



Shreyash Shetty <shreyash.shetty@rkassociates.org>

Require Quotation for valuation of Assets

Nilesh Satghare <nilesh.satghare@megafine.in>

Fri, Jun 16, 2023 at 2:45 PM

To: Shreyash Shetty <shreyash.shetty@rkassociates.org>

Cc: "Business Operations R.K Associates" <bo@rkassociates.org>, RKA VIS <rka-vis@rkassociate.org>

Dear Mr. Shreyas

We Pleased to inform you that your Quotes for Valuation assignment is being selected by our management.

You are requested to send quotes in detail. Also send the required list of documents for verification.

AS per companies policy the payment will be remitted through NEFT and advance will be released 35% and balance will be on submitting the Report.

You may approach for allotment letter from State Bank of India, SME Backbay Reclamation Branch, Mittal Court, Nariman Point, Mumbai – 400021.

Regards

Nilesh S. Satghare

DGM Finance & Accounts

Megafine Pharma (P) Ltd.

From: Shreyash Shetty <shreyash.shetty@rkassociates.org>
Sent: Friday, June 16, 2023 13:43
To: Nilesh Satghare <nilesh.satghare@megafine.in>
Cc: Business Operations R.K Associates <bo@rkassociates.org>; RKA VIS <rka-vis@rkassociate.org>
Subject: Re: Require Quotation for valuation of Assets

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Dear Sir,

Greetings of the day..!!

As per our telephonic conversation,

The Quotation for the Valuation of the Assets at Nashik & Vapi will be Rs. 60,000 & Rs. 35,000 respectively. (Excluding GST & OPE).

Detailed Quotation of the same will be shared shortly along with Link for Advance payment of 50%.

Request you to kindly approve the Quote over the mail.

In case of any other query, please feel free to contact the undersigned.

With Deep Regards,

Shreyash Shetty

Assistant Manager.



R.K Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

+91-8369749928 | +91-8108387252, 91-1204324647 | +91-1204110117

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We assure our best services and response to you all the time.

In case of any concern regarding our services, you may refer to the escalation matrix below to reach out to my manager / supervisor or write to us at valuers@rkassociates.org regarding your concern.

First Level Escalation - Mrs. Uttara Tyagi - Assistant Manager BO - uttara.tyagi@rkassociates.org - +91-8077455830

Second Level Escalation - Mr. Paramjit Kumar - Sr. General Manager - paramjit.kumar@rkassociates.org - +91-9892318899

Corporate Office:

D-39, 2nd Floor, Sector-2,

Noida (Delhi NCR)-201301.

Mumbai Regional Office:

Office no. 1212, 12th Floor,
Sunshine Tower, Senapati Bapat Marg,
Dadar West, Mumbai - 400013.

Kolkata Regional Office:

Office No.912, Delta House
4, Government Place(North),
Opp. Raj Bhawan, Kolkata, W.B-700001.

Other Offices at: Dehradun | Pune | Lucknow | Hyderabad

✉: valuers.mum@rkassociates.org | shreyash.shetty@rkassociates.org

Website: www.rkassociates.org

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On Tue, Jun 13, 2023 at 3:33 PM Nilesh Satghare <nilesh.satghare@megafine.in> wrote:

Dear Mr. Shreyas,

As discussed we require to get Valuation of our Assets as per Banking compliance requirement, hence sending you the details of assets as under to enable you to send us the reasonable quotes for valuation.

We require to value our Land & Building and Plant & Machinery located at Nashik and Vapi.

Details as under:

	Nashik	Vapi
<u>Particulars</u>	<u>Rs. In Lakhs</u>	<u>Rs. In Lakhs</u>

Gross Block of Assets :

Lease / Free Hold Land	Rs. 269.66	Rs. 123.52
Factory Building	Rs. 3154.35	Rs. 1128.82
Plant and Machinery	Rs. 4752.13	Rs. 1911.02

Nashik:

Land & Factory Building

Gat No. 201 Plot No. 5, Plot No. 31to35, Plot

No. 48 to 51, Plot No. 26 & PLOT K.

at Lakhmapur, Tal. Dindori & Dist. Nashik

Plot No. 5	1000 Sq.Mt.
Plot No. 31+32 + 33 + 34 + 35	6085 Sq.Mt.
Plot No. 48 + 49 + 50 + 51	5896 Sq.Mt.
Plot No. K	4800 Sq.Mt.-
Plot No. 26	1000 Sq.Mt.

