

THE AHMEDABAD MER. CO-OP. BANK LTD.
PREMCHANDNAGAR RD
AHMEDABAD-380005
GUJARAT INDIA

REGISTRATION NO. 938800-DB6702
DATE 02/03/2019
15:34

Signature

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GUJARAT		
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2019		



Serial No. 62656
 Name: KIFS International LLP
 Address: B-81, Pariseema Complex,
 C.G. Road, Ellisbridge, Ahmedabad
 Value: 19,38,800/-
 (Words) Nineteen thousand three hundred and eighty eight
 thousand eight hundred only
 The Ahmedabad Mer. Co-op. Bank Ltd.
 GUJ / SOS / AUTH / AV / 216 / 2008

Signature

Deed of conveyance

THIS INDENTURE made at Ahmedabad this 07 day of March 2019.

BETWEEN

SKZ DEVELOPERS LLP, (PAN : AANFK0821C), a Limited Liability Partnership, formed and registered under the Limited Liability Partnership Act, 2008, having its registered office at B/81, Pariseema Complex, Nr. Lal Bungalows, C. G. Road, Ellisbridge, Ahmedabad-380006, through its authorised Signatory **Mr. Viram Motibhai Desai**, hereinafter called "THE OWNER - PROMOTER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its partners as at present and from time to time and its successors and assigns) of the One Part AND

KIFS INTERNATIONAL LLP
Signature
 DESIGNATED PARTNER/PARTNER

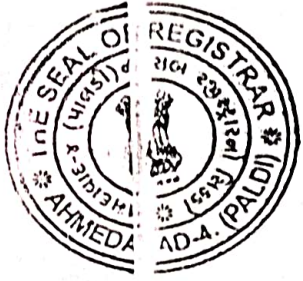
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KIFS INTERNATIONAL LLP [PAN No. AAQFK2892L] a Limited Liability Partnership, and its registered Limited Liability Partnership Sr. No. AAF-9434, having its registered office at: B-81, Puresema Complex, C.G. Road, Ellisbridge, Ahmedabad - 380 006. Through Its Authorised Signatory Mr. Rajesh Parmannand Khandwala aged about 54 Years, Occupation: Partner hereinafter called "THE PURCHASER - ALLOTTEE" which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include (in case of individual) his heirs, legal representatives, executors and successors, (in case of HUF) its members as at present and from time to time, and their respective heirs, executors and successors, (in case of Trust) its Trustees, beneficiaries and office bearers as at present and from time to time, (in case of Partnership firm) its partners as at present and from time to time, and the heirs and legal representatives of the last surviving partner, (in case of Company or Corporation) its successors) of the Other Part.



A. WHEREAS

1. The Owner - Promoter is owner, title holder and possessor of the land situate at Jodhpur (sim), Taluka Vejalpur (Old Taluka Ahmedabad City West), in the Registration District Ahmedabad and Sub District Ahmedabad - 4 (Paldi), bearing Final Plot No. 72, Sub Plot No. 1, of Town Planning Scheme No. 51 (Bodakdev-Makarba - Vejalpur), admeasuring about 10870 Sq.mts. referring to old Revenue survey Nos. 389 + 390/3 (Old Vejalpur (sim), Survey Nos. 1063 and 1064 respectively). (Hereinafter referred to as the "Project Land").

B. AND WHEREAS

1. One M/S. Khandwala and Zaveri Developers, a partnership firm, (Hereinafter referred to as the "Firm"), was seized and possessed of or otherwise well and sufficiently entitled to the Project Land above referred to, purchased by various Deeds of Conveyance, and the said Project Land stands registered in the name of the Firm in the revenue record. The name of the said Firm was changed to M/S. SKZ Developers as per Supplementary Deed of Partnership, dated 14th November, 2013.
2. Thereafter said M/S. SKZ Developers is converted to SKZ Developers LLP, as per LLP Agreement, dated 3rd April, 2014 made between Safal Construction Pvt. Ltd. and Khandwala and Zaveri Developers LLP, the then partners and only partners of M/S. SKZ Developers. Such SKZ Developers LLP is registered under LLP Identity No. AAC-2130 under the Limited Liability Partnership Act, 2008 and accordingly SKZ Developers LLP has become title holder and owner of the said Project Land from M/S. SKZ Developers as successors-in-title of and from said Firm.

C. AND WHEREAS

1. The Vendor purchased the said Project Land with a view to develop the same and to put up construction thereon for commercial and residential use, consisting of premises, like shops, show-rooms, offices and units, to market and dispose of the same.

