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ভারতীয় স্টেট ব্যাঙ্ক
भारतीय स्टेट बैंक
STATE BANK OF INDIA

LETTER OF ENGAGEMENT TO VALUER

R.K Associates Valuers & Techno Engineering Consultants (P) Ltd.
Smartpave Corporate Centre Saberwal House,
8th Floor 55B Mirza Galib Street (Near Park Mansion)
Kolkata- 700 016, West Bengal
Contact Person : Tarun Ghosh : 8588823177,9958632707

SBI/IFBKOL/AMT-III/24-25/ 160

Date : 17.02.2025

Dear Sir(s) / Madam,

LETTER OF ENGAGEMENT

With reference to your empanelment with this organisation, as a valuer in asset class(es) (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 (01936), do hereby, engage your service as valuer to assess the value of the property / plant & machinery / security, the particular of which are given below, for the purpose of periodic requirement of valuation report.

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 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: Mouza Hariharpur, Touzi No. 146, Pargana Anwarpur, J.L. No. 40, Revenue Survey No. 119, Comprised In Dag No. 1226, 1224, 1221 And 1225, Khaitan No. 583, 385/2, 369, 370 And Under Holding No. 78, Jessore Road, Ward No. 5, Within The Limits Of Barasat Municipality, South Barasat Police Station - Barasat District, 24 Pgs(N), Kol - 700127
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.



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বাণিজ্যিক গ্রাহক সমূহ (পূর্ব)
শিল্প বিত্ত সংস্থা শাখা, কলকাতা
জীবনদীপ বিল্ডিং, চতুর্থ ও পঞ্চম তল
১, মিডিলটন স্ট্রীট
কলকাতা - ৭০০ ০৭১

বাণিজ্যিক গ্রাহক সমূহ (পূর্ব)
औद्योगिक वित्त शाखा, कलकत्ता
जीवनदीप बिल्डिंग, ४थी और ५वीं मंजिल
1, मिडिलटन स्ट्रीट
कलकत्ता - 700 071

Commercial Clients Group (East)
Industrial Finance Branch, Kolkata
Jeevandeep Building, 4th & 5th Floor
1, Middleton Street
Kolkata - 700 071

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 (Copy enclosed).
10. You are required to submit the report in the format prescribed and ensure that the Valuation Report is submitted to branch only in a "Sealed Cover Envelope".
11. The details of contact person is/are as follows:

Name	Designation	Mob No.	Mail ID
Girish Pai	Finance Executive	9731824984	GIRISH.PAI@NARAYANAHEALTH.ORG

Yours faithfully,


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



Acknowledged

[Signature of valuer]

Enclosure: As stated above.

Date: 17.02.2025

Date:

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-III, SBI IFB Kolkata (01936)

