuer to assess the value of the property / security, the particular of which are given below, for the purpose of resolution like SARFAESI etc. 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 within the Bank's prescribed fee structure 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:

ALL THAT part and parcel of Building No 3B being a G+1 Structure (As per NOC obtained), located at Premises No 57 being plot of land admeasuring 1.72 acre (12.83 Lecha) covered by Dag No 138 (Old)/521(New), K.P Patta No 271 (Old), 394 (New) under Mouza Jalukbari & Revenue Village: Sahar Bharalumukh, Part I more popularly known as Santipur area abutting to Pubali path one of the bye lane of Santipur main road, inherited by Smt Giribala Baishya W/o Late Gobinda Baishya by way of orders passed in various partition cases including 351/97-98 along with NOC from other two legal heirs of Late Gobinda Baishya viz Shri Kishore Baishya and Smt Panchali Baishya, with mutation in the name of Smt Giribala Baishya who has provided her Personal Guarantee to the borrowing by the aforementioned company. Banks charge registered with CERSAI bearing Asset ID 200007471286. The property is butted and bounded by

North: Property of Lakhi Baishya

South: Road / Open Space

East: House of Dr Kalita

West: Property of Akhil Baishya.

bank.sbi

+91 33 2281-0623

+91 33 2280-3097

+91 33 2282-9134

sbi.04151@sbi.co.in

clo5.04151@sbi.co.in

প্রতিবন্ধ পরিসম্পৎ

ব্যবস্থাপন শাখা-১

নাগাল্যান্ড হাউস

(৪র্থ তল)

১১ এবং ১৩ শেক্সপীয়ার সরণী

কোলকাতা-৭০০ ০৭১

তনাব্যস্ত আস্তি

প্রবন্ধন শাখা-১

নাগাল্যান্ড হাউস

(৪র্থ তল)

১১ এবং ১৩ শেক্সপীয়ার সরণী

কোলকাতা-৭০০ ০৭১

Page 1 of 2

Stressed Assets

Management Branch-1

Nagaland House, 8th Floor

11 & 13, Shakespeare Sarani

Kolkata - 700 071

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) De-panel 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 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 07 days from acceptance of this letter and ensure that the Valuation Report is submitted to branch only in a "Sealed Cover Envelope".

The scanned copies of all relevant documents are attached
For STATE BANK OF INDIA

Regards,

महायक महा प्रबंधक एवं नि.एल.ओ.-५
Asstt. General Manager & CLO-V

तनाबगस्त आरिन् प्रबंधन शाखा
Stressed Assets Management Branch
कोलकाता-700071

(M) 9674712147.

To,
M/S R K Associates,

1. D-39, 2nd floor,
Sector-2,
Noida 201301.

2. Office No 912, Delta House,
4, Government Place (North), Opposite-Raj Bhawan
Kolkata 700001.

SAMB/BR/474

Dated: 27.10.2023

Dear Sir,

LETTER OF ENGAGEMENT

BORROWER: AYURSUNDRA HOSPITALS (GUWAHATI) PRIVATE LIMITED.

With reference to your empanelment with this organisation, as a valuer in asset class(es) **Immovable Property**, the undersigned on behalf of State Bank of India, Stressed Assets Management Branch -1, do hereby, engage your service as valuer to assess the value of the property / security, the particular of which are given below, for the purpose of resolution like SARFAESI etc. 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 within the Bank's prescribed fee structure 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:

A. All that part and parcel of land admeasuring 5 Bigha, 1 Katha and 13 Lechas (Composite) and structure constructed thereon comprising RCC Basement Floor admeasuring 3436.79 Sq.M, RCC Stilt Floor admeasuring 2880.53 Sq.M (Parking), RCC Ground Floor admeasuring 2819.67 Sq.M, RCC First Floor admeasuring 2767.57 Sq.M, RCC Second Floor admeasuring 2461.76 Sq.M, RCC Service Floor admeasuring 2524.52 Sq.M and RCC Third Floor admeasuring 2461.76 Sq.M in the name of Ayursundra Health Care Private Limited (Presently Ayursundra Hospitals (Guwahati) Private Limited).