D. AND WHEREAS

1. The Owner - Promoter prepared plans, specifications and designs for development of the said Project Land, to put up thereon two individual, separate and distinct projects, residential and commercial, on two separate parts of the said Project Land. The commercial project consists of building/s of two Blocks A and B, residential project consists of Building of two Blocks

KIFS INTERNATIONAL LLP

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DESIGNATED PARTNER/PARTNER

V. M. B...

C and D as per plans, specifications and designs sanctioned by the Ahmedabad Municipal Corporation (AMC) as per its Commencement Letter - Rajachiththi, dated 7th June, 2016, bearing No. 6157/240314/A1554/R1/M1 ("Project"). and revised Commencement Letter - Rajachiththi, dated 1st September, 2018 bearing No. 10468/240314/A1554/R2/M1 The Commercial Project is described as "PRIVILON". Residential Project is described as "PARIJAAT ECLAT". The demarcated and ear-marked land exclusive for the said Commercial Project is 5367.10 Sq.mts., 543.50 Sq.mts. of undivided share of common areas, in all aggregating to 5910.60 Sq.mts., more particularly described in the First schedule hereunder written (Hereinafter referred to as the "Project Land").

- 2. The Project has been registered as new on-going project under the provisions of The Real Estate (Regulations and Development) Act, 2016 (Hereinafter referred to as "RERA Act") with the Real Estate Regulatory Authority, at No. PR/GJ/AMDAVAD/AMDAVAD CITY/AUDA/MAA/01158/301217, dated 30th December, 2017.
 - 3. The residential project consists of building/s of two Blocks C and D sanctioned under the same said Commencement Letter - Rajachithy, dated 7th June, 2016. Additional FSI by way of 7588.27 sq.mts has been used in the said residential project by addition of construction of additional 8 floors and revised plan for the same is sanctioned by AMC. With the result, the new Commencement Letter- Rajachithi bearing No. 10469/ 240314/A1555/R2M1, 10470/240314/A1556/R2M1, dated 1st Sep, 2018 issued for the revised plans and the Project herein in accordance therewith
- E. AND WHEREAS

- 1. The Purchaser - Allottee herein desired to acquire and for the purpose reserved for him/her/it Commercial Premises in the Project, in as per AMC Block A/B , being Office No. B-22, (As per AMC approved plan Block- B) on the Twenty Two Floor, admeasuring about 505.58 Sq.mts. of as per definition of Carpet Area of RERA, super built up area is fixed at 9891 Sq. Ft. i.e. 919.24 Sq. Mtrs., Act with related interest in Project Land, more particularly described in the Second Schedule hereunder written (Hereinafter referred to as the "Unit"), at or for the price or consideration of Rs.3,95,64,000/- (Rupees Three Crores Ninety Five Lakhs Sixty Four Thousand Only).
- 2. The construction of the Said Unit is duly completed and ready for use with all required utilities of water, drainage, sewerage, electricity, common infrastructure of Project. The Project has been granted Building Use Permission by AMC, dated 22.01.2019, bearing No. BHNTI/NWZ/240314/GDR/A1554/R2/M1.
- 3. The said Project consists of several units to be disposed of to prospective purchaser - allottees. For the purpose of convenience and efficient management, running and maintenance of the common amenities and facilities with Project Land and for the common good, object and purposes of the purchasers - allottees of the units, and to meet the requirement of RERA Act, Society herein of the name "THE PRIVILON COMMERCIAL CO-OPERATIVE SERVICE SOCIETY LIMITED", is applied for registration on dated 28.10.2017, (Hereinafter referred to as the "Society") is formed to consist of purchasers - allottees of the units in the Project as its Members and Shareholders. The Purchaser - Allottee agrees to become member of the Society and shall be bound by its all rules, regulations, resolutions, decisions, directions, requirements and demands as may be prescribed, framed, imposed, omitted, or added from time to time.



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AND WHEREAS the Purchaser - Allottee has requested the Owner - Promoter to convey the Said Unit, more particularly described in the Second Schedule hereunder written in his favour by execution and registration of Deed of Conveyance which the Owner - Promoter has agreed in the manner as hereinafter appearing.

A. NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

PART-A
SALE



1. IN CONSIDERATION OF the premises sum of **Rs. 3,95,64,000/- (Rupees Three Crores Ninety Five Lakhs Sixty Four Thousand Only)** being the full consideration or sale price paid by the Purchaser - Allottee to the Owner - Promoter (payment and receipt whereof, the Owner - Promoter doth hereby admit and acknowledge and of and from every part thereof for ever acquit, release and discharge the Purchaser - Allottee), the Owner - Promoter grant, convey and assure unto the Purchaser - Allottee the Said Unit, more particularly described in the Second Schedule hereunder written, TOGETHER WITH other common interest and benefits of the Project and usually held, used, occupied and enjoyed therewith or reputed or known as part or member thereof and to belong to or be appurtenant thereto, subject however to as stated hereafter.
2. THE PURCHASER - ALLOTTEE TO HAVE AND TO HOLD all and singular the Said Unit hereby given, granted, conveyed and assigned and intended or expressed so to be with their and every of their rights, members and appurtenances unto and to the use and benefit of the Purchaser - Allottee for ever and SUBJECT to the payment of all rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Panchayat, Ahmedabad Municipal Corporation, State of Gujarat or any other public body or public authority in respect thereof and FURTHER SUBJECT TO obligations, conditions, restrictions, prohibition, acceptance, stipulations and regulations attached to and running with the Said Unit and binding on the Purchaser - Allottee contained in Annexure "A" hereto.
3. The Owner - Promoter hereby for itself, its executors, administrators and assigns covenant with the Purchaser - Allottee that notwithstanding any act, deed, matter or thing whatsoever by the Owner - Promoter or any person or persons lawfully or equitably claiming by, from, through, under or in trust for them made, done, committed, omitted or knowingly or willingly suffered to the contrary, IT, the Owner - Promoter now has in itself good right, full power and absolute authority to give, grant, convey, and assign the Said Unit hereby given, granted, conveyed, assured and assigned or intended so to be unto and to the use of the Purchaser - Allottee.
4. The Owner - Promoter hereby for itself, its executors, administrators and assigns covenant with the Purchaser - Allottee that it shall be lawful for the Purchaser - Allottee from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the same and receive the issues and profits thereof and of every part thereof to and for his own use and benefits, without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Owner - Promoter or by any person or persons lawfully or equitably claiming by, from, under or in trust for them, but subject to aforesaid.
5. The Owner - Promoter hereby for itself, its executors, administrators and assigns covenant with the Purchaser - Allottee that the Owner - Promoter agrees at the request and cost of the Purchaser - Allottee do and execute all such further and other lawful and reasonable acts, deeds, things, matters and

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writings for more properly transferring and vesting the Said Unit into the Purchaser - Allottee.

B. The Purchaser - Allottee has specifically agreed, undertaken, accepted, acknowledged, confirmed and covenanted with the Owner - Promoter that the Said Unit is given, granted, conveyed, transferred and assigned by the Owner - Promoter unto the Purchaser is also subject to the followings.

- i) Obligations, conditions, restrictions, prohibitions, acceptance, stipulations and regulations contained in Annexure "A" hereto and on the part of the Purchaser - Allottee understood, confirmed, accepted, agreed to be observed and performed, and the same shall be covenants running with the Said Unit.
- ii), a) The Society herein is an association of allottees of the units in the Project to be formed as envisaged under section 11 (4) (e) of the said RERA Act for the objects and purposes and rights and duties of and under the other applicable provisions of the said RERA Act, rules, regulations and guidelines framed / issued thereunder. The Society herein at all time and as the nature and circumstances may require from time to time, as and when assigned, agrees to undertake, carry-out and perform its duties and obligations and exercise rights, powers and authorities in accordance with the provisions of the said RERA Act rules, regulations and guidelines framed / issued thereunder and under the provisions of these presents.
- b) The right and interest of the Purchaser - Allottee herein as regards their (123.69 Sq.mts.) undivided share in the Project Land, alongwith undivided share in common areas has been agreed to be managed, maintained, administered, looked-after, taken care, etc. and for the purpose held Society in fiduciary capacity. The Purchaser - Allottee herein gives his irrevocable consent for the same.
- c) All matters and things relating to Project Land and Project and more particularly common Area as per RERA Act subject to other provisions herein, including without limitation of Annexure "A" hereto in general shall be attended, managed and governed by / through Society and shall be binding upon the Purchaser - Allottee. The Purchaser - Allottee herein shall not raise any dispute or objection or challenge for the same. Any attempt to do shall be null and void.
- iii) The Society shall unless the context otherwise requires have the meaning rights and duties assigned to association of allottees under the said RERA Act.
- iv) The Purchaser - Allottee accept, confirm and record that he has been given copies of all documents, details, particulars, as are specified under the said RERA Act and the rules and regulations made thereunder, and the Purchaser - Allottee is satisfied in respect of the same. The Purchaser - Allottee further agree and confirm that the Owner - Promoter to his satisfaction carried out all functions, duties and obligations imposed upon the Promoter under the said RERA Act, rules, regulations and guide-lines framed / issued thereunder and the Purchaser - Allottee has no complaint or grievance or objection of any nature whatsoever in respect of the same.
- v) If any provision of this Conveyance shall be determined to be void or unenforceable under the applicable laws, such provisions of this Conveyance shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Conveyance and to the extent necessary to conform to the applicable law, as the case may be, and the remaining provisions of this Conveyance shall remain valid and enforceable as applicable at the time of execution of this Conveyance.



