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To,

R K Associates

55B, Mirja Galib Street Smartpave Corporate Center 8 th floor, Kolkata-16	D-39, 2 nd floor, Sector 2, Noida- 201301	E-309, 3 rd floor, E-wing, Crystal Plaza, OppInfiniti Mall New Link Road , Andheri (W) Mumbai-400053
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Ref: IFBKOL/AMT-II/2024-25/

Date:17.02.2025

Dear Sir,

LETTER OF ENGAGEMENT
XPRO India Ltd.

With reference to your empanelment with this organization, as a valuer in asset classes (Land & Building/Plant and Machinery/Securities or Financial Assets/Stocks and Trade/Agricultural Assets), the undersigned on behalf of State Bank of India, IFB Kolkata Branch/Office, do hereby, engage your service as valuer to assess the value of the property, the particular of which are given below, for the purpose of Security against the Loan.

All therelevant 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 upon 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 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:

S.No	Name of the Owner &/ or Leasehold by: Borrower: XPRO	Details of the Assets to be valued	Details of Title deeds or ownership Documents (Please specify Sale Deed No.
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	<u>India Ltd.</u>		etc.)
	Plant & Machinery	Land & Building	Other assets (please specify)
	NA	<p>1) Plot No-1457, 1456/2593 1456/2594 2592, 1458, 1459, 1468, 1469, 1470, 1471, 2843 Mouja- KADASOLE J.L.No-22 and Plot No 1316 & 1304 Mouja-GHUTGORIA JL No-24 P.S-Ba{ora Dist-Bankura</p> <p>2) Plot No. 32, Udyog Vihar, Greater Noida, Dist Goutam Budh Nagar, UP - 201 306</p> <p>3) E-90/1, MIDC, Industrial Area, Ranjangaon, Taluka-Shirur, Dist Pune, Maharashtra 412220</p>	Deed No.

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 within correct 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 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 required to submit the report in the format prescribed by the Bank within **10 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

[Signature with seal] [Signature of valuer]

Place: Kolkata

Date: 17.02.2025

Acknowledged

Place:

Date:

✓ Copy to: XPRO India Ltd. (Owner of the assets with request to co-operate with the valuer appointed by the Bank).



For & on behalf of State Bank of India

[Signature with seal]

Place: Kolkata

Date: 17.02.2025


Contact Person in XPRO India Ltd. , Mr. B Chatterjee 9775301727 .
Mail Id- bchatterjee@xproindia.com

Please also ensure to incorporate the following points along with the valuation report for our future compliance:

1. Valuation reports for the properties/ assets offered as security are in the Banks prescribed format.
2. Declaration-cum- undertaking along with Model Code of Conduct duly signed by the valuers along with the reports.

3. Valuation reports indicate Govt Guideline Value, Fair Market Value, Book Value, Realizable Value and Distress Sale Value of the property/ security (including plant& machinery).
4. Only realizable Value has been considered for reckoning with security coverage. (In respect of standard ongoing concern, WDV of P&M is reckoned for valuation purpose).
5. In case property(ies) offered as security is/are purchased on a recent date, viz., for a period up to one year from the date of registration of the property, lower of Registration Value or Realizable Value has been considered for arriving at the value.
6. 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.
7. Screen shots of GPS/ Internet sites like Google earth etc., are incorporated in valuation reports.
8. Photograph of owner of the properties / assets with properties in the background are enclosed to the valuation reports.
9. 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 is furnished in the valuation report.
10. 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.
11. Details of last two transactions in the locality, wherever available, are furnished in the valuation report.
12. Valuer has obtained and verified a certified copy of the approved/ sanctioned plan wherever applicable from the concerned office and attach it with the valuation report.

Yours faithfully,


AGM & RM AMT-II, SBI IFB Kolkata (01936)

