

RK Associates
Office No.1212, 12th Floor,
Sunshine Tower, Senapati Bapat Marg,
Dadar West, Mumbai- 400 013

SBI/CBMUM/AMT-V/2024-25/52

Date: 21.05.2024

Dear Sir / Madam,

LETTER OF ENGAGEMENT

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 as agreed or 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 as under:

Suprindustrial Park Private Limited an SPV of ESR Group is developing an industrial and logistics park at Gondkhairi – Kalmeshwar road, Nagpur on a land parcel admeasuring ~56.86 acres. The built-up area of the project is ~14.18 lakh sq. ft. spread across 6 buildings.

The property being a freehold land for developing industrial and logistics park situated at Gondkhairi – Kalmeshwar Road, Nagpur have survey nos. 248/1 admeasuring 21,500 sq. mt., 248/2 admeasuring 23,600 sq. mt., 250 admeasuring 20,400 sq. mt., 253/1/253/2/1 admeasuring 10,500 sq. mt., 254/1 admeasuring 13,900 sq. mt., 259 admeasuring 13,400 sq. mt., 260 admeasuring 13,500 sq. mt., 261 admeasuring 17,400 sq. mt., 262 admeasuring 15,200 sq. mt., 264 admeasuring 25,000 sq. mt., 266 admeasuring 13,600 sq. mt., 390 admeasuring 24,500 sq. mt. and 391 admeasuring 17,600 sq. mt.

Valuation of Asset as per following methodology to be indicated in the Valuation Report:

- Discounted Cash flow Method (Present Value and Valuation on Completion)
- Direct Sales Comparison Method (Land and Building Method)



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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 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.

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: 21.05.2024



Acknowledged

[Signature of valuer]
Place:
Date:

Suprindustrial Park Private Limited

Date: 03rd June 2024

To

Ms Kirti Lakra,

(Manager – Business Development)

RK Associates Valuers and Techno Engineering Consultants Pvt Ltd

D-39 2nd floor Sector-2 Noida 201301

Subject: Appointment for Valuation of Logistics Park at Nagpur of M/s SUPRINDUSTRIAL PARK PVT LTD

We are pleased to inform you that you have been appointed to do the Valuation of Logistic Park at Nagpur of M/s Suprindustrial Park Pvt Ltd measuring around 58.16 Acre at fees of Rs.1,50,000 inclusive of GST and OPE. Please expedite the valuation exercise and submit the report at the earliest.

- Fees - Rs. 1,50,000 inclusive GST and OPE
- Advance - 15% (Rs.26,550/-)
- Remaining to be paid after submission of the acceptable report.
- Travel arrangements to be arranged by company (R K Associates).

We confirm that the balance payment made within 3 days upon receiving draft report.

For Suprindustrial Park Private Limited

Authorised Signatory



CIN: U52109MH2023PTC405247

Redg. Office: 2nd Flr Rm 218, Allied Indst Est Plot 569NCKelkr Mahim Mumbai – 400016, Maharashtra, India

Email ID: ind_legal@esr.com; Tel No. 022 6280 0000

CBI/CFB-FORT/2024-25/ 244-17

27.05.2024

RK Associates Valuers & Techno Engineering Consultants (P) Ltd
D-39, 2nd Floor,
Sector-2, Noida- 201301 (Delhi NCR)

Dear Sir,

Reg: Valuation of immovable property for M/s Suprindustrial Park Private Limited

We wish to assign the work of valuation of immovable property situated at Survey No. 248/1, 248/2, 250, 253/1/253/2/1, 254/1, 259(part), 260(part), 261, 262, 264, 266, 390, 391, At of village Selu, Tal. Kalmeshwar, Dist. Nagpur. of M/s Suprindustrial Park Private Limited .

You may contact the Company Official i.e. Mr. Arpit Shah at Mobile No. 9819918199.

You may also contact Mr. Santosh Jha , Asst. General Manager of our branch for the said assignment on this number:- 022-40785803 & Mr. Quamar Jamal . Manager at 022-40785804 who will co-ordinate with you for the said assignment. Your detailed independent valuation report has to cover all the necessary particulars required by us in our standard format. We request you to kindly submit your report at the earliest.

Thanking you.

Yours faithfully,


(SANTOSH JHA)
ASST. GENERAL MANAGER



CC: Suprindustrial Park Private Limited