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- vi) The Purchaser - Allottee shall at all times and ~~from time to time~~ and properly abide by, observe and perform the rules, regulations and decisions of the Owner - Promoter / Society as regards general administration, management, maintenance, repair, addition, omission, upgrade, etc. of the common amenities, facilities, services, infrastructures and conveniences of the said Project and generally of common interest and benefit of the allottees of the premises - units in the Project.
- vii) Without any adverse effect or impact on and without prejudice to sole and absolute ownership, possession, power and control of Owner - Promoter of the Project and, its unrestricted, un-fetered and un-hindered rights interests, benefits, advantages and privileges of the Owner - Promoter in respect thereof.
- viii) Any transfer or assignment inter- vivous or by operation of law or any disposal in any manner whatsoever by the Purchaser - Allottee or by way of transmission on account of inheritance or succession, shall take effect along with the share and membership of the Society and as per rules, regulations, resolutions, decisions and policies of the Society in force from time to time.

C. All stamp duty and registration charges, present and future, legal fees and all other out of pocket expenses in respect of these presents have been agreed to be borne and paid by the Purchaser - Allottee only.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands and seal the day and year first hereinabove written.

:- THE FIRST SCHEDULE ABOVE REFERRED TO :-
(Description of Project Land)

ALL THAT piece and parcel of land or ground, hereditaments and premises situate at Jodhpur (sim), Taluka Vejalpur, in the Registration District Ahmedabad and Sub District Ahmedabad - 4 (Paldi), bearing Final Plot No. 72, Sub Plot No. 1, of Town Planning Scheme No. 51 (Bodakdev-Makarba - Vejalpur), admeasuring about 10870 Sq.mts., consisting of 5910.60 Sq.mts., and delineated with red colour and green colour boundary line respectively on the plan annexed herewith, old Revenue survey Nos. 389 + 390/3 (Old Vejalpur (sim), Survey Nos. 1063 and 1064 respectively).

:- THE SECOND SCHEDULE ABOVE REFERRED TO :-
(Description of Unit reserved for allotment)

ALL THAT Unit No. B-22, in Block B, (As per AMC approved plan Block- B) on Twenty Two Floor, admeasuring about 505.58 Sq.mts. of Carpet Area, in the Project known as "PRIVILON", constructed on the Project, more particularly described in the First Schedule hereinabove written,

TOGETHER WITH

(123.69 Sq.mts.) variable, indivisible, impartible, non-specific and undivided share in the said Project Land more particularly described in the First Schedule hereinabove written to be held by and to be in the power, control and management of Society, **THE PRIVILON COMMERCIAL CO-OPERATIVE SERVICE SOCIETY LIMITED.**

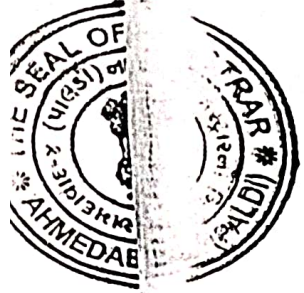
The Said Unit is shown with red colour boundary line on the Floor Plan annexed herewith as Annexure "B".

