



# SMT ENGINEERING LIMITED

(Formerly known as Adarsh Mercantile Limited)  
Corporate Identity Number (CIN): L33120MP1992PLC080093

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Reg.Off : Plot No. 23d 'Sector A' Sanwer Road Industrial Area,  
Near Parle G Biscuit Factory, Indore 452015 (M.P.) India.

Date: 05<sup>th</sup> December, 2025

To,  
The Chief General Manager  
Listing Operation,  
BSE Limited,  
20th Floor, P. J. Towers,  
Dalal Street,  
Mumbai - 400 001.

Unit: SMT Engineering Ltd (Scrip code: 538563)

**Subject: Intimation under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 - Execution of an Equitable Mortgage by Deposit of Title Deeds by Material Subsidiary**

Dear Sir/Madam,

Pursuant to Regulation 30, read with Para B of Part A of Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we hereby inform that Sai Machine Tools Private Limited, a wholly owned - material subsidiary of the Company, has executed an Equitable Mortgage by Deposit of Title Deeds in favor of Punjab National Bank, in connection with an existing credit facility of Rs. 45.33 Crores.

The details as required under Listing Regulations read with SEBI Master Circular no. SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024 and Circular no. SEBI/HO/CFD/CFD-PoD-2/CIR/P/2024/185 dated December 31, 2024 are enclosed as Annexure A.

Kindly arrange to take the same on your records.

**For SMT Engineering Limited**  
**(Formerly known as Adarsh Mercantile Limited)**

**Ajay Jaiswal**  
**Managing Director**  
**DIN: 01754887**

## Annexure-A

Information as per SEBI Master Circular no. SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024 read with Regulation 30 of the Listing Regulations:

S. No.	Particulars	Details
1.	Name(s) of parties with whom the agreement is entered	Sai Machine Tools Private Limited - Mortgagor Punjab National Bank - Mortgagee
2.	Purpose of entering into the agreement	To create an Equitable Mortgage by Deposit of Title Deeds.
3.	Size of agreement	Rs. 45.33 Crores
4.	Shareholding, if any, in the entity with whom the agreement is executed	Not Applicable
5.	Significant terms of the agreement (in brief) special rights like right to appoint directors, first right to share subscription in case of issuance of shares, right to restrict any change in capital structure etc.	Type of Facility: Credit Facilities (including Fund Based Limit, Non-Fund Based Limit and Term Loan)  Further, as this pertains to the Mortgage of Properties, no such special rights are applicable to the agreement.
6.	Whether, the said parties are related to promoter/promoter group/ group companies in any manner. If yes, nature of relationship	Sai Machine Tools Private Limited is a Wholly Owned Material Subsidiary, having common Directors and Promoters.
7.	Whether the transaction would fall within related party transactions? If yes, whether the same is done at "arm's length"	No
8.	In case of issuance of shares to the parties, details of issue price, class of shares issued	Not Applicable
9.	In case of loan agreements, details of lender/borrower, nature of the loan, total amount of loan granted/taken, total amount outstanding, date of execution of the loan agreement/sanction letter, details of the security provided to the lenders /by the borrowers for such loan or in case outstanding loans lent to a party or borrowed from a party become material on a cumulative basis.	Punjab National Bank - Lender Sai Machine Tools Private Limited - Borrower  Nature of Loan: Credit Facilities (including Fund Based Limit, Non-Fund Based Limit and Term Loan)  Loan Amount: 45.33 Crores Date of Execution of Equitable Mortgage: 04.12.2025  Security: Equitable Mortgage by Deposit of Title Deeds over the following:  i) Building admeasuring 28340 Sq.ft. located at Plot No. 28/B-1 & 32-C, Sector-A, Industrial Area, Sanwer Road, Indore (M.P.)  ii) Building admeasuring 5200 Sq.ft. located at Plot No. 25-B, Sector-A, Industrial Area, Sanwer Road, Indore (M.P.)

		<p>iii) Building admeasuring 10010 Sq.ft. located at Plot No. 23-D, Sector-A, Industrial Area, Sanwer Road, Village Sukhliya, Indore (M.P.)</p> <p>Further, the promoters have also extended personal properties to secure the said existing credit facilities.</p>
10.	Any other disclosures related to such agreements, viz., details of nominee on the board of directors of the listed entity, potential conflict of interest arising out of such agreements, etc.	Not Applicable
11.	In case of termination or amendment of agreement, listed entity shall disclose additional details to the stock exchange(s)	Not Applicable