



BOB:MIDBOM:ADV:/SMC/ 2021-22/

Date: 07.03.2022

M/s.RK Associates
DBS Heritage House,
Prescott Street,
Fort, Mumbai – 400001

Dear Sir/ Madam,

RE: M/S SMC Infrastructure Private Limited – Valuation Report

This has reference to the captioned subject wherein the company is enjoying various credit facilities sanctioned from our bank and all the facilities are secured by way of charge over following securities under Consortium banking arrangements:

Sr.	Nature of Security
1	First pari-passu charge on registered mortgage of office premises of the company at office No. 105, building known as Konark Towers at Panchpakhari Ghantali Road, Thane (W) – MV - Rs. 4.07 Crs. (RV - Rs. 3.66 Crs as per valuation report dated 01.10.2018) Asset ID: 200000604745, Security Interest Id: 400000604971
2	First pari-passu charge on registered mortgage of office premises of the company at Office No. 101, Akruti SMC Building, LBS Marg, Near MSRTC Bus Stop, Khopat, Thane (W), obtained on lease from MSRTC Thane for 30 years, with a further right to extend the lease period for next 30 years having MV of about Rs. 25.23 Crs. (RV-Rs. 22.71 Crs as per valuation report dated 01.10.2018) Asset ID: 200000624165, Security Interest Id: 400000624399
3	Second pari passu charge by way of registered mortgage on the property situated at Bhusari Colony, Taluka-Haveli, at Pune, Flat bearing No. 101, located on the 1st floor in the proposed condominium of apartments by the name "Kanchan Vihar" or any other name along with exclusive right to use car parking space bearing no. 9, including its movable properties, MV - Rs. 0.83 Crs. (RV - Rs. 0.75 Crs as per valuation report dated 03.10.2018) Asset ID: 200028895529, Security Interest Id: 400028946386
4	First pari-passu charge by way of hypothecation of unencumbered machinery owned by the company.

Corporate Financial Services Branch

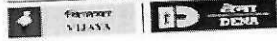
222, Ground Floor, Maker Chambers IV, Near Vidhan Bhavan, Nariman Point, Mumbai – 400 021. Tel: +91 (22) 2204 8391/92

E-mail: midbom@bankofbaroda.com, Web: www.bankofbaroda.com





बैंक ऑफ बड़ौदा
Bank of Baroda

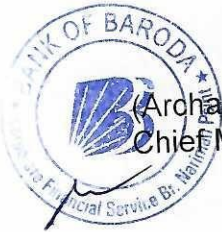


In this connection, we request you to carry out valuation of the above mentioned securities following strict guidelines of our bank to protect Bank's interest with the following additional/specific details and submit your report within -7- working day:

1. Valuer / Valuer firm/Engineer to personally Inspect & make discrete inquiry of the property and certify/comment specifically regarding identification of property and its area.
2. Valuation of the Property with area as per title of the Ownership and confirmation of its genuineness/correctness and with insurable value of property. Report should contain separate valuation viz. Market/Realizable/Distress/Govt./circle rates.
3. Any other information useful to bank, based on your experience to protect bank's interest.

You may contact Mr.Prakash Shelar (Mob: 8657913566), Mr.Henamant Ghadge (Mob: 9867170776) for information/documents of the property).

Yours faithfully,



(Archana Vishwakarma)
Chief Manager

Corporate Financial Services Branch

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