KIFS INTERNATIONAL LLP

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DESIGNATED PARTNER/PARTNER

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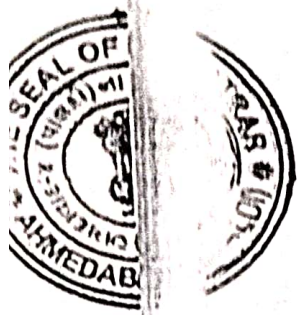
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THE UNIT NO. B-22 ON TWENTY TWO FLOOR IS BOUNDED AS UNDER

- | | | |
|---------------------|---|----------------------|
| On or towards East | : | Internal Road |
| On or towards West | : | Internal Garden Area |
| On or towards North | : | Basement Ramp Area |
| On or towards South | : | Open Space Area |



SIGNED, SEALED & DELIVERED
 BY THE WITHINNAMED:
 SKZ DEVELOPERS LLP
 Through its Authorised Signatory
 Mr. Vram Motibhai Desai

V. M. Desai

In the presence of :

1. *[Signature]*
2. *[Signature]*

KIFS INTERNATIONAL LLP
[Signature]
 DESIGNATED PARTNER/PARTNER

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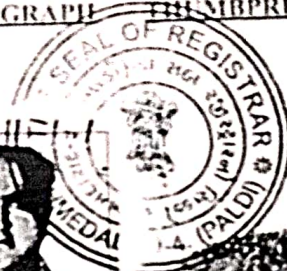
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SCHEDULE AS PER SECTION 32 (A) OF REGISTRATION ACT.

OWNER - PROMOTER
AFORESAID

PHOTOGRAPH THUMBPRINT



Viram Motibhai Desai

SKZ DEVELOPERS LLP
Through its authorised Signatory
Mr. Viram Motibhai Desai

PURCHASER - ALLOTTEE
AFORESAID

PHOTOGRAPH THUMBPRINT



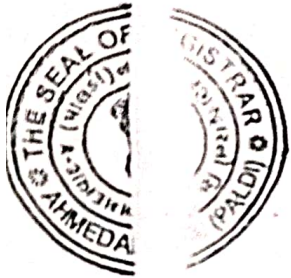
KIFS INTERNATIONAL LLP

Rajesh Parmanand Khandwala

DESIGNATED PARTNER/PARTNER

Rajesh Parmanand Khandwala

KIFS INTERNATIONAL LLP
Through Its Authorised Signatory
MR. RAJESH PARMANAND KHANDWALA



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Gujarat Real Estate Regulatory Authority (RERA)

Government of Gujarat

Website: gurera.gujarat.gov.in, Email: inforera@gujarat.gov.in

FORM - C REGISTRATION CERTIFICATE OF PROJECT

[See Rule 6(1)]

1. This registration is granted under section 5 to the following project under project registration number :-

PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA01158/301217

Project Name & Address :-

PAARIJAT ECLAT AND PRIVILON
AMBALI ROAD, NEAR ISCON TEMPLE, OFF S.G. HIGHWAY, VIKRAM NAGAR, AHMEDABAD, Ahmedabad City,
Ahmedabad, Gujarat

Remarks: TP/Royudo Village: 51 (Dodakdev- Makarba-Vejalpur), FP/Survey No. 72 (Mojd :- Jodhpur , Ta. & Dist. :-
Ahmedabad , R.S.No. :- 1063 , 1064), Sub Plot: 1, Block: A + B , C , D

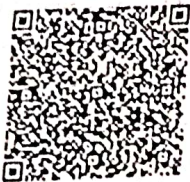
Promoter Name & Address :-

SKZ DEVELOPERS LLP Limited Liability Partnership
B-81, PARISEEMA COMPLEX, C G ROAD, ELLISBRIDGE, Ahmedabad, Gujarat-380008

2. This registration is granted subject to the following conditions, namely:-

- (i) The promoter shall enter into an agreement for sale with the allottees as prescribed by the appropriate Government.
 - (ii) The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment, plot or building, as the case may be, or the common areas as per section 17.
 - (iii) The promoter shall deposit seventy per cent. of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4.
 - (iv) The registration shall be valid for a period of 4 Years, 10 Months, 11 Days commencing from Dt. 2014-08-20 and ending with Dt. 2019-06-30 unless renewed by the Real Estate Regulatory Authority in accordance with section 6 read with rule 7 of the Act: rules made thereunder.
 - (v) The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder.
 - (vi) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

Date: 2017-12-30
Place: Gandhinagar



Validity unknown

Digitally Signed by: BHAIK. JOSHI
Reason: Digitally Signed Certificate
Location: Gandhinagar
Signed Date: 30/12/2017 05:43:27 PM

Signature and Seal of the Secretary
Gujarat Real Estate Regulatory Authority

20/12/2017

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Gujarat Real Estate Regulatory Authority (RERA)