Vapi:

Land & Factory Building

Plot No. 911 & 912, Vapi Industrial Estate, Phase 3, GIDC,

Survey No. 37/P of Village Chhiri, Taluka Pardi, District Valsad,
State Gujarat – 396195.

Plot No. 911	1401 Sq.Mt.
Plot No. 912	1611 Sq.Mt.

Regards

Nilesh S. Satghare

DGM Finance & Accounts

Megafine Pharma (P) Ltd.

Sethna, 4th Floor,
55 Maharshi Karve Road ,
Marine Lines, Mumbai - 400 002.
India

Board Line : +91-22-6146 1111 (Extn. 135)

Fax : +91-22-6146 1109

E-mail : nilesh.satghare@megafine.in

URL : <http://www.megafine.in>

LETTER OF ENGAGEMENT TO VALUER

Mr. Rakesh Kumar Agarwal,
RK associates Valuers and Techno,
Engineeering Consultants Pvt Ltd,
DBS Heritage House, Prescott Street,
Fort Mumbai 400001

Dear Sir

LETTER OF ENGAGEMENT

With reference to your empanelment with this organisation, as a valuer in asset class (es) , the undersigned on behalf of State Bank of India, () Branch/Office, do hereby, engage your service as valuer to assess the value of the property / plant & machinery / security, the particulars of which are given below, for the purpose of facility. 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 Rs (as negotiated 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 Letter of Empanelment letter issued to you by the Bank along with the Copy of relative Agreement with the Bank and accepted Terms and Conditions

4. Particulars of the assets to be valued :

- i. Factory Land & Buildings bearing Survey Number : 31 to 35, 48 to 51, 1 to 5, 26 & K/201, situated at Lakhmapur, Dindori, Nasik, 422202, (Rural), Admeasuring Total Area : 23605 sqmtr , () Factory Land & Buildings bearing Survey Number : 201, Dindori, Nashik, Maharashtra, 1, (Urban), Admeasuring Total Area : 13466 Sq. Meters,
- ii. Fixed Assets of the company at Plot No 911, 912, Phase 3, GIDC, DistValsad, Vapi. - 396195., Make : ., Hypothecation of Plant & Machinery
- iii. Fixed Assets created out of bank finance at (i) Gut No 201, Plot No 201/K, 5, 26, 31-35, & 48-51, Lakhmapur, Dindori, Nashik-422202., Make : ., Hypothecation of Plant & Machinery
- iv. Factory Land & Buildings bearing Survey Number : PLOT NO 911, 912 GIDC PHASE III VAPI , situated at 911, 912, VAPI, 396195, (Rural), Admeasuring Total Area : 3012 ,

4. You will indemnify and keep fully and effectively indemnified the Bank against all cost, 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 obtaining / being provided with incorrect or incomplete information from you or any of your Personnel.
5. You will also indemnify and keep indemnified the Bank against any loss or damage to any of Bank's information, documents, property, records, or other items while in your use or possession.
6. In addition to the above the Bank reserves the right to adopt any or all of the following course/s of action unless 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 means which the bank deems fit for recovery of the amount of actual loss suffered.
8. Please ensure that the valuation report submitted by you to the bank is in uniformity to the "Internationally Accepted Valuation Standards" as applicable for the respective class of assets.
9. You are required to submit the report in the format prescribed by the Bank within null days from acceptance of this letter and ensure that the valuation report is submitted to the branch only in a sealed cover envelope.

Yours faithfully,


For & on behalf of State Bank of India

Place : Mumbai

Date : 19/06/2023

Acknowledged By

[Signature of Valuer] Place

:

Date :

Copy to: Megafine Pharma Private Limited (owner of the assets with request to co-operate with the valuer appointed by the Bank).