

To

Bank of Baroda,  
Baroda Corporate Centre  
C-26, G Block,  
Bandra Kurla Complex, Bandra East,  
Mumbai, 400051

Kind Attention : Deputy General Manager ,MMWR / Chief Manager MMWR

Sub: Request for sanctioning of Rs. 95.0 Crores Rental Discounting Facility for a term of 15 Years to Prestige Properties

Dear Sir,

We appreciate the interest that your esteemed bank has shown in our proposal for Rs. 95.0 Crores Rental Discounting Facility for a term of 15 Years.

We are keen to proposal was discussed for further consideration of the Bank.

Borrower	Prestige Properties			
Nature of Facility and Amount	The Company has requested for the following credit facilities from BOB: -			
	Sr. No.	Particulars	Lender Name	Amount (INR Crs.)
	1	Term Loan Limits (FRR)	Bank of Baroda	95.0
	Total			95.0
Purpose	The proposed facility shall be utilized in the following manner.			
	Sr. No.	Particulars	Amount (INR Crs.)	
	1	Repayment of LRD Term Loan O/s	69.75	
2	Provisional Balance -	2.25		

### PRESTIGE PROPERTIES

Corporate Office: Silver Utopia, Ground Floor, Cardinal Gracious Road, Chakala, Andheri East, Mumbai - 400099.  
Tel: +91 22 2830 5000/10/20 | Fax: +91 22 28373977 | Email : mail@thesilvergroup.co.in | Website: www.thesilvergroup.co.in



	Repairment and Refurbishment of building	
3	Long term loan	23.00
	<b>Total</b>	<b>95.0</b>
<b>Tenor of the Loan</b>	Door to door tenure of 15 Years (180 Months) with no moratorium period	
<b>Rate of Interest</b>	8.50% p.a.	
<b>Repayment Terms</b>	<p>The Company has requested the term loan facility for a door-to-door tenure of 15 Years (180 Months) with no moratorium period requested.</p> <p>Repayment Terms: Repayment will be done in 180 structured monthly instalments as per Lease rentals cash flow (i.e. in structured instalments and interest to be serviced on monthly basis).</p>	
<b>Security</b>	<p><u>Primary:</u></p> <ol style="list-style-type: none"> <li>1. Exclusive charge by way of mortgage of properties whose lease rentals are being discounted for the proposed facility</li> <li>2. Unit no 210 B and 301 A having chargeable area of 20122 sq ft and 25900 sq ft in Silver Utopia building constructed on survey no 48 and city survey no 477, 477/1 and survey no 47 , Village chakala, Andheri East , Mumbai.</li> <li>3. Escrowing of lease Rentals / license fees on warehouse facilities worth Rs. 74 Lakhs per month.</li> </ol>	
<b>Guarantees</b>	<ul style="list-style-type: none"> <li>• Mrs. Nancy Mehta – Net Worth of Rs. XX Crores as at 31<sup>st</sup> March 24</li> <li>• Mr. Mukesh Mehta – Net Worth of Rs. XX Crores as at 31<sup>st</sup> March 24</li> </ul>	
<b>Processing Fees</b>	Rs 20 Lacs + applicable taxes	

The details of the units currently leased for a period of 5 years and the current lease rent is as follows:

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Unit	Start date	Lessee Name	Gross Rent (Dec 2024)
301A	05-12-23	Indostar Capital Finance Limited	42,61,515
201B	13-01-23	Pharmarack Technologies Private Limited	31,84,650
			74,46,165

Kindly note that we have the lower TDS deduction certificate @1.5% which is enclosed herewith.

We are also submitting the following information

- 1) Last 3 years Annual report, ITR and computation of Prestige Properties
- 2) Last 3 years ITR and computation of promoters
- 3) Lease deeds of the units to be mortgaged
- 4) Loan Account statement
- 5) Property deed
- 6) Networth statement of promoter
- 7) Sanction letters

Request your kind cooperation in sanctioning us the facility at the earliest.

For Prestige Properties



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