Government of Gujarat

Website: gujrera.gujarat.gov.in, Email: inforera@gujarat.gov.in

FORM - C

REGISTRATION CERTIFICATE OF PROJECT

[See Rule 6(1)]

1. This registration is granted under section 5 to the following project under project registration number :-

PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA01168/301217

Project Name & Address :-

PAARIJAT ECLAT AND PRIVILON

AMBALI ROAD, NEAR ISCON TEMPLE, OFF S.G. HIGHWAY, VIKRAM NAGAR, AHMEDABAD, Ahmedabad City, Ahmedabad, Gujarat

Remarks: TP/Revenue Village: 51 (Bodakdev- Makarba-Vejalpur), FP/Survey No. 72 (Mojd :- Jodhpur, Ta. & Dist. :- Ahmedabad, R.S.No. :- 1063, 1064), Sub Plot: 1, Block: A + B, C, D

Promoter Name & Address :-

SKZ DEVELOPERS LLP Limited Liability Partnership

B-81, PARISEEMA COMPLEX, C G ROAD, ELLISBRIDGE, Ahmedabad, Gujarat-380008

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees as prescribed by the appropriate Government.
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment, plot or building, as the case may be, or the common areas as per section 17.
 - The promoter shall deposit seventy per cent. of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4.
 - The registration shall be valid for a period of 4 Years, 10 Months, 11 Days commencing from Dt. 2014-08-20 and ending with Dt. 2019-08-30 unless renewed by the Real Estate Regulatory Authority in accordance with section 6, read with rule 7 of the Act: rules made thereunder.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder.
 - The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

Date: 2017-12-30
Place: Gandhinagar



Validity unknown

Digitally Signed by: SHASHI K. JOSHI
Reason: Digitally Signed Certificate
Location: Gandhinagar
Signed Date: 30/12/2017 05:43:27 PM

Signature and Seal of the Secretary
Gujarat Real Estate Regulatory Authority

20/12/2017



LETTER OF ENGAGEMENT TO VALUER

Mr/Ms/M/s Kakode & Associates (Empanelled Valuer)
Address : 102, Samarth Estate, Lt. Prakash Kotnis Road,
Near Hinduja Hospital, Mahim (W), .
Mumbai, .
Andaman and Nicobar - 400016
Dear Sir(s) / Madam,

LETTER OF ENGAGEMENT

With reference to your empanelment with this organisation, as a valuer in asset class (es) Immovable Property, the undersigned on behalf of State Bank of India, IFB MUMBAI(14) 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 Fund Based and Non Fund Based 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 0.00 (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 :

Sr. No.	Name of Owner &/or Lease hold by	Assets to be Valued		
		Asset Type	Details of Asset	Other details / description
1	KIFS International LLP	Immovable Property	Survey No- 1063 and 1064 Extent Details- Address- Unit No. B/22, B Block, Privilon, Mouje Jodhpur, Taluka Velajpur, District Ahmedabad, Gujarat Pin Code- 380059 Boundaries: North- Basement Ramp Area South- Open Space Area	Title Deed No- 2869/2019 Registering Authority- SRO, Ahmedabad 4 Place of Registration- Ahmedabad State of Registration- Gujarat Date of Registration- 07-03-2019 Purchased From- Document Value- 3.95

1	KIFS International LLP	Immovable Property	East- Internal Road West- Internal Garden Area	Title Deed No- 2809/2019 Registering Authority- SRO, Ahmedabad 4 Place of Registration- Ahmedabad State of Registration- Gujarat Date of Registration- 07-03-2019 Purchased From- Document Value- 3.95
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5. 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.

6. 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.

7. 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:

- depanel and/or remove the name of the Valuer from the list of Valuers on the panel of the Bank
- blacklist the Valuer and display the name of the Valuer in the list of blacklisted Valuers
- share the information of such depanelment or removal or blacklisting with Indian Banks Association or Insolvency and Bankruptcy Board of India (IBBI) or both
- 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
- 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 ti the ``Internationally Accepted Valuation Statndards`` as applicable for the respective class of assets.

9. You are required to submit the report in the format prescribed by the Bank within 25 days from acceptance of this letter and ensure that the valuation report is submitted to the branch only in asealed cover envelope.

Yours faithfully,



For & on behalf of State Bank of India

[Signature with seal]

Place :

Date :

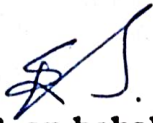
Acknowledged By

[Signature of Valuer]

Place :

Date :

Copy to: (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: Mumbai

Date: 23.01.2025