1. All that part and parcel of land and structure constructed thereon being plot of land measuring 1(One) Katha 10(Ten) Lechas, covered by Dag No. 139 (Old) 231 (New) and K.P Patta No. 180 (Old) 140 (New) situated at Betkuchi, Mouza: Beltola in Kamrup district, Assam in the name of Ayursundra Health Care Private Limited (Presently Ayursundra Hospitals (Guwahati) Private Limited) vide deed no 10642 of 2009 registered at Sub Registry Office at Kamrup-Guwahati. The property is bounded by

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☎ : +91 33 2280-3097

☎ : +91 33 2282-9134

✉ : sbi.04151@sbi.co.in

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প্রতিবন্ধ পরিসংখ্য

ব্যবস্থাপন শাখা-১

নাগাল্যান্ড হাউস

(অষ্টম তল)

১১ এবং ১৩ শেক্সপীয়ার সরণী

কোলকাতা-৭০০ ০৭১

তিনাবগ্রেস্তা আফিস

প্রবন্ধন শাখা-১

নাগাল্যান্ড হাউস

(অষ্টম তল)

১১ এবং ১৩ শেক্সপীয়ার সারণী

কোলকাতা-৭০০০৭১

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Stressed Assets

Management Branch-1

Nagaland House, 8th Floor

11 & 13, Shakespeare Sarani

Kolkata - 700 071

North: Land of Dag No. 77
South: Land of Dag No. 154
East: Road and Dag No. 140
West: Land of Sri Madan Ch Nath.

2. All that part and parcel of land and structure constructed thereon being plot of land measuring 3(Three) Katha, covered by Dag No. 139 (Old) 231 (New) and K.P Patta No. 180 (Old) 140 (New) situated at Betkuchi, Mouza: Beltola in Kamrup district, Assam in the name of Ayursundra Health Care Private Limited (Presently Ayursundra Hospitals (Guwahati) Private Limited) vide deed no 10643 of 2009 registered at Sr. Sub Registry Office at Kamrup-Guwahati. The property is bounded by

North: Land of Dag No. 77
South: Land of Dag No. 154
East: Land of Sri Birendra Kumar Pathak.
West: Land of Dag No. Ram Krishna Sarma

3. All that part and parcel of land and structure constructed thereon being plot of land measuring 1(One) Katha 10(Ten) Lechas, covered by Dag No. 139 (Old) 231 (New) and K.P Patta No. 180 (Old) 140 (New) situated at Betkuchi, Mouza: Beltola in Kamrup district, Assam in the name of Ayursundra Health Care Private Limited (Presently Ayursundra Hospitals (Guwahati) Private Limited) vide deed no 10644 of 2009 registered at Sr. Sub Registry Office at Kamrup-Guwahati. The property is bounded by

North: Land of Dag No. 77
South: Land of Dag No. 154
East: Land of Sri Subodh Kalita
West: Land of Dag No. 76

4. All that part and parcel of land and structure constructed thereon being plot of land measuring 1(One) Katha 10(Ten) Lechas, covered by Dag No. 141 (Old) 229 (New) and K.P Patta No. 180 (Old) 137 (New) situated at Betkuchi, Mouza: Beltola in Kamrup district, Assam in the name of Ayursundra Health Care Private Limited (Presently Ayursundra Hospitals (Guwahati) Private Limited) vide deed no 10646 of 2009 registered at Sub Registry Office at Kamrup-Guwahati. The property is bounded by

North: Land of Dag No. 137
South: Land of Dag No. 142
East: Road and Delhi Public School (DPS)
West: Land of Sri Shio Dayal Chauhan

5. All that part and parcel of land and structure constructed thereon being plot of land measuring 2(Two) Katha 10(Ten) Lechas, covered by Dag No. 139 (Old) 231 (New) and K.P Patta No. 180 (Old) 140 (New) situated at Betkuchi, Mouza: Beltola in Kamrup district, Assam in the name of Ayursundra Health Care Private Limited (Presently Ayursundra Hospitals (Guwahati) Private Limited) vide deed no 10647 of 2009 registered at Sub Registry Office at Kamrup-Guwahati. The property is bounded by

North: Land of Dag No. 77
South: Land of Dag No. 154



East: Land of Srimati Sabita Devi
West: Land of Sri Birendra Kumar Pathak

6. All that part and parcel of land and structure constructed thereon being plot of land measuring 2(Two) Bighas, covered by Dag No. 139 (Old) 231 (New) and K.P Patta No. 180 (Old) 140 (New) situated at Betkuchi, Mouza: Beltola in Kamrup district, Assam in the name of Ayursundra Health Care Private Limited (Presently Ayursundra Hospitals (Guwahati) Private Limited) vide deed no 10648 of 2009 registered at Sub Registry Office at Kamrup-Guwahati. The property is bounded by

North: Land of Dag No. 77
South: Land of Dag No. 154
East: Road of Sri Madan Ch. Nath
West: Land of Sri Subodh Kumar Kalita.

