

# LENDERS INDEPENDENT ENGINEERS REPORT



Name of Owner: M/s. Krushna Cotex Private Limited

Plant Location: - Gat No. 27, Village-Dahiwad, Taluka-Shipur, District Dhule, PIN Code-425 405,  
State- Maharashtra, Country-India.



**Report Prepared For**

**State Bank of India**

**Industrial Finance Branch, Andheri**

102, Natraj, 194, Sir. M.V Road, W.E Highway-Metro Junction, Andheri (E )

Mumbai – 400 069, State – Maharashtra, Country – India

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# Vastukala Consultants (I) Pvt. Ltd.

LIE Report Prepared for: SBI / IFB Andheri Branch / M/s. Krushna Cotex Private Limited (11578 / 2308491) Page 3 of 78

Vastu/Mumbai/08/2024/11578/2308491  
03/8-31 APU  
Date: 08.08.2024

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## 1. PREAMBLE

**State Bank of India**, Industrial Finance Branch, Andheri, 102, Natraj, 194, Sir. M.V Road, W.E Highway-Metro Junction, Andheri ( E ), Mumbai – 400 069, State – Maharashtra, Country – India has appointed **M/s Vastukala Consultants (I) Pvt. Ltd. (VCIPL)** as Lender’s Independent Engineers for inspection and monitoring the progress of proposed processing and made ups Unit with approx. 60 000 meters/day fabric processing and 5,000 sets/day sheeting sets facility of Rs. 191.71 Crores by **M/s Krushna Cotex Private Limited**, (hereinafter referred to as either “KCPL or “the borrower” or “the company”) on behalf of lenders. **M/s Krushna Cotex Private Limited** is the borrower and the project is financed by State Bank of India as per the table mentioned below: -

(Rs in Cr)		
S. No	Particular	Proposed
1	Term Loan from State Bank of India, IFB-Andheri ( E ) Branch	123.00
2	Promoters Contribution	68.71
	<b>Total</b>	<b>191.71</b>

Pursuant to instructions from Relationship Manager of **State Bank of India**, Industrial Finance Branch, Andheri, 102, Natraj, 194, Sir. M.V Road, W.E Highway-Metro Junction, Andheri ( E ), Mumbai – 400 069, State – Maharashtra, Country – India, as appointment of Lender’s Independent Engineer, our Engineer visited 3<sup>rd</sup> time at project site of proposed processing and made ups Unit with approx. 60,000 meters/day fabric processing and 5,000 sets/day sheeting sets facility at Gat No. 27, Village-Dahiwad, Taluka-Shipur, District Dhule, PIN Code-425 405, State- Maharashtra, Country-India on 24.06.2024 with a view to ascertain and certify the quantity and amount of work progressively undertaken by the borrower.




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## 2. ASSIGNMENT OVERVIEW

### 2.1 NATURE OF ASSIGNMENT

To review the status of the proposed processing and made ups Unit with approx. 60,000 meters/day fabric processing and 5,000 sets/day sheeting sets facility at Gat No. 27, Village-Dahiwad, Taluka-Shipur, District Dhule, PIN Code-425 405, State- Maharashtra, Country-India on behalf of **State Bank of India**, Industrial Finance Branch, Andheri, 102, Natraj, 194, Sir. M.V Road, W.E Highway-Metro Junction, Andheri (E), Mumbai – 400 069, State – Maharashtra, Country – India (Lender's).

### 2.2 SCOPE OF WORK: -

The scope of work is under: -

- Executive Summary, Brief Profile/ Basic information of the applicant Company.
- Periodic Progress Monitoring Report.
- Financial Progress.
- Project Cost, Means of Finance details and Expenses.
- Bank related details.
- Physical Progress.
- Site Visit.
- Present Physical Status of the Project.
- Building & Civil Work
- Status of Plant & Machinery and Miscellaneous Fixed Assets.
- Verification of Invoice/ Purchase Orders.
- Details of Plant & Machinery Installed.
- Statutory Approvals for the Projects
- Monitoring of obtainment of the statutory approvals, clearances from appropriate authorities.
- Monitoring of the actuals with the timelines initially set for different stages of implementation for monitoring the time over run if any.
- Verification of the invoices and validation of the rates/commercial terms and conditions thereof vis-a-viz the original projections.
- Environmental Clearances.



### 2.3 DATE OF VISIT: -

- VCIPL's Engineer has visited the project site 3<sup>rd</sup> time on 24.06.2024.

### 2.4 DOCUMENTS PROVIDED FOR VALUATION: -

The following documents were perused during the said assignment:

- Letter for Commercial Advance-Sanction of Credit Facilities issued by **State Bank of India**, Industrial Finance Branch, Andheri, 102, Natraj, 194, Sir. M.V Road, W.E Highway-Metro Junction, Andheri (E ), Mumbai – 400 069, State – Maharashtra, Country – India vide Letter No. SBI/IFB/AND/AMT III/2022-23/28 dated 02.05.2022.
- TEV Report prepared by M/s. Kakode Associates Consulting Pvt. Ltd. dated January 2022.
- Articles of Association.
- Memorandum of Association.
- PO for Processing Machines Unloading, Erection, Machine piping issued to Enaky Engineering, Mumbai vid Ref. PO No. KCPL/23-24/15 dated 28.06.2023.
- PO for Erection of Thermic Fluid Heater Parts issued to Konark Fabtech India Pvt. Ltd., Nashik vid Ref. PO No. KCPL/23-24/16 dated 03.08.2023.
- Agreement to Lease dated 24.03.2022 made between M/s. Deesan Infrastructure Pvt. Ltd. (“the Lessor”) and M/s. Krushna Cotex Pvt. Ltd. (“the Lessee”) for Let out space admeasuring 10,999.00 Sq. M to the Lessee on lease for the lease rent for the period of 29 year.
- Provisional Balance Sheet as at 31.03.2023.
- Implementation Schedule.
- Certificate of Incorporation.
- Company's PAN Card.
- Sanction Letter for technical estimate & load for New-HT Power supply of Contract demand of 1765 KVA and connected load of 1412 kW under 1.3% Norm. Charges under DDF Scheme issued by superintending Engineer, MSEDCL, Dhule Circle dated 30.01.2023.
- Process House Site Plan.
- Project Details.
- Machinery List.
- Bank account Statement.

- CA Certificate for cost incurred till 30.09.2023 signed by M/s. Vijay M. Rathi, Chartered Accountant, Dhule dated 27.10.2023.
- CA Certificate for cost incurred till 31.03.2024 signed by M/s. Vijay M. Rathi, Chartered Accountant, Dhule dated 26.07.2024.
- CA Certificate for cost incurred till 31.05.2024 signed by M/s. Vijay M. Rathi, Chartered Accountant, Dhule dated 20.06.2024.
- Power Load calculation.
- Ledger Abstract upto LIE 1<sup>st</sup> Visit Report.
- Consent to Establish under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 6 and Rule 18(7) of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 issued by Maharashtra Pollution Control Board for a period up to commissioning of the unit or up to 5 year whichever is earlier dated 12.09.2023.
- NOC Stipulating fire protection and firefighting issued by Malegaon Municipal Corporation dated 09.10.2023.
- Tax Invoice and Bill of Entry upto LIE 1<sup>st</sup> Visit Report.
- Erection All Risks Insurance issued by Bajaj Allianz General Insurance Company Ltd. valid till 30.04.2024.
- Endorsement Schedule for Erection All Risk issued by Bajaj Allianz General Insurance Company Ltd. valid till 31.07.2024.
- 1<sup>st</sup> Sale Invoice.
- Electricity Bill for the Month of April-2024, May-2024, and June-2024.
- Application for Consent/Authorization vide UAN No. MPCB-CONSENT-0000193968 dated 11.01.2024.

## 2.5 METHODOLOGY ADOPTED

- ❖ LIE visit to the project site 3<sup>rd</sup> time on 24.06.2024.
- ❖ Perusal of documents and information provided by the Company.
- ❖ Physical verification of the project site with the following executives of the Company: -
  - Mr. Ashwin Kulkarni, Officer of KCPL.
  - Mr. Amol Shosodiya, Officer of KCPL.
- ❖ Explanations and information given by the following executives of the Company,
  - Mr. Shifony, Company Officer of KCPL.
- ❖ Examinations of documents provided by the Company.
- ❖ Selective photographs of the project site are enclosed.
- ❖ Finalization of LIE Report.

### 3. ABOUT COMPANY & THE PROJECT

#### 3.1. ABOUT COMPANY: -

**M/s. Krushna Cotex Private Limited (“KCPL” or “Company”)** is a Private Limited Company incorporated on 30<sup>th</sup> March 2007. It is classified as non-govt. Company and is registered at Registrar of Companies, Mumbai. KCPL's Corporate Identification Number is (CIN) U17200MH2007PTC169431 and its registration number is 169431. Its registered address is 4-A Vikas Centre, 104 S V Road, Santacruz (W), Mumbai- 400 054.

KCPL is a part of Deesan Group that has fully integrated unit with State-of-the-art facilities. They are manufacturing Cotton Yarn, Woven fabric, Knitted Fabric, Cotton Fabric, made ups, Terry Towels and Garments. KCPL is expanding their existing unit with latest processing made ups which will enhance the existing facilities.

KCPL proposes to processing and made ups Unit with approx. 60,000 meters/day fabric processing and 5,000 sets/day sheeting sets facility at Gat No. 27, Village-Dahiwad, Taluka-Shipur, District Dhule, PIN Code-425 405, State- Maharashtra, Country-India. Shirpur is well connected by road, rail and air transportation with all major cities in India has proximal connectivity to ports like Mumbai.

KCPL had made Agreement to Lease dated 24.03.2022 with M/s. Deesan Infrastructure Pvt. Ltd. (“the Lessor”) for Let out space admeasuring 10,999.00 Sq. M to the Lessee on lease for the lease rent for the period of 29 year.

#### 3.2. GENERAL INFORMATION: -

Particular	Details
CIN	U17200MH2007PTC169431
Company / LLP Name	Krushna Cotex Private Limited
ROC Code	RoC-Mumbai
Registration Number	169431
Company Category	Company limited by Shares



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Particular	Details
Company Sub Category	Non-govt company
Class of Company	Private
Authorised Capital(Rs)	150,000,000
Paid up Capital(Rs)	73,757,220
Date of Incorporation	30/03/2007
Registered Address	4-A Vikas Centre 104 S V Road Santacruz (W), Mumbai-400 054
Email Id	amol@krushnacotex.in

### 3.3 ABOUT DIRECTORS OF THE COMPANY: -

The present director of the company is as under: -

#### 1. Mrs Jayshree Amrish Patel

Mrs. Jayshree Amrish Patel wife of Mr. Amrish Rasiklal Patel aged 66 years residence at Kushal Bunglow No 1 Pallavi beach angle, Opp Military campus, Ruia Park, Juhu, Mumbai 400049. She is associated as director in KCPL since 2007 and having more than 20 years of expertise in Textile Manufacturing Business. She is qualified graduate and having a good knowledge of Terry Towel division and grey fabric Manufacturing.

#### 2. Mrs Hiral Chintan Patel

Mrs. Hiral Chintan Patel wife of Mr. Chintan Amrish Patel aged 43 years residence at Kushal Bunglow No 1 Pallavi beach angle, Opp Military campus, Ruia Park, Juhu, Mumbai 400049. She is associated as director in KCPL since 2007 and having more than 12 years of expertise in Textile Manufacturing Business. She is qualified graduate and having a good knowledge of Terry Towel division and grey fabric Manufacturing.

#### 3. Ms. Kruti Bhupesh Patel

Ms. Kruti Bhupesh Patel wife of Mr. Bhupesh Patel aged 57 years residence at Chintan Bunglow, 9<sup>th</sup> Road, Plot No 72 Nutan Laxmi Society, Juhu Mumbai 400058. She is associated as director in KCPL since 2007 and having more than 14 Years of expertise in Textile Manufacturing



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Business. She is qualified graduate and having a good knowledge of Terry Towel division and grey fabric Manufacturing

#### 4. Mr. Babubhai Naik: -

Mr. Babubhai Naik aged 68 years is associated as director in KCPL since 2018 and having more than 25 Years of expertise in Textile Manufacturing Business. He is from IIM Ahmedabad and having an expertise knowledge of Textile industry

#### 5. Ms. Ketki Mukesh Patel: -

Ms. Ketki Mukesh Patel wife of Late Mr Mukesh Rasiklal Patel aged 63 years residence at Samriddhi Bungalow Plot no 72 9<sup>th</sup> Road, Nutan Laxmi CHS, Juhu Mumbai 400049. She is associated as director in KCPL since 2007 and having more than 14 Years of expertise in Textile Manufacturing Business. She is qualified graduate and having a good knowledge of Terry Towel division and grey fabric Manufacturing

#### 2. Smt. Ruchika Agarwal

Smt. Ruchika Agarwal is also a commerce graduate from Rajasthan. She will be assisting Shri. Sorabh Agarwal in the accounts and administration.

#### 3.4. SHAREHOLDING PATTERN: -

S No.	Name of Shareholder	Class of Share	No of Shares	% of Shareholding
1	Ashish Nanda	Non-convertible Preference Shares	7,81,250	19.8%
2	Shirpur Construction Pvt. Ltd.	Equity Shares	6,25,000	15.8%
3	Hiral Chintan Patel	Equity Shares	4,45,166	11.3%
4	Deesan Tex Fab Pvt. Ltd.	Equity Shares	4,10,266	10.4%
5	Bhupesh Rasiklal Patel	Equity Shares	3,60,000	9.1%
6	Rima Tapan Patel	Equity Shares	3,60,000	9.1%
7	Tapan Mukesh Patel	Equity Shares	3,60,000	9.1%
8	Ketki Mukesh Patel	Equity Shares	2,09,800	5.3%
9	Jayshree Amrish Patel	Equity Shares	1,32,000	3.3%
10	Kruti Bhupesh Patel	Equity Shares	78,500	2.0%
11	Alkaben Desai	Equity Shares	69,200	1.8%
12	Enpak Motors Pvt. Ltd.	Equity Shares	24,600	0.6%

S No.	Name of Shareholder	Class of Share	No of Shares	% of Shareholding
13	Solaris Tex Pvt. Ltd.	Equity Shares	14,700	0.4%
14	Sneha Cottons Pvt. Ltd.	Equity Shares	11,900	0.3%
15	Narendra Agrawal	Equity Shares	10,000	0.3%
16	Surekha Eknath Mahajan	Equity Shares	10,000	0.3%
17	Crest Textiles Pvt. Ltd.	Equity Shares	8,200	0.2%
18	Sanskriti Tex Fab Pvt. Ltd.	Equity Shares	8,000	0.2%
19	Subhyog Garments Pvt. Ltd.	Equity Shares	8,000	0.2%
20	Tarini Garments Pvt. Ltd.	Equity Shares	8,000	0.2%
21	Riddhi Tex Fab Pvt. Ltd.	Equity Shares	7,600	0.2%
22	Shirpur Tex Fab Pvt. Ltd.	Equity Shares	7,000	0.2%
23	Urja Textiles Pvt. Ltd.	Equity Shares	3,400	0.1%
		<b>Total</b>	<b>39,52,582</b>	<b>100%</b>

### 3.5) ABOUT THE PROJECT

M/s Krushna Cotex Private Limited (KCPL) was incorporated on 30<sup>th</sup> March 2007, as a private limited company with the objective of manufacturing of all kinds of Yarn. Textiles, readymade garments, furnishing fabrics etc. KCPL is currently engaged in manufacturing of Terry towels which are further sold in domestic as well as international markets. The company has proposed to setup a new unit for processing of fabric and manufacturing of made ups.

KCPL is part of Deesan Group of Companies. Deesan group was started by Mr. Amrish Rasiklal Patel in 1998 with an objective to develop Shirpur. The group is engaged into various activities such as manufacturing of textiles, Education, Agro Products, Textile Parks, and construction activities.

In the textile segment, the group is engaged in manufacturing of wide range of textile products such as Cotton yarn (grey/dyed), Knitted Fabric, Woven Fabric, Cotton Fabric, made ups, Terry Towels, Garments etc. Currently, the group has 1200 smaller width looms producing around 10 million meters per annum of shirting/dress material. 350 Wider width looms producing around 2.5 million meters per annum. Apart from this, the group also has 66 terry towel looms producing around 8400 metric tonne per annum. There are around 238 companies within the group.



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KCPL is currently engaged in manufacturing of home textiles such as terry towel and has an installed capacity of 500 tonnes per month. The current product range of the company includes, wash towels, Hand towels, Bathmat and Bath Towels in various sizes. The promoters are now expanding its business activities further into home textiles in form of made ups unit.

The proposed manufacturing facility of KCPL has Fabric processing capacity of 60,000 metres fabric per day and made ups capacity of 5,000 sheeting sets per day. The company shall manufacture 5 types of made ups, namely. Twin, Full, Queen, King and Cal-King. All the types of bedding shall consist of Flat sheets, Fitted sheets and 2 Pillow Covers. However, the sizes of the made up shall defer based on the bedding type.

KCPL proposed expansion project comprises of the setting up a processing and made ups Unit with approx 60,000 meters/day fabric processing and 5,000 sets/day sheeting sets. Adequate storage and handling facilities are provided for the materials required for the production.

The fabric processed shall be partly captively consumed for manufacturing of made ups and the balance processed fabric shall be sold. The company is planning to Export the products manufactured in the new unit.

#### **LOCATION:-**

The project shall be located at Gat No 27, Village-Dahiwad, Taluka-Shipur, District-Dhule, Maharashtra, which is in an integrated textile park developed by M/s Deesan Infrastructure Private Limited (DIPL). DIPL has leased 1,18,350 sq. ft (i.e. 10999 Sq. M) of the said land to KCPL for 29 years.

#### **LOCATION ADVANTAGES –**

The integrated textile park developed by DIPL aims to provide favourable infrastructure for the textile manufacturers like water connection, power connection and other facilities catering to the textile industry required for uninterrupted operations. The raw material (cotton) is widely available in the region and is further supported by government programs. Since the region is a hub for textile industry, skilled labours are available in abundance. The region is well connected by transportation with all major cities in India. The land location is suitable for operating the proposed manufacturing facility and infrastructure like Roads, Power, Water. Transportation, etc together



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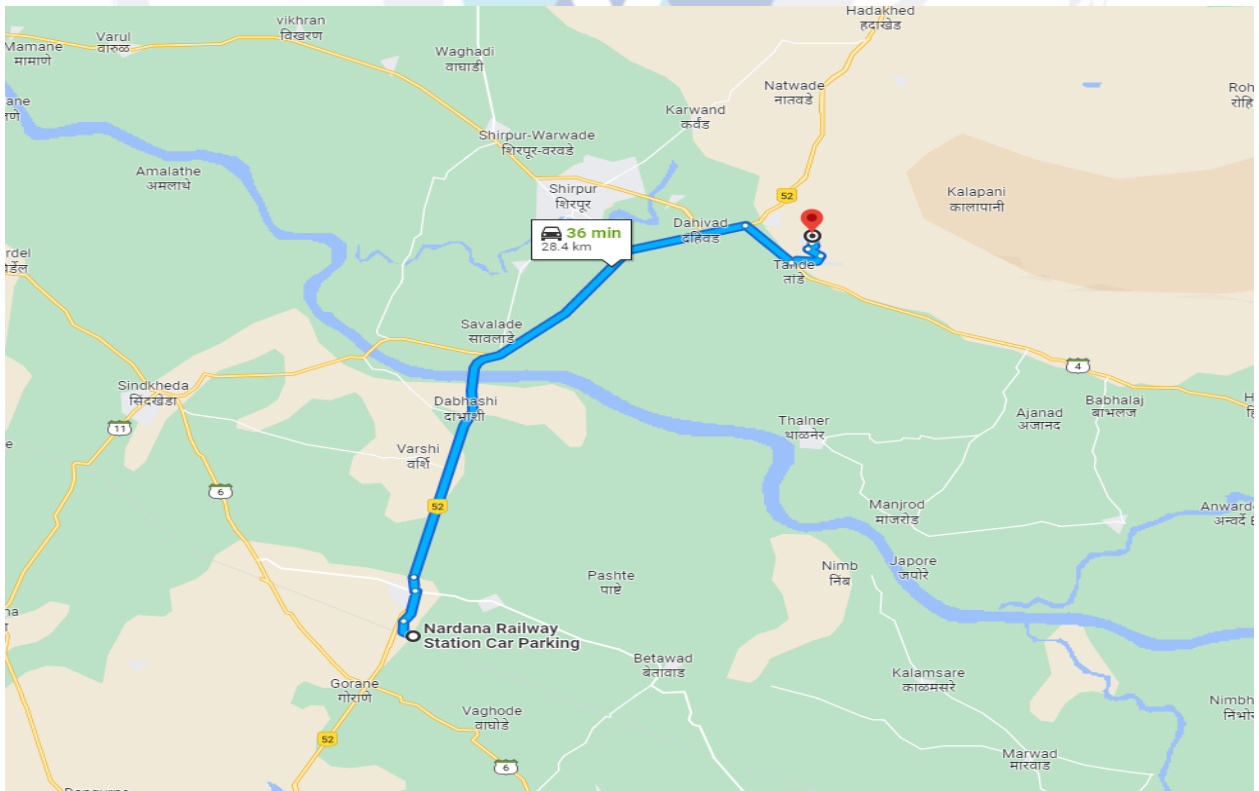
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with skilled/semi-skilled labour, etc are easily manageable due to the presence of the Textile Park by DIPL. The Google Location for the same is as under:-





**Longitude Latitude: 21°20'02.0"N 74°57'23.6"E**

**Note:** The Blue line shows the route to site from nearest railway station (Nardana – 28.4 KM.)

The technologies as proposed to be utilized by the company for the project are internationally well-established technologies for manufacturing of KCPL product. All the equipment shall be of high quality and based on latest technology.

The company would require 1,200 cubic meter of water per day which would be fulfilled from the existing Textile Park.

The project is expected to start commercial operations in April 2024. As per TEV Report Building required for the proposed project is developed on DIPL on land admeasuring 118350 sq. ft (i.e. 10999 Sq. M) of the said land is leased to KCPL by DIPL for 29 years. As per revised Plan provided by the Company, the Built-up area for Building is as under:-

S No.	Name of Building	Floor	Size (M)	Area (Sq. M.)
<b>A</b>	<b>Area Used by M/s. Deesan Cotext Pvt. Ltd. II</b>			
1	Existing Building - Plant Area	G	41.63 X 88.25	3,673.85
2	Existing Building - Plant Area	G	42.60 X 88.25	3,759.45
3	Existing Building - Plant Area	1st	42.60 X 88.25	3,759.45
4	Existing Building – Office Area	G	84.23 X 12.98	1,093.31
5	Existing Building – Office Area	1st	84.23 X 12.98	1,093.31
			<b>Total (A)</b>	<b>13,379.36</b>
<b>B</b>	<b>Area to be used by KCPL</b>			
1	Existing Building - Plant Area	Ground	63 X 88.25	5,559.75
2	Existing Building – Office Area	G	63 X 12.98	817.74
3	Existing Building – Office Area	1st	63 X 12.98	817.74
4	Proposed Building-Plant Area	Ground	147.23 X 68.25	10,048.45
5	Proposed Building-Office & Lab Area	Ground	147.23 X 6.75	993.80
6	Proposed Building-Office & Lab Area	1st	142.03 X 6.75	958.70
7	Substation	G	11 X 6.23	68.53
8	Pump Room	G	10.12 X 18.21	184.29
			<b>Total (B)</b>	<b>19,449.00</b>
			<b>Total (A+B)</b>	<b>32,828.36</b>

**Note:-**

- As per Plan the Ground Coverage for KCPL proposed project is 17,672.56 Sq. M., however the Company has provided the lease deed of Land admeasuring 10,999 Sq. M. Company should provide the Lease deed for the additional Land.
- Building Finishing Work is in progress. The Cost of Building is in the scope of DIPL.

The foundation for the machinery and related finishing work will be undertaken by KCPL subsequently the utilities needed for the proposed project are as under

- 1 Water Treatment Plant
- 2 Effluent Treatment Plant
- 3 Boiler for Steam Generation
- 4 Firefighting hydrant system
- 5 Electrical Distribution

The promoters plan to subscribe to two government subsidies as follows

**Power Subsidy**

As per the New Textile Policy, Maharashtra government will provide the power subsidy benefit to Textile sector A subsidy of Rs 2 per unit will be given to textile sector unit to avail power subsidy benefits After getting this document verified from the power sector department, the subsidy benefit will be reflected in the power bill and will be availed by the manufacturer on a monthly basis.

**Capital Subsidy**

The Amended Technology Upgradation Fund Scheme (has been notified by the Ministry of Textiles. In order to promote ease of doing business in the country and achieve the vision of generating employment and promoting exports through "Make in India" with "Zero effect and Zero defect" in manufacturing, it has been decided that the government would provide credit linked capital Investment Subsidy (under Amended Technology Upgradation Fund Scheme (ATUFS).



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The Scheme would facilitate augmenting of investment, productivity, quality, employment, exports along with import substitution in the textile industry. It will also indirectly promote investment in textile machinery (having benchmark technology) manufacturing.

Technology Upgradation means induction of new machinery by an entity engaged in the textile industry with state of art technology as specified annually by the Technical Advisory cum Monitoring Committee (Technology lower than the specified one will not be treated as Technology Upgradation). Capital Investment Subsidy (means the subsidy at prescribed rate on credit linked Capital Investment to an entity engaged in textile sector on technology upgradation which will be determined on the basic cost' of the specified machinery after its installation and commissioning. 'Basic cost' means cost of machinery excluding taxes, duties and any other charges

To avail this Capital Subsidy benefit, the company will have to file the application thru online portal to DIC department. Government will release the funds as per there schedule to the respective loan account of the Company. This capital subsidy funds will be adjusted against the loan taken by the company.

Total estimated project cost is Rs. 191.71 Crores as indicated in table provided below for ready reference.

S. No	Particular of Project	Estimated Project Cost (₹ in Crores)
1.	Buildings (Machine Foundation)	3.00
2.	Plant & Machinery	130.38
3.	Other Fixed Asset	19.35
4.	Preliminary/ Pre-Operative Expenses	3.23
5.	Contingencies (5% of total cost excluding IDC and Promotors contribution for Working Capital)	7.80
6.	Interest During Construction (IDC)	13.03
7.	Promotors contribution for Working Capital	14.92
	<b>Total</b>	<b>191.71</b>

**NOTE:-**

- Land and Building is leased from DIPL. Cost of Land and Buildings is in the Scope of DIPL, therefor the same is not considered in the project cost.
- Under the head of Building on machinery foundation is considered.



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- The TEV has vetted the costs. As per TEV report, the costs considered for the civil works, plant machinery, etc. for the proposed project seems reasonable Overall. As per TEV Report total project cost is estimated at Rs. 191.71 Crores which is reasonable and in line with industry standards.

## MEANS OF FINANCE

S. No	Particular	Cost (₹ in Crores)
1.	Term Loan	123.00
2.	Promoter Capital	68.71
	<b>Total</b>	<b>191.71</b>

## OBSERVATIONS: -

- The total cost of the proposed project is Rs. 191.71 crore to be funded by equity of Rs. 68.71 crore and term loan of Rs. 123.00 crores. The debt-to-equity ratio of th project would be 1.79 times. KCPL is also seeking non-fund-based limits (CAPEX letter of credit) of Rs. 109.43 crore as a sublimit of the rupee term loan.
- **State Bank of India**, Industrial Finance Branch, Andheri has sanctioned a Term Loan of Rs. 123.00 Crores to KCPL vide Letter for Commercial Advance-Sanction of Credit Facilities Letter No. SBI/IFB/AND/AMT III/2022-23/28 dated 02.05.2022.

## 3.6) LEASED LAND FOR THE PROJECT: -

The project is expected to start commercial operations in April 2024. As per TEV Report Building required for the proposed project is developed on DIPL on land admeasuring 118350 sq. ft (i.e. 10999 Sq. M) of the said land is leased to KCPL by DIPL for 29 years.

### Note: -

- As per Plan the Ground Coverage for KCPL proposed project is 17,672.56 Sq. M., however the Company has provided the lease deed of Land admeasuring 10,999 Sq. M. Company should provide the Lease deed for the additional Land.



### 3.7) LEASED BUILDINGS FOR THE MANUFACTURING PROJECT: -

. As per revised Plan provided by the Company, the Built-up area for Building is as under: -

S No.	Name of Building	Floor	Size (M)	Area (Sq. M.)
<b>A</b>	<b>Area Used by M/s. Deesan Cotext Pvt. Ltd. II</b>			
1	Existing Building - Plant Area	G	41.63 X 88.25	3,673.85
2	Existing Building - Plant Area	G	42.60 X 88.25	3,759.45
3	Existing Building - Plant Area	1st	42.60 X 88.25	3,759.45
4	Existing Building – Office Area	G	84.23 X 12.98	1,093.31
5	Existing Building – Office Area	1st	84.23 X 12.98	1,093.31
			<b>Total (A)</b>	<b>13,379.36</b>
<b>B</b>	<b>Area to be used by KCPL</b>			
1	Existing Building - Plant Area	Ground	63 X 88.25	5,559.75
2	Existing Building – Office Area	G	63 X 12.98	817.74
3	Existing Building – Office Area	1st	63 X 12.98	817.74
4	Proposed Building-Plant Area	Ground	147.23 X 68.25	10,048.45
5	Proposed Building-Office & Lab Area	Ground	147.23 X 6.75	993.80
6	Proposed Building-Office & Lab Area	1st	142.03 X 6.75	958.70
7	Substation	G	11 X 6.23	68.53
8	Pump Room	G	10.12 X 18.21	184.29
			<b>Total (B)</b>	<b>19,449.00</b>
			<b>Total (A+B)</b>	<b>32,828.36</b>

#### Note:-

- The Cost of Building is in the scope of DIPL.

**3.8) BUILDING: -**

Under the head of Building on machinery foundation is considered. The Cost for the same is Rs. 3.00 Crores. Breakup for the same is as under: -

S. No.	Brief Description	Unit	Rate (Rs.)	Qty.			Amount (Rs.)		
				Process House.	Elect. Sub Station	Total	Process House.	Elect. Sub Station	Total
I									
<b>A</b>	<b>Excavation and Filling</b>								
1	Excavation in all types of ordinary and hard soils, hard murrum, sand including removal of boulders of all sizes if any, upto a depth of 2.00 mts. By mechanical means.	Cu.m.	111	4,242	200	4,442	4,70,862	22,200	4,93,062
2	Do-do as above item no. P01.01 but for depth bet. 2.0mt. & 3.0mt. Detpth	Cu.m.	124	300	100	400	37,200	12,400	49,600
3	Disposal of surplus excavated material ( carting away)	Cu.m.	106	1,061	0	1,061	1,12,413	-	1,12,413
4	Providing & filling with murrum (contractors earth) for all depths	Cu.m.	331	1,061	50	1,061	3,51,026	16,550	3,67,576
5	Filling/ backfilling with available excavated murrum / hard soil/ ordinary soil. (Owner's earth)	Cu.m.	120	3,182	150	3,332	3,81,780	18,000	3,99,780
<b>B</b>	<b>Hardcore and Soling</b>								
1	hardcore strata 150 mm thk.	Sqm	261	100	20	120	26,100	5,220	31,320

S. No.	Brief Description	Unit	Rate (Rs.)	Qty.			Amount (Rs.)		
				Process House.	Elect. Sub Station	Total	Process House.	Elect. Sub Station	Total
2	230 mm thk. Rubble soling (contractor's rubble)	Sqm	347	125	160	285	43,375	55,520	98,895
3	180 mm thk. Metal soling in two layers	Sqm	366	4,242	50	4,292	15,52,572	18,300	15,70,872
<b>C</b>	<b>Masonry up to Plinth</b>								
1	fly ash brick masonry 230mm or more than 230mm thick, straight or curved in length	cu.m.	3829	0	9	9	-	34,461	34,461
<b>D</b>	<b>Plain Cement Concrete</b>								
1	M15 plain cement concrete in foundation / floor bedding	cu.m.	2134	300	22	322	6,40,200	46,948	6,87,148
2	M10 plain cement concrete	cu.m.	2312	25	10	35	57,800	23,120	80,920
<b>E</b>	<b>Plastering up to Plinth</b>								
1	Internal plaster on walls	Sqm	299	0	40	40	-	11,960	11,960
2	Sand faced plaster two coats (incl. Polypropylene fibers)	Sqm	368	0	51	51	-	18,768	18,768
3	Polyethylene sheet	Sqm	39	0	160	160	-	6,240	6,240
						<b>Total (I)</b>	<b>36,73,328</b>	<b>2,89,687</b>	<b>39,63,015</b>
<b>II</b>	<b>Reinforced cement concrete (M30) in foundation and plinth at all levels and positions</b>								
1	a) for Cast in Situ or Walls (any shape) any thickness straight or curved	Cu.m.	2114	900	50	950	19,02,600	1,05,700	20,08,300
2	a) for Cast in Situ or	Cu.m.	2233	30	9	39	66,990	20,097	87,087

S. No.	Brief Description	Unit	Rate (Rs.)	Qty.			Amount (Rs.)		
				Process House.	Elect. Sub Station	Total	Process House.	Elect. Sub Station	Total
3	for all types of Slabs plain or sloping of any thickness at all levels and positions.								
4	a) for Cast in Situ or Trimix flooring (vaccume dewaterd concrete).	Cu.m.	2233	25		25	55,825	-	55,825
5	a) 150mm thick	SQM	434	4,261	140	4400.66	18,49,126	60,760	19,09,886
6	Providing and Adding Hard topping @ 5 Kgs/ Sqm of approved manufacturer.	SQM	67	4,261	140	4400.66	2,85,464	9,380	2,94,844
						<b>Total (II)</b>	<b>41,60,006</b>	<b>1,95,937</b>	<b>43,55,943</b>
<b>III</b>	<b>Reinforcement</b>								
1	TOR (fe 415 /fe500) reinforcement sail or tisco	M.T.	8860	102	22	124	9,03,720	1,94,920	10,98,640
						<b>Total (III)</b>	<b>9,03,720</b>	<b>1,94,920</b>	<b>10,98,640</b>
<b>IV</b>	<b>Structural Steel</b>								
1	Structural steel	M.T.	74567	2	1	3	1,49,134	74,567	2,23,701
2	A) M.S. Nozing Angles, Plates, Hooks, Structural inserts, Gratings over Trenchs, etc.	M.T.	80126	1.5	0.3	1.8	1,20,189	24,038	1,44,227
3	B) M.S. Pipe sleeves	M.T.	91356	0.5	0.15	0.65	45,678	13,703	59,381
4	Fixing MS holding down bolts of various diameter ranging from	Kg.	138	3,000		3000	4,14,000	-	4,14,000



S. No.	Brief Description	Unit	Rate (Rs.)	Qty.			Amount (Rs.)		
				Process House.	Elect. Sub Station	Total	Process House.	Elect. Sub Station	Total
	12mm to 50mm including nuts washers, sleeves etc. in concrete or masonry with approved non shrink grouting compound of approved manufacturer, scaffolding etc. as per drawing and as directed etc. complete. (Bolt with Tam Plate will be supplied by Client).								
5	Chequered plates 6 / 8mm thk.	M.t.	74219	0	2	2	-	1,48,438	1,48,438
6	M. S. Railing	Rmt.	420	25		25	10,500	-	10,500
						<b>Total (IV)</b>	<b>7,39,501</b>	<b>2,60,746</b>	<b>10,00,247</b>
V	Miscellaneous Works In R.C.C.								
1	forming pockets upto 500mm depth	No.	449	125		125	56,125	-	56,125
2	Non shrink grouting	Cu.m.	55027	4.25		4.25	2,33,865	-	2,33,865
3	Using Roffe bond repair polymer	Litre	359	500	50	550	1,79,500	17,950	1,97,450
4	PVC SLEEVES	No.	365	50	10	60	18,250	3,650	21,900
5	8mm to 12mm dia	No.	124	10		10	1,240	-	1,240
6	16mm dia	No.	247	5		5	1,235	-	1,235
7	20mm dia	No.	562	5		5	2,810	-	2,810
8	25mm dia	No.	674	4		4	2,696	-	2,696
9	32mm dia	No.	758	2		2	1,516	-	1,516
						<b>Total (V)</b>	<b>4,97,237</b>	<b>21,600</b>	<b>5,18,837</b>

S. No.	Brief Description	Unit	Rate (Rs.)	Qty.			Amount (Rs.)		
				Process House.	Elect. Sub Station	Total	Process House.	Elect. Sub Station	Total
VI	Cement	Nos.	343	18,360	3,960		62,97,480	13,58,280	76,55,760
VII	Reinforced Steel	MT	55000	102	22		56,10,000	12,10,000	68,20,000
<b>Total (I to VII)</b>							<b>2,18,81,272</b>	<b>35,31,170</b>	<b>2,54,12,442</b>
<b>18% GST</b>							<b>39,38,629</b>	<b>6,35,611</b>	<b>45,74,240</b>
<b>Total including GST</b>							<b>2,58,19,900</b>	<b>41,66,781</b>	<b>2,99,86,681</b>

### 3.9) PLANT & MACHINERY FOR THE PROJECT: -

The plant & machinery includes both imported as well as indigenous machineries. The total cost of plant & machinery is estimated at Rs. 130.38 Crores. The cost of imported plant and machinery is estimated at Rs. 126.30 Crores (inclusive of GST, C&F+ Erection Expenses) and cost of indigenous plant and machinery is estimated around 4.08 Crores inclusive of taxes.

#### Breakup of Imported Plant & Machinery is as under: -

S. No.	Description	Make	Currency	No of Units/Set	Basic Price in FC	Total Basic Price Rs. Lakhs	GST@ 18.00 % in Rs. Lakhs	Transport, Insurance, Erection, Etc.@2.00 % in Rs. Lakhs	Total Price Lakh Rs.
1	Singeing & Desizing Machine - Wider Width	Osthoff	Euro	1	6,69,500	578	104	12	693
2	Continuous Desize wash Scouring and bleaching	Benninger	Euro	1	27,65,859	2,387	430	48	2,864
3	Automatic Fabric Mercerizing Machine – Wider	Benninger	Euro	1	22,61,674	1,952	351	39	2,342
4	E - Control range	Monforts	Euro	1	13,59,600	1,173	211	23	1,408
5	Pad Steam Dyeing Range	Benninger	Euro	1	17,86,432	1,542	278	31	1,850
6	Cold Pad Batch	Benninger	Euro	1	3,63,590	314	56	6	377
7	Washing Range - Wider Width	Benninger	Euro	1	15,45,000	1,333	240	27	1,600
8	Multi Chamber Stenter - 8 Chamber - Wider Width	Monforts	USD	1	5,41,780	413	74	8	495

9	Sanforizing machine - Wider Width	Monforts	Euro	1	5,12,997	443	80	9	531
10	Calendaring Machine - Wider Width	Guarneri Technology	Euro	1	3,91,400	338	61	7	405
12	Weft Straightner	Mahlo	Euro	1	61,800	53	10	1	64
					<b>Total</b>	<b>10,525</b>	<b>1,895</b>	<b>211</b>	<b>12,630</b>

**OBSERVATIONS: -**

- Company has not considered the Cost of 10 Chamber Stenter, 2 sets Fong's PLC based Package Dyeing Machine, Rotary Screen-Printing Machine, Automatic Dosing System, Laser Engraver, Continuous Steaming Plant Type VPM.
- Company has not provided the details for all PO/WO.

**Breakup of Indigenous Plant & Machinery is as under: -**

S. No.	Description	Make	No of Units	Price in Rs. Lakhs	GST @ 18.00 % in Rs. Lakhs	Transport, Insurance, Erection, Etc. @ 2.00 % in Rs. Lakhs	Grand Total in Rs. Lakhs
1	Grey Batching machine	Almac	1	8.69	1.56	0.17	10.43
2	Fabric rolling/Plating Machine	Monti	1	4.44	0.80	0.09	5.33
3	Jumbo Jigger for Bleaching			-	-	-	-
a	No of 500 Kg Jiggers	Yamuna	1	20.25	3.65	0.41	24.30
b	No of 1000 Kg Jiggers	Yamuna	1	24.75	4.46	0.50	29.70
4	Cylinder Drying - 16 Cly	Yamuna	4	166.20	29.92	3.32	199.44
5	Grey Fabric Inspections Machine	Almac	7	31.11	5.60	0.62	37.33
6	Finished Fabric Inspection Machine	Almac	4	17.78	3.20	0.36	21.33
7	Cutting Tables		2	3.00	0.54	0.06	3.60
8	Stitching machines		170	63.75	11.48	1.28	76.50
			<b>Total</b>	<b>339.96</b>	<b>61.19</b>	<b>6.80</b>	<b>407.96</b>

The cost of Plant & Machinery is as under: -

S No.	Description of Machinery	Estimated Project Cost (Rs. in Crores)
1	Imported Machinery	126.30
2	Indigenous Machinery	4.08
	<b>Total</b>	<b>130.38</b>

**OBSERVATIONS: -**

- The Company has finalized the machines for the project. The status of plant & machinery is discussed in next section.
- Company has not provided the total PO/WO.

**3.10) OTHER FIXED ASSET: -**

The Other Fixed Asset includes both imported as well as indigenous machineries. The total cost of Other Fixed Asset is estimated at Rs. 19.35 Crores. The cost of imported Other Fixed Asset is estimated at Rs. 5.02 Crores (inclusive of GST, C&F+ Erection Expenses) and cost of indigenous Other Fixed Asset is estimated around 14.33 Crores inclusive of taxes.

**Breakup of Imported Other Fixed Assets is as under: -**

S. No.	Description	Make	Currency	No of Units/Set	Total Basic Price Rs. Lakhs	GST@ 18.00 % in Rs. Lakhs	Transport, Insurance, Erection, Etc.@2.00 % in Rs. Lakhs	Total Price Lakh Rs.
<b>A</b>	<b>Lab Colour dispensing system</b>							
1	Lab Colour dispensing system	Data colour	USD	1	23.44	4.22	0.47	28.13
2	Spectrophotometer	Data colour	USD	1	21.55	3.88	0.43	25.86
3	Ahiba Lab Dyeing Equipment	Data colour	USD	1	8.01	1.44	0.16	9.61
				<b>Total (A)</b>	<b>53.00</b>	<b>9.54</b>	<b>1.06</b>	<b>63.60</b>
<b>B</b>	<b>Other Lab Equipment</b>							
4	Light Booth	Mathis	CHF	1	4.05	0.73	0.08	4.87
5	Dye bath analysis system for Pad-dyeing processes	Mathis	CHF	1	29.14	5.24	0.58	34.96
6	Washing unit for textile samples	Mathis	CHF	1	75.98	13.68	1.52	91.17
7	Beaker Dyeing apparatus - 12 beaker	Mathis	CHF	1	16.10	2.90	0.32	19.31
8	Beaker Dyeing apparatus - 24 beaker	Mathis	CHF	1	20.70	3.73	0.41	24.84
9	Laboratory Steamer	Mathis	CHF	1	63.40	11.41	1.27	76.08
10	MATHIS 2-Roll Laboratory Padder horizontal or vertical Type HVF 350 mm, table model	Mathis	CHF	1	28.74	5.17	0.57	34.48
11	Laboratory Drying, Condensation and Fixation Apparatus	Mathis	CHF	1	60.61	10.91	1.21	72.73
12	MATHIS LABDRYER Laboratory Dryer Type	Mathis	CHF	1	34.29	6.17	0.69	41.15
13	MATHIS Mini Pad-Steam-Unit Type TPS 350 mm	Mathis	CHF	1	32.00	5.76	0.64	38.40
				<b>Total (B)</b>	<b>365.00</b>	<b>65.70</b>	<b>7.30</b>	<b>438.00</b>
				<b>Total (A+B)</b>	<b>418.00</b>	<b>75.24</b>	<b>8.36</b>	<b>501.60</b>

**OBSERVATIONS: -**

- Company has not provided the total PO/WO.

**Breakup of Indigenous Other Fixed Assets is as under: -**

S. No.	Items	Make	No of Units	Total Cost Rs. Lakh	GST @ 18.00%	Transport, Insurance, Erection, Etc. @ 2.00 %	Grand Total in Rs. Lakhs
1	Ventilation for Production Unit		1	16.00	3.00	3.20	19.00
2	Electrical Installations		1	202.00	36.00	4.05	243.00
3	Steam Piping ( Unit is length in meter)		1400	202.00	36.00	4.03	242.00
4	Condensate piping( Unit is length in meter)		1400	56.00	10.00	1.12	67.00
5	Thermic Fluid Piping (Unit is length in meter)		700	101.00	18.00	2.02	121.00
6	Water piping ( Unit is length in meter)		700	25.00	5.00	0.50	30.00
7	Air piping ( Unit is length in meter)		700	25.00	5.00	0.50	30.00
8	Gas Piping		100	10.00	2.00	0.19	12.00
9	Accessories		1	12.00	2.00	0.24	14.00
<b>10</b>	<b>Lab Equipment</b>						
a	Spectrophotometer	Konica	1	7.88	1.42	0.16	9.45
b	Martindale Abrasion Tester	MAG	1	1.39	0.25	0.03	1.67
c	Martindale Abrasion cum pilling tester	MAG	1	2.02	0.36	0.04	2.42
d	Colour matching booth as per American Buys	MAG	1	0.74	0.13	0.01	0.89
e	Spray Rating Tester	MAG	1	0.16	0.03	0.00	0.20
f	GSM Cutter	MAG	1	0.19	0.03	0.00	0.23
g	Crocometer	MAG	1	0.35	0.06	0.01	0.42
h	Washing Fastness Tester	MAG	1	1.48	0.27	0.03	1.77
i	Light Fastness Tester - MBTL	MAG	1	1.60	0.29	0.03	1.92
j	Drape Meter	MAG	1	0.29	0.05	0.01	0.35
k	Perspiration Tester	MAG	1	0.13	0.02	0.00	0.15
l	Colour Matching Cabinet	MAG	1	0.39	0.07	0.01	0.47



S. No.	Items	Make	No of Units	Total Cost Rs. Lakh	GST @ 18.00%	Transport, Insurance, Erection, Etc. @ 2.00 %	Grand Total in Rs. Lakhs
m	Grading scale for Staining (ISO)	MAG	1	0.11	0.02	0.00	0.13
n	Grading scale for colour fastness (ISO)	MAG	1	0.11	0.02	0.00	0.13
o	Grading scale for Staining (AATCC)	MAG	1	0.36	0.06	0.01	0.43
p	Grading scale for colour fastness (AATCC)	MAG	1	0.36	0.06	0.01	0.43
q	Hot Air Oven – Digital	MAG	1	0.43	0.08	0.01	0.52
r	Flammability Tester	Paramount	1	0.67	0.12	0.01	0.81
s	Thickness Tester Digital	Paramount	1	0.21	0.04	0.00	0.25
t	Thermo Stirrer	Paramount	1	0.10	0.02	0.00	0.12
u	Digital Moisture Meter	MAG	1	0.18	0.03	0.00	0.21
v	Tachometer	MAG	1	0.25	0.04	0.00	0.30
w	Sublimation Tester	MAG	1	0.74	0.13	0.01	0.89
x	Microscope (600 x)	Paramount	1	0.67	0.12	0.01	0.81
y	Digital Microscope (1500 x)	Paramount	1	1.86	0.33	0.04	2.23
z	Lab Vacuum pump	Paramount	1	0.30	0.05	0.01	0.36
aa	Themo hygrometer	Paramount	1	0.03	0.01	0.00	0.03
ab	Water Bath – 6 Pots	Paramount	1	0.26	0.05	0.01	0.31
ac	Incubator	Paramount	1	0.37	0.07	0.01	0.44
ad	Laundro meter (550 ml x 8 Jars)	Paramount	1	1.02	0.18	0.02	1.23
ae	Shrinkage Measuring Template & Scale – Universal	MAG	1	0.13	0.02	0.00	0.15
<b>11</b>	<b>Material handling Equipment</b>						
a	Batching Trolleys		24	3.85	0.69	0.08	4.61
b	Packed roll carrying Trolleys		2	0.32	0.06	0.01	0.38
c	Dispatch goods carrying Trolleys		20	3.20	0.58	0.06	3.85
d	Pullers		2	0.16	0.03	0.00	0.19
e	Lifting Truck		2	32.00	5.76	0.64	38.40
f	A - Frames - 3200 mm	Texway	120	96.13	17.30	1.92	115.35

S. No.	Items	Make	No of Units	Total Cost Rs. Lakh	GST @ 18.00%	Transport, Insurance, Erection, Etc. @ 2.00 %	Grand Total in Rs. Lakhs
g	Wrapping & Packing	Texway	1	3.32	0.60	0.07	3.99
h	Slow Rotating Station	Menzel	2	14.34	2.58	0.29	17.21
12	Storage Racking System		1	60.00	11.00	1.20	72.00
13	Storage tank fuel caustic soda, hydrogen peroxide		1	10.00	2.00	0.19	12.00
14	Weighing equipment		1	2.00	-	0.03	2.00
15	Chiller		1	4.00	1.00	0.08	5.00
16	Caustic Recovery Plant	Unitop	1	136.00	25.00	2.73	164.00
17	Caustic Recovery Plant - Client Scope		1	28.00	5.00	0.56	34.00
18	Furniture & Fixtures		1	8.00	1.00	0.16	10.00
19	Office Equipment		1	8.00	1.00	0.16	10.00
20	Computers with software		1	8.00	1.00	0.16	10.00
21	Air Conditioners for Office		1	8.00	1.00	0.16	10.00
22	Air Conditioners for R&D Lab		1	4.00	1.00	0.08	5.00
23	Fire Fighting Equipment		1	83.00	15.00	1.65	99.00
24	Vehicles		1	9.00	2.00	0.18	11.00
			<b>Total</b>	<b>1,195.07</b>	<b>215.05</b>	<b>26.75</b>	<b>1,433.42</b>

The cost of Other Fixed Assets is as under: -

S No.	Description of Machinery	Estimated Project Cost (Rs. in Crores)
1	Imported Other Fixed Assets	5.02
2	Indigenous Other Fixed Assets	14.33
	<b>Total</b>	<b>19.35</b>

### OBSERVATIONS: -

- The Company has finalized the Other Fixed Assets for the project. However, change of supplier may take place while making final deal with the supplier. The status of plant & machinery is discussed in next section.

- Since the existing units have surplus steam available, it will be supplied from existing boiler. 16.5 TPH Boiler and Vertical Thermopac /Bagasse Cost is not considered in the Project.
- Company has not provided the total PO/WO.

### 3.11) PRE-OPERATIVE EXPENDITURE: -

Preoperative expenditure for the proposed project estimated by the company is Rs. 3.23 Crores and the break-up of the same is as under: -

S. No.	Description	Amount Rs. Lakh
1	Legal Charges	8.33
2	Company Formation Expenses	5.00
3	Establishment and Project Man. Expenses.	8.33
4	Rent, Rate and Taxes	5.00
5	Communication Cost	3.33
6	Travelling Expenses	16.67
7	Bank Loan Processing Fees @ .5 % on Loan	62.03
8	L.C. Charges @ 1. % of Foreign Exchange	129.13
9	Insurance During Construction Period	48.18
10	Training & Start up Expenses (Trial Runs)	20.00
11	Engineering / Consultants Fees.	16.86
	<b>Total</b>	<b>322.86</b>

### 3.12) CONTINGENCY: -

The cost estimate is based on the budgetary quotations for most of the capital Equipments and no major change in the cost is expected. Considering these factors, provision for contingency has been estimated at @5% of Project Cost of Building, Cost of Plant & Machinery, Other Fixed Assets and Preliminary/ Pre-Operative Expenses (i.e., Rs. 3.00 Crores+ Rs. 130.38 Crores + Rs. 19.35 Crores + 3.23 Crores = Rs. 155.96 Crores). Therefore, the estimated cost for contingency is Rs. 7.80 Crores.

### 3.13) SOFT COST: -

The Soft Cost consist of Interest During Construction (IDC) and Promotors contribution. The Breakup for the same is as under: -

S No.	Machine Name	Total Value (₹ in Crs)
1.	Interest During Construction (IDC)	13.03
2.	Promotors contribution for Working Capital	14.92
	<b>Total</b>	<b>27.95</b>

### 3.14) POWER & WATER REQUIREMENT: -

The total connected load for the company would be around 2,713 KW and the contract demand would be 1765 KVA. The power breakup is as given under:

S. No	Machine	Vendor	Installed Power (kW)
1	Singe + Deszie range	Osthoff	51
2	Bleaching Range	Benninger	267.3
3	Mercerising Range	Benninger	244.8
4	Drying Range	Radiant	33
5	Sueding Machine	Lafer	46
6	Pad Dry	Monforts	157
7	Cold Pad Batch	Benninger	36.9
8	Pad Steam Range	Benninger	173.7
9	Rotary Printing	Zimmer	148.5
10	Sample printing	Zimmer	39.6
11	Digital Printing	Reggiani	61
12	Loop Ager	Salvade	14
13	Print Washer	Menzel	70
14	Stenter 8C	Monfongs	229
15	Stenter 10 C	Monfongs	263
16	Sanforise	Monfongs	75
17	Jigger	Bhatt	40
18	Caustic Recovery Plant	Korting	11
19	Greige Preparation		10
20	Inspection&Packing		35
21	Dye/Chem Preparation	ColorService	41
22	Print Kitchen	Embee	60
23	Print Engraving	SPG	15
24	Screen Preparation	Stovec	9

S. No	Machine	Vendor	Installed Power (kW)
25	Strike Off Section	AKB	15
26	QA Lab		50
27	Dyeing Lab- Dispenser	ColorService	6
28	Dyeing Lab-Mathis	Mathis	50
29	Rotating Station		14.8
30	Boiler	IBL	171
31	TFH	Thermax	60
32	Compressor		75
33	Tank farm- ch+water pump		40
34	Chiller		30
35	WTP		70
		<b>Total</b>	<b>2713</b>

S No.	Machine / Building Name	Unit	Load
1	Total Connected load	KW	2,713
2	Total connected Load ON Transformer	KW	2,713
3	Considering U.F 70%, i.e 0.70	KW	1,898.82
4	Considering 0.90% Power Factor	KVA	1,708.94
5	Therefore for 1,708.94 KVA Contract Demand	KVA	1,765

### Observations:-

- KCPL has applied for the 1765 KVA (Contact Demand) and received the sanction letter Sanctioning of New contract demand 1765 KVA and connected load 1412 KW under 1.3% Norm. Charges under DDF Scheme issued by superintending Engineer, MSEDCL, Dhule Circle dated 30.01.2023. This will meet the requirement of the company.
- Water will be supplied by Textile Park.



### 3.15) STATUTORY CLEARANCES AND APPROVALS: -

Status of Approvals and clearances is as under: -

S. No.	Approvals / Certifications	Approving / Sanctioning Authority	Status
1	Consent to Establish	Maharashtra State Pollution Board	Received
2	Udhyam Aadhar	Ministry of MSME	Received
3	Approved Building Plan	Malegaon Municipal Corporation	Received
4	GST Registration	Ministry of CBIC	Received
5	PF/ESIC Registration	Ministry of Labour and Employment	Received
6	Boiler Certificate	Directory of Steam Boiler	Since the existing units have surplus steam available, it will be supplied from existing boiler. Boiler Certificate not required.
7	Consent to Operate	Maharashtra State Pollution Board	Application for Consent/ Authorization vide UAN No. MPCB-CONSENT-0000193968 dated 11.01.2024.
8	Factory License	Maharashtra Factory Rules	Applied as informed by the Company Official.
9	Electricity Load Approval	MSEDCL	Received
10	Provisional Fire NOC	Malegaon Municipal Corporation	Received
11	Final Fire NOC	Malegaon Municipal Corporation	Pending

### OBSERVATIONS: -

- During the date and time of our Site visit on 24.06.2024, we observed that the Commercial Production is going on at the rate of 10 to 15% of Installed Capacity.
- We are at opinion that, the Company must take the pending approval for the continuous operation of the Plant.

### 3.16) IMPLEMENTATION SCHEDULE: -

Implementation Schedule for the Proposed Project is as under:-



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S. No.	Activity	Date
1	LC Opening for Imported Machinery	March to June-2022
2	Civil Work Flooring	30.11.2022
3	Plant & Machinery	01.01.2023
4	Erection and Installation	31.10.2023
5	Trail Production Phase	01.11.2023 to 31.03.2024
6	Commercial Production Start	01.04.2024

### OBSERVATIONS: -

- During the date and time of our Site visit on 24.06.2024, we observed that the Commercial Production is going on at the rate of 10 to 15% of Installed Capacity.
- During the date and time of our site visit on 24.06.2024, following work related to Project is balance: -
  - Finishing Work related for Lab, Office & Road.
  - Installation of Lab Equipments, 1 Nos. of Digital Printer, Caustic Recover Plant, Chemical Storage Tanks, Main Air Compressor, Ducting & Piping Work and Fire Fighting Equipment is pending.

### 3.16) INSURANCE: -

Company has provided the Erection All Risk Policy and the details for the same is as under:-

S. No.	Type of Policy	Policy Period	Sum Insured (₹)	Policy Issuer
1	Section 1 (Material Damage) Completely Erected Value	15.11.2023 to 31.07.2024	1,40,00,00,000	Bajaz Allianz General Insurance Company Ltd.
2	Escalation Cover		14,00,00,000	
3	Clearance and Removal of Debris		1,00,00,000	
4	Owners Surrounding Property		25,00,00,000	
5	Section 2 (Third Party Liability)		14,00,00,000	

### OBSERVATIONS: -

- Company has taken Erection All Risk Policy.
- Company should take Standard Fire

## 4. PROJECT EXECUTION

### 4.1) SITE SETUP: -

The project site setup is as under: -

S. No	Particular	Status as on LIE 1 <sup>st</sup> Visit
1	Power	Available for construction
2	Water	Available for construction
3	Project Team	Available
4	Timing	8.00 a.m to 6.00 p.m
5	Project Office Setup	Furniture and office Equipments etc.
6	Staff	Recruitment ongoing
7	Lighting	Flood Lights
8	Labour Camp	Available
9	Canteen	Available

### OBSERVATIONS:-

The site setup is satisfactory. The photographs of site setup are provided for ready reference in Photograph Section.

#### 4.2) COST OF THE PROJECT: -

Total estimated project cost is Rs. 191.71 Crores as indicated in table provided below for ready reference.

S. No	Particular of Project	Estimated Project Cost (₹ in Crores)
1.	Buildings (Machine Foundation)	3.00
2.	Plant & Machinery	130.38
3.	Other Fixed Asset	19.35
4.	Preliminary/ Pre-Operative Expenses	3.23
5.	Contingencies (5% of total cost excluding IDC and Promotors contribution for Working Capital)	7.80
6.	Interest During Construction (IDC)	13.03
7.	Promotors contribution for Working Capital	14.92
	<b>Total</b>	<b>191.71</b>

#### NOTE:-

- Land and Building is leased from DIPL. Cost of Land and Buildings is in the Scope of DIPL, therefor the same is not considered in the project cost.
- Under the head of Building only machinery foundation cost is considered.
- The TEV has vetted the costs. As per TEV report, the costs considered for the civil works, plant machinery, etc. for the proposed project seems reasonable Overall. As per TEV Report total project cost is estimated at Rs. 191.71 Crores which is reasonable and in line with industry standards.

#### MEANS OF FINANCE

S. No	Particular of Project	Cost (₹ in Crores)
1.	Term Loan	123.00
2.	Promoter Capital	68.71
	<b>Total</b>	<b>191.71</b>

**4.3) EXPENDITURE ON PROJECT: -**

The expenditure on Cost on Project as on 31.05.2024 as per CA Certificate is as under: -

**Vijay M. Rathi**



B.Com. F.C.A.  
CHARTERED ACCOUNTANT

I hereby certify that Capital Work in Progress of Fixed Assets of M/s KRUSHNA COTEX PRIVATE LIMITED Unit -2 (Dyeing Unit) Address - Group Work shed Gut No 27/1 Village - Dahiwad, Textile Park, City Shirpur-425405 District - Dhule Maharashtra as on 31<sup>st</sup> May 2024 having its cost acquisition is as under.

Particular	Envisaged at time of sanction (Rs in Cr)	Current Status (Rs in Cr)	Particular	Envisaged at time of sanction (Rs in Cr)	Current Status (Rs in Cr)
Land	0.00	0.00	Equity	68.71	58.61
Building	3.00	3.10	Term Loan	123.00	122.84
Plant & Machinery	130.38	140.34			
Other items	22.58	24.19			
IDC	13.03	7.98			
Contingencies	7.80	5.84			
WC Margin	14.92	0			
<b>Total</b>	<b>191.71</b>	<b>181.45</b>	<b>Total</b>	<b>191.71</b>	<b>181.45</b>

The said certificate is based on the examination of the Books of Accounts and other relevant particulars maintained by the applicant and produced for verification.

  
Vijay M. Rathi

Chartered Accountant

M No. 036599

Date 20<sup>th</sup> June 2024

Udin:- 24036599BKCLTK2122



CTS No. 1965, Old Library Road, Shirpur, Dist- Dhule 425 405. Cell No. 8329784210

PAN No. AAKPR7620M

Email : vmrathi555@gmail.com

GSTIN : 27AAKPR7620M1Z3



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**OBSERVATIONS: -**

- ❖ The Total Cost incurred for the proposed project as per CA Certificate is Rs. 181.45 Crores.
- ❖ Company has not provided the Invoice Copy and Ledger abstract head wise as per CA Certificate for our verification.
- ❖ Cost incurred is considered as per CA Certificate provided by Party.
- ❖ Company has not provided the detail for Margin money paid for LC.

**4.4) SUMMARY OF TOTAL COST INCURRED TOWARDS PROJECT: -**

Cost incurred towards Project Heat as per CA Certificate is as under: -

S. No	Particular of Project	Estimated Project Cost (₹ in Crores)	Cost incurred till 31.03.2024 (₹ in Crores)
1.	Buildings (Machine Foundation)	3.00	3.10
2.	Plant & Machinery and Advance to Supplier	130.38	140.34
3.	Other Fixed Asset	19.35	24.19
4.	Preliminary/ Pre-Operative Expenses	3.23	
5.	Contingencies (5% of total cost excluding IDC and Promotors contribution for Working Capital)	7.80	5.84
6.	Interest During Construction (IDC)	13.03	7.98
7.	Promotors contribution for Working Capital	14.92	0
	<b>Total</b>	<b>191.71</b>	<b>181.45</b>

**OBSERVATIONS: -**

- ❖ During the date and time of our Site visit on 24.06.2024, we observed that the Commercial Production is going on at the rate of 10 to 15% of Installed Capacity.
- ❖ During the date and time of our site visit on 24.06.2024, following work related to Project is balance: -
  - ❖ Finishing Work related for Lab, Office & Road.
  - ❖ Installation of Lab Equipments, 1 Nos. of Digital Printer, Caustic Recover Plant, Chemical Storage Tanks, Main Air Compressor, Ducting & Piping Work and Fire Fighting Equipment is pending.
- ❖ The cost incurred towards Building, Plant & Machinery and Other Fixed Assets exceed the Original Estimate Project cost.
- ❖ Company has not provided the List of Plant & Machinery and Other Fixed Assets.

# 5. PHOTOGRAPHS



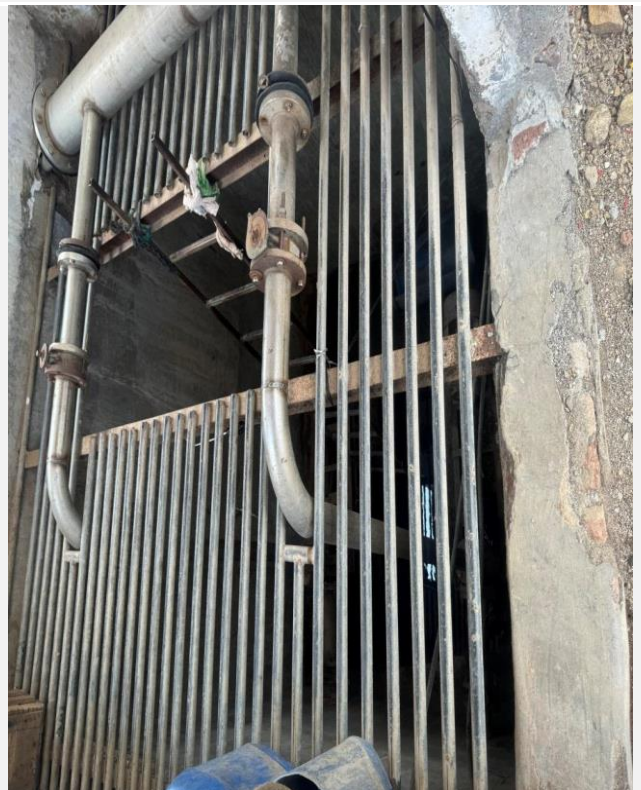


# ACTUAL SITE PHOTOGRAPHS





# ACTUAL SITE PHOTOGRAPHS



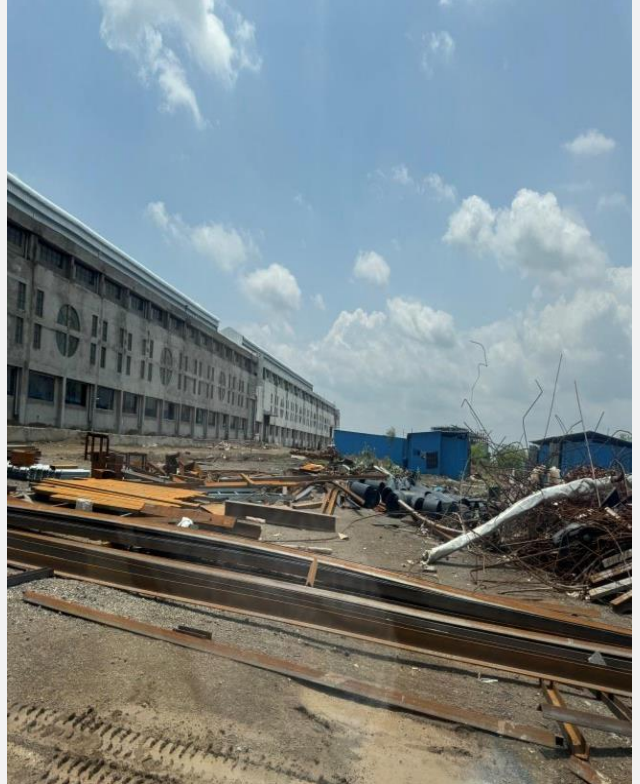


# ACTUAL SITE PHOTOGRAPHS





# ACTUAL SITE PHOTOGRAPHS



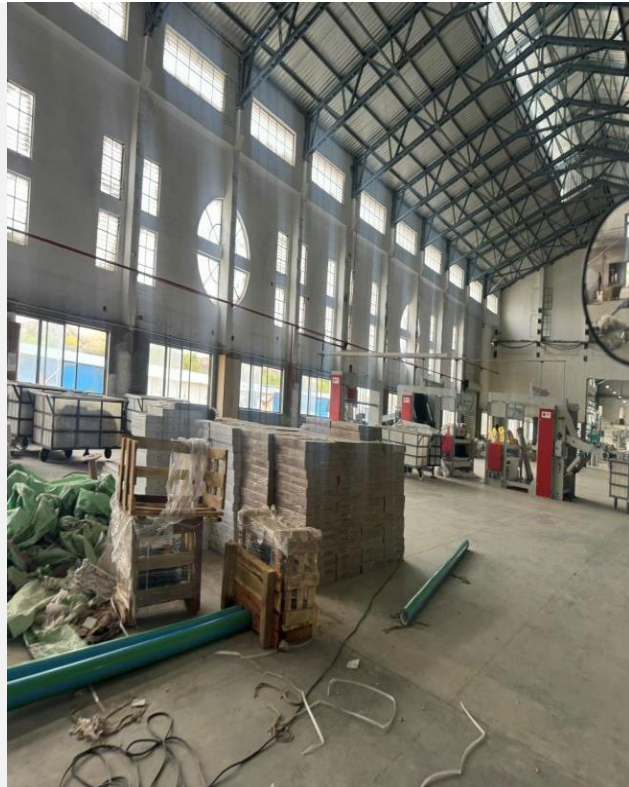
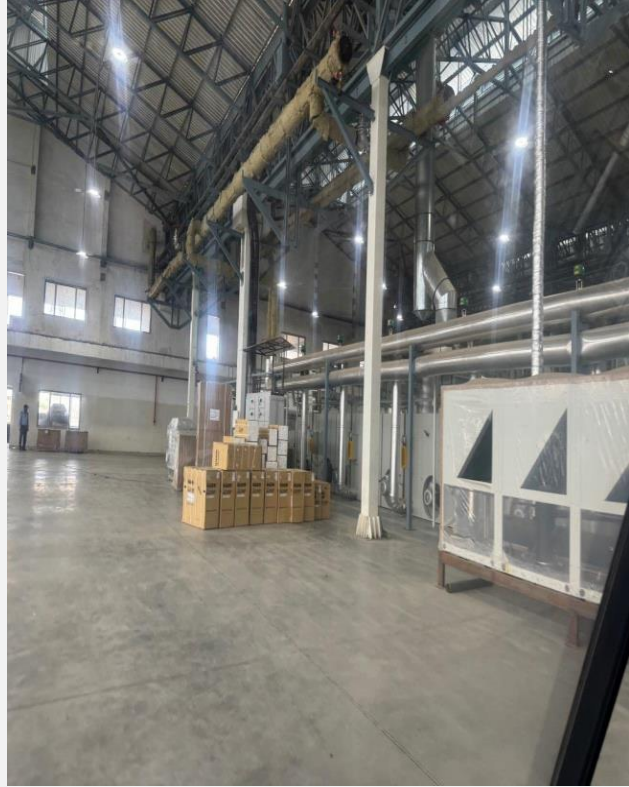


# ACTUAL SITE PHOTOGRAPHS



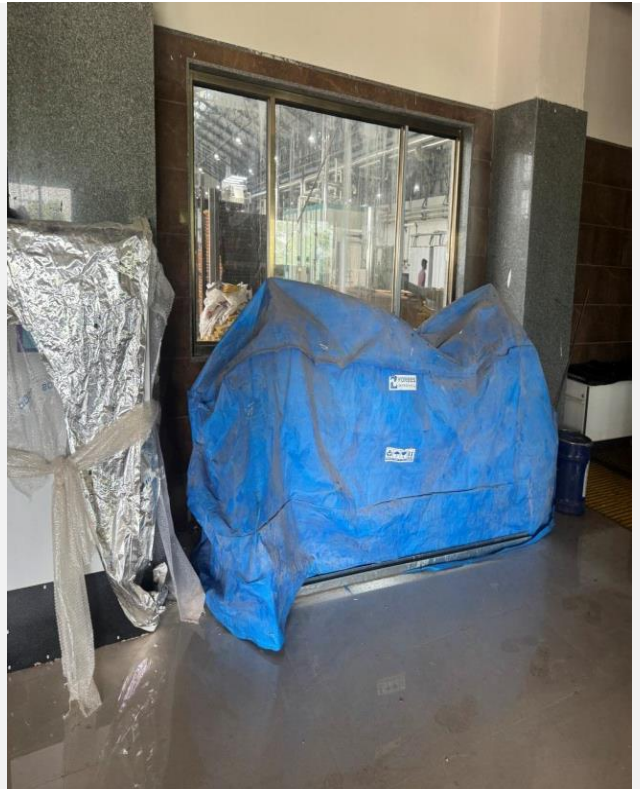
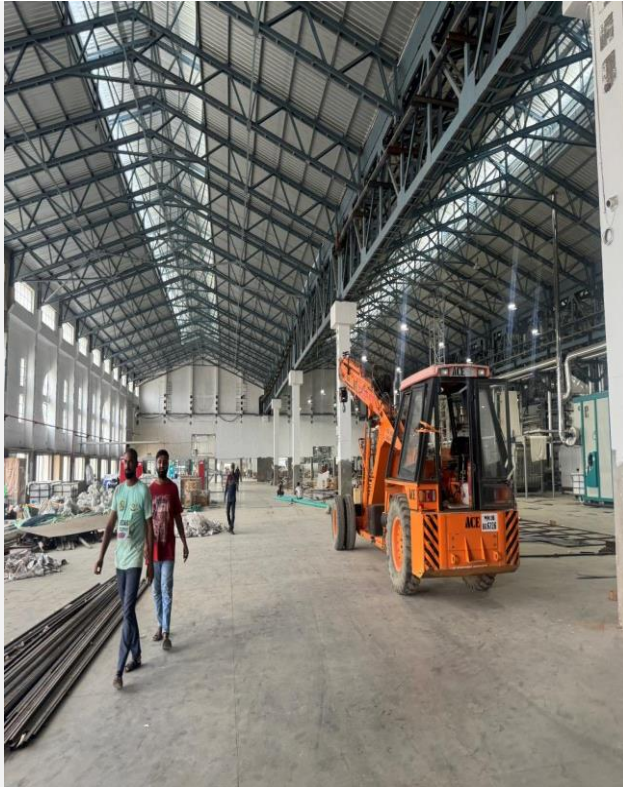


# ACTUAL SITE PHOTOGRAPHS



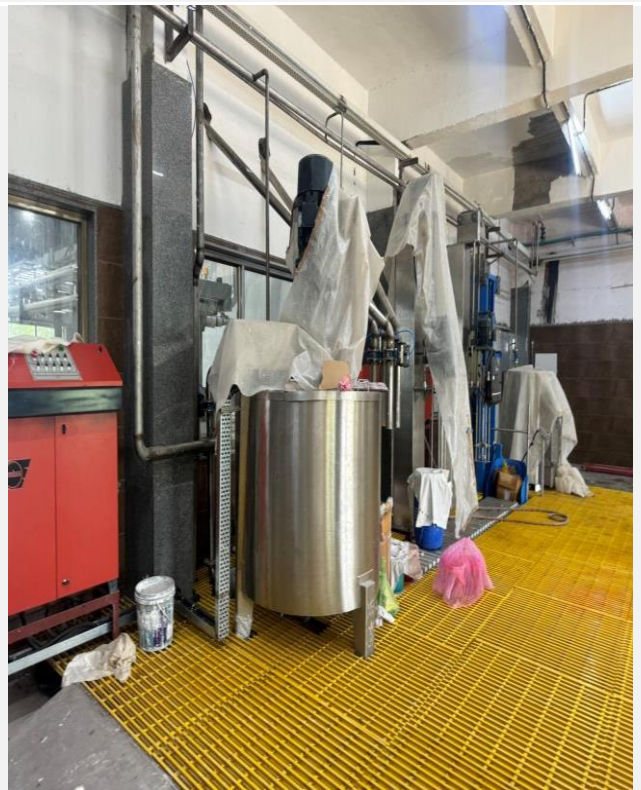
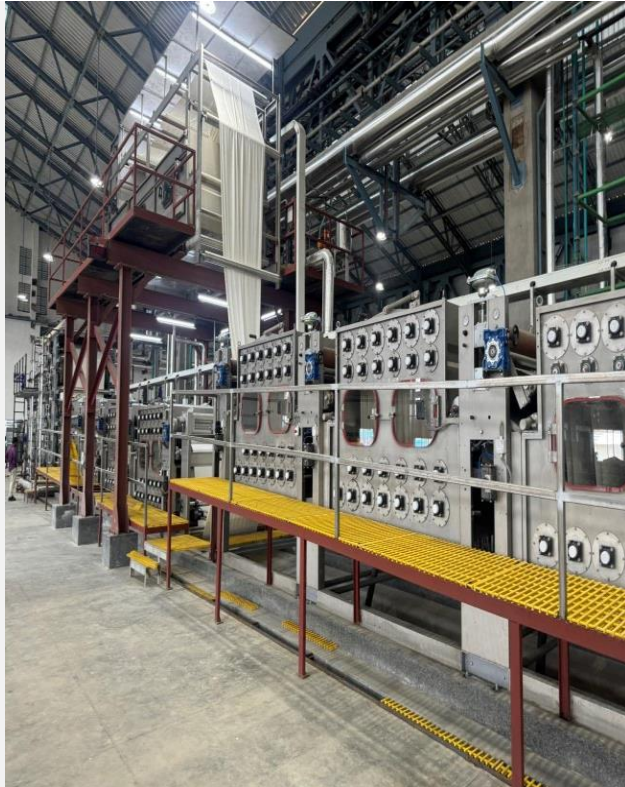


# ACTUAL SITE PHOTOGRAPHS



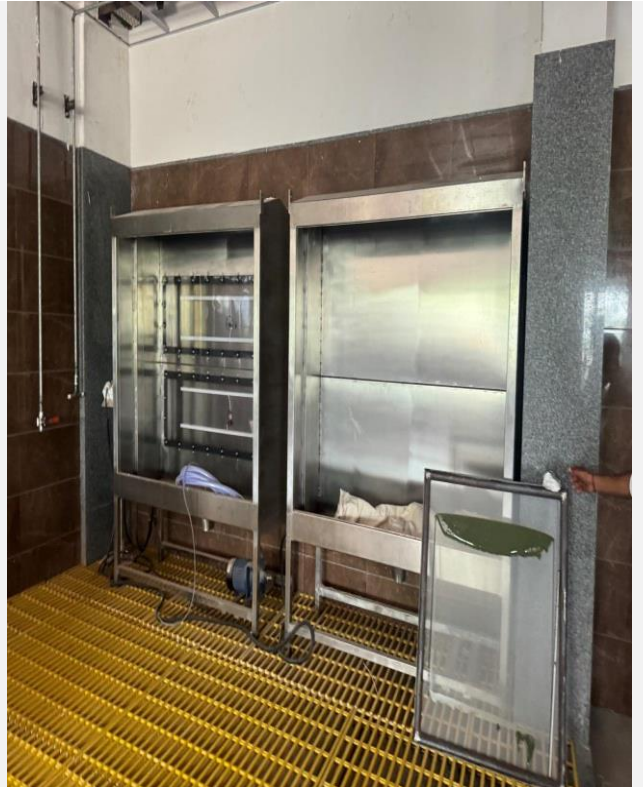


# ACTUAL SITE PHOTOGRAPHS





# ACTUAL SITE PHOTOGRAPHS





# ACTUAL SITE PHOTOGRAPHS



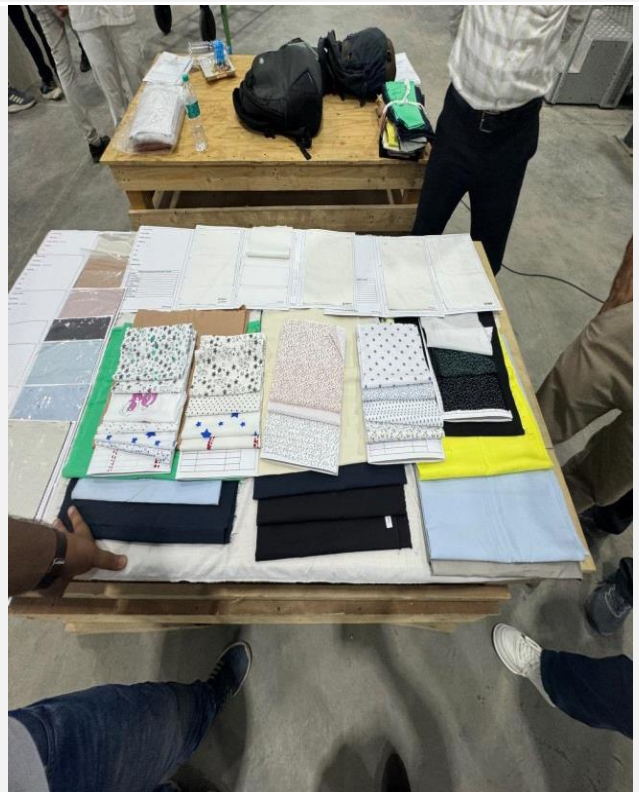
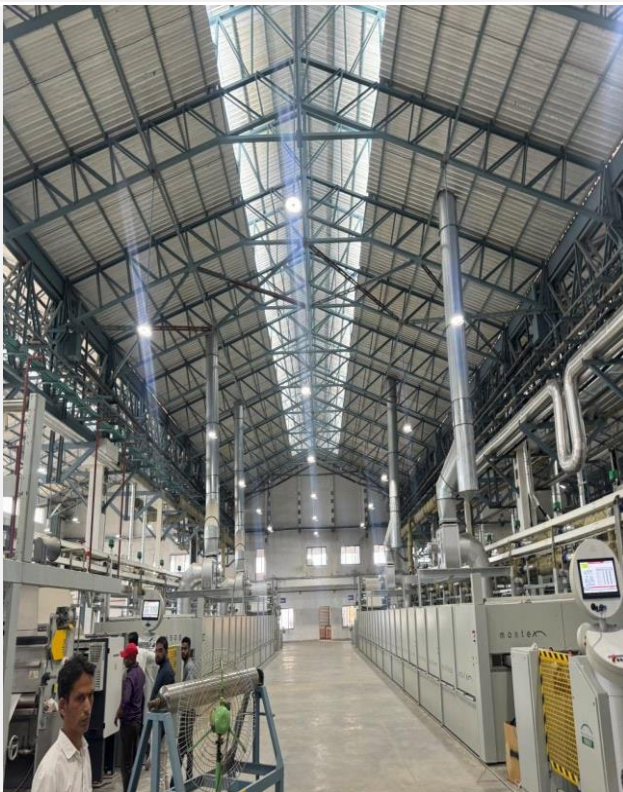
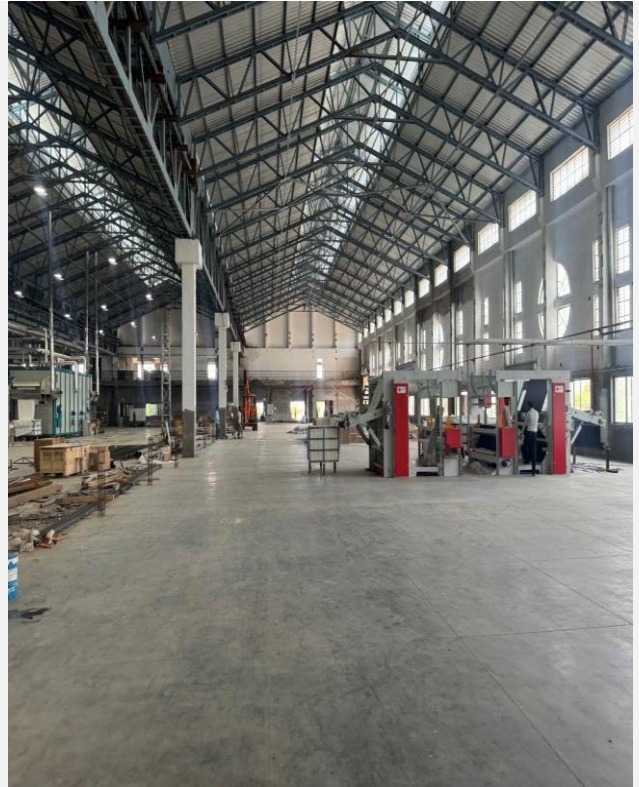


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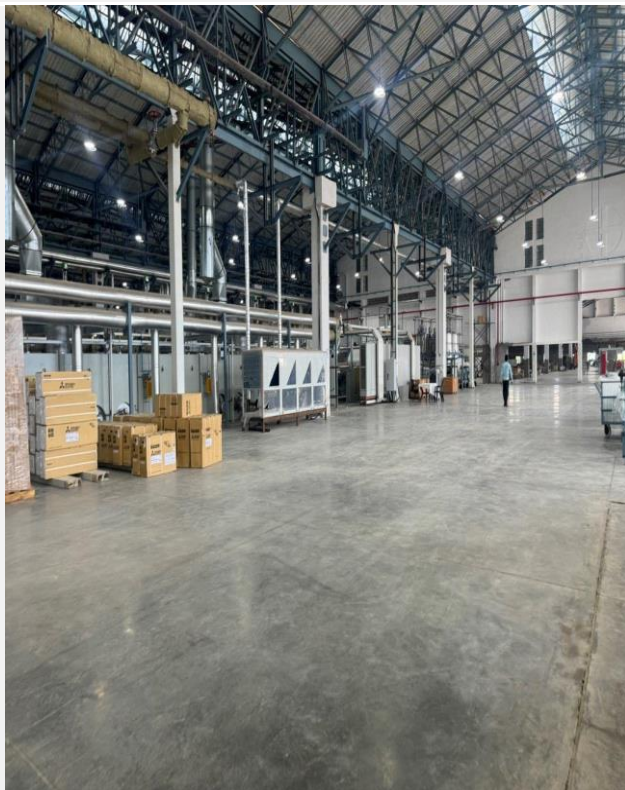


# ACTUAL SITE PHOTOGRAPHS





# ACTUAL SITE PHOTOGRAPHS





# ACTUAL SITE PHOTOGRAPHS



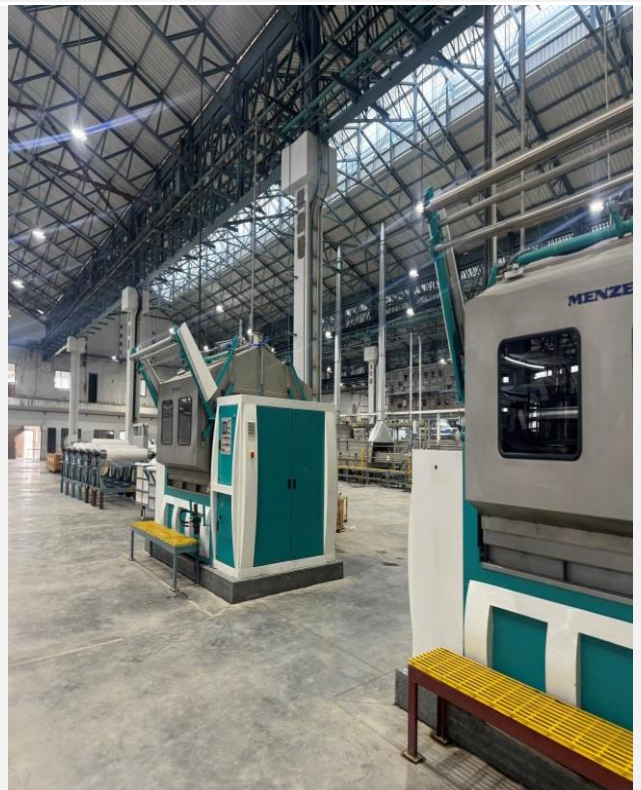


# ACTUAL SITE PHOTOGRAPHS



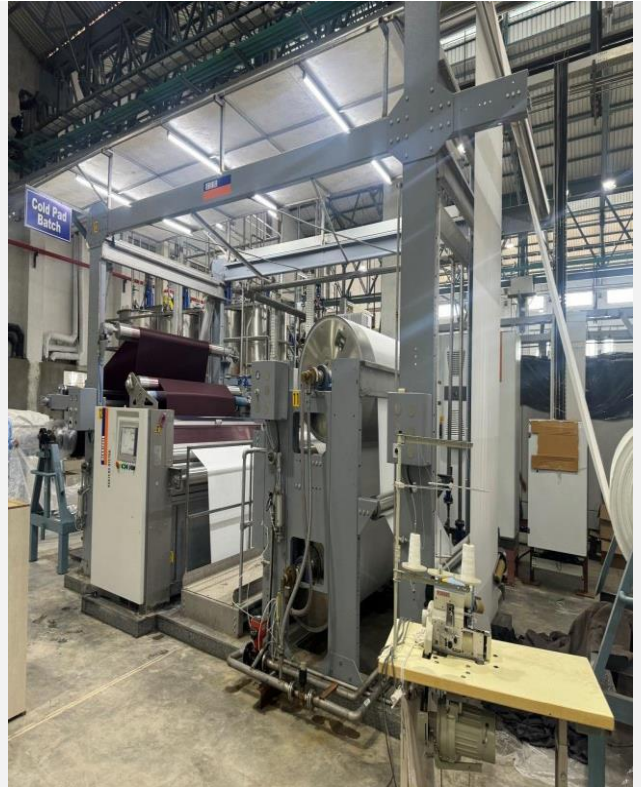
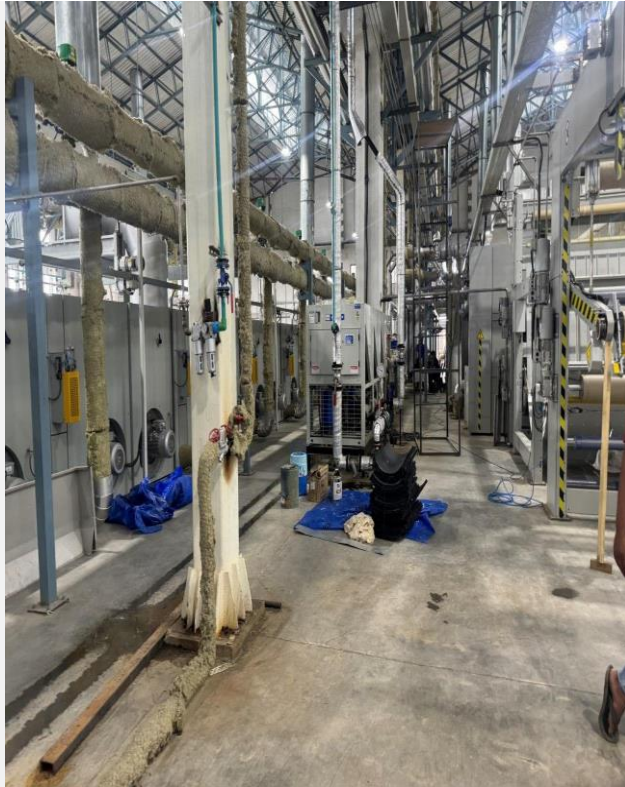


# ACTUAL SITE PHOTOGRAPHS





# ACTUAL SITE PHOTOGRAPHS



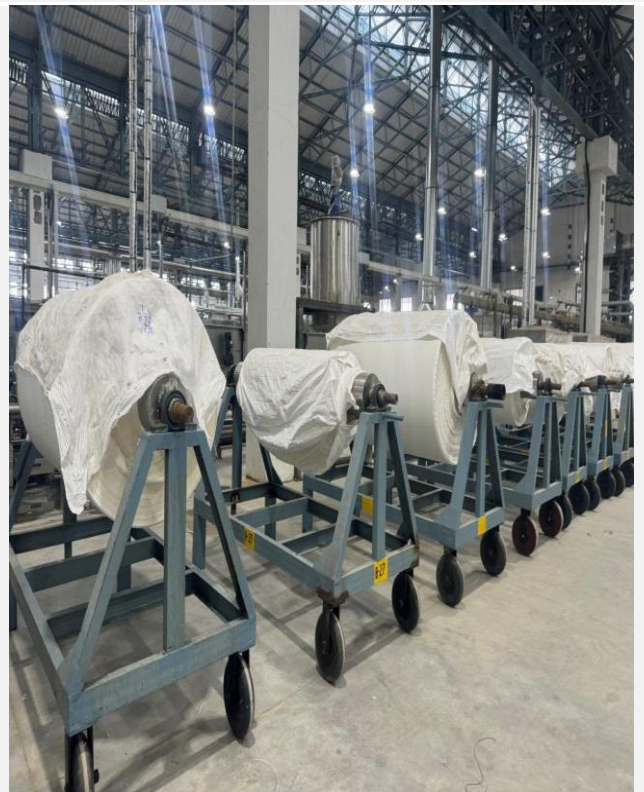
