

Rakesh Kumar Agarwal (Empanelled Valuer)
M/S R.K. Associates Valuers & Techno Engg. Consultants (P) Ltd.,
Office No. 912, Delta House 4, Opp. Raj Bhawan,
Government Place (North), Kolkata 700001,
Mobile No-09958632707, 0120-4324647, 0120-4110117
Email id- valuers@rkassociates.org

Letter No-IFBK/AMT-I/2024-25/17
Date-09/04/2023

Dear Sir,

LETTER OF ENGAGEMENT: VALUATION OF ASSETS FOR SHRIJAY FOILS LIMITED

With reference to your empanelment with this organisation, as a valuer in asset class(es) **Land & Building, plant & machineries** the undersigned on behalf of State Bank of India, **Industrial Finance Branch, Kolkata** 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 valuation. 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 as agreed / 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 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 are as under-

Sl No	Details for Valuation of Property
1	Unit no. 4A, having super built-up area of 880 sq. ft., on 4th floor of POORVI, Block- C, residential building of Integrated Township at Shrishtinagar, Asansol, WB 713 302 Lessee - Shri Shiv Kr. Bansal. Lease Deed No- I- 8937 dt. 30-12-2014
2	Unit no. 3D, having super built-up area of 1315 sq. ft., on 3rd floor of POORVI, Block- C, residential building of Integrated Township at Shrishtinagar, Asansol, WB 713 302 Lessee - Smt. Sharmila Bansal. Lease Deed No- I- 8938 dt. 30-12-2014
3	Unit no. B 7 - 2 & 4, admeasuring 2084 sq. ft., at Town House, Shristinagar, Asansol, WB 713 302. Lessee - Asansol Towers Pvt Ltd. (Allotment Letter)

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. In case of variation of 20% or more between the market and realizable values as per the valuation and the guideline value provided in the State Government notification or Income Tax Gazette, justification on variation has to be furnished by the Valuer.
10. Property values reported in leading newspapers as well as property portals such as magicbricks.com, 99acres.com, housing.com etc., wherever available are to be referred to and quoted.
11. Details of last two transactions in the locality are to be furnished in the valuation report, wherever available.
12. In case of variation of 20% or more between the market and realizable values as per the valuation and the guideline value provided in the State Government notification or Income Tax Gazette, justification on variation has to be furnished by the Valuer.
13. Please ensure that the format for valuation report is as per Bank's prescribed formats (Copy enclosed).
14. 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".
15. Contact Person of the Company: - Sri Rohit Poddar, Director, Contact No. – 9830067673

Yours faithfully,

Acknowledged



(R.K. Deepak)
Assistant General Manager & RM (AMT-I)
For & on behalf of State Bank of India
Place: Kolkata
Date: 09-04-2024

[Signature of Valuer]

Place: _____

Date: _____

Copy forwarded to: Shrijay Foils Ltd, Sikha Complex, Village Kharberia, P.O. Bishnupur, South 24 Paraganas, West Bengal – 743503 with a request to extend necessary co-operation with the valuer appointed by the Bank. Please note that cost in this regard will be borne by the company.

Enclosures- Copy of Title Deeds, and Annexure-1 as mentioned above.