7. All that part and parcel of land and structure constructed thereon being plot of land measuring 3(Three) Kathas, covered by Dag No. 141 (Old) 229 (New) and K.P Patta No. 180 (Old) 137 (New) situated at Betkuchi, Mouza: Beltola in Kamrup district, Assam in the name of Ayursundra Health Care Private Limited (Presently Ayursundra Hospitals (Guwahati) Private Limited) vide deed no 10649 of 2009 registered at Sub Registry Office at Kamrup-Guwahati. The property is bounded by

North: Land of Dag No. 137
South: Land of Dag No. 142
East: Road of Srimati Kusum Das
West: Land of Dag No. 140.

8. All that part and parcel of land and structure constructed thereon being plot of land measuring 3(Three) Kathas, 13 (Thirteen) Lechas covered by Dag No. 140 (Old) 230 (New) and K.P Patta No. 180 (Old) 139 (New) situated at Betkuchi, Mouza: Beltola in Kamrup district, Assam in the name of Ayursundra Health Care Private Limited (Presently Ayursundra Hospitals (Guwahati) Private Limited), vide deed no 10689 of 2009 registered at Sub Registry Office at Kamrup-Guwahati. The property is bounded by

North: Land of Dag No. 138
South: Land of Dag No. 153
East: Road of Dag No. 141
West: Land of Dag No. 139.

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) De-panel 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 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 07 days from acceptance of this letter and ensure that the Valuation Report is submitted to branch only in a "Sealed Cover Envelope".

कृपया संबंधित सभी प्रासंगिक दस्तावेजों कोแนप में संलग्न है।
For STATE BANK OF INDIA

Regards,

सहायक महाप्रबंधक एवं नि.एस.ओ.-V
Asstt General Manager & CLO-V
तनावग्रस्त और सुव्यवस्थापित संपत्तियों
Stressed Assets Management Branch
कोलकाता Lead Office 0071
(M) 9674712147.

To,
M/S R K Associates,

1. D-39, 2nd floor,
Sector-2,
Noida 201301.

2. Office No 912, Delta House,
4, Government Place (North), Opposite-Raj Bhawan
Kolkata 700001.

SAMB/BR/470

Dated: 07.10.2023

Dear Sir,

LETTER OF ENGAGEMENT

BORROWER: AYURSUNDRA HOSPITALS (GUWAHATI) PRIVATE LIMITED.

With reference to your empanelment with this organisation, as a valuer in asset class(es) **Immovable Property**, the undersigned on behalf of State Bank of India, Stressed Assets Management Branch -1, do hereby, engage your service as valuer to assess the value of the property / security, the particular of which are given below, for the purpose of resolution like SARFAESI etc. 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.

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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:

ALL THAT part and parcel of Residential Flat being Unit No 1101 in B-2 Tower on 11th Floor at "The Legend", having SBA 4878 sft inclusive of built up area of 3902 sft and common area of about 976 sft along with proportionate share over land measuring 20 acre, comprised in khasra Nos. 8 // 24 (8-0), 25 / 1 (0-17), 15 // 3 / 2 / 2 (5-16), 4 (8-0), 5 / 1 (1-8), 5 / 2 (6-12), 6 / 1 / 1 (4-8), 6 / 1 / 2 (1-8), 6 / 2 (1-8), 7 (8-0), 8 / 1 (6-12), 8 / 2 (1-8), 9 / 2 (1-12), 13 (8-0), 14 (8-0), 15 / 1 / 2 (1-0), 15 / 2 (5-4), 15 / 1 / (1-16), 16 (8-0), 17 / 1 (7-12), 17 / 2 (0-8), 18 / 1 (5-8), 24 (8-0), 25 (8-0), 22 // 5 (8-0), 6 (8-0), 23 // 10 / 1 (4-0), 10 / 2 (4-0), 11 (8-0), 20 (8-0), 21 / 1 (3-3) situated in the Revenue Estate of Village Tigra, Sector 57, Sushant Lok-III, Tehsil and District Gurgaon, Haryana, Registered with Sub Registrar-Gurgaon vide deed no 162 of 2015 in favor of Mr Simanta Das S/o Umesh Das and Mrs Chitralekha Baishya W/o Mr Umesh Das both of them being Personal Guarantors.

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

Page 1 of 2

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.

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कृते भगवत स्टेट बैंक
For Scanned copies of all relevant documents are attached
For STATE BANK OF INDIA

Regards

सहायक. मान प्रबंधक. स्वे सिगल ओ.-4
Asstt General Manager & CLO-V
तनावग्रस्त आत्म प्रबंधन शाखा
Stressed Asset General Manager Branch
कोलकाता/Kolkata-700071
कोलकाता/Lead Officer-V
(M) 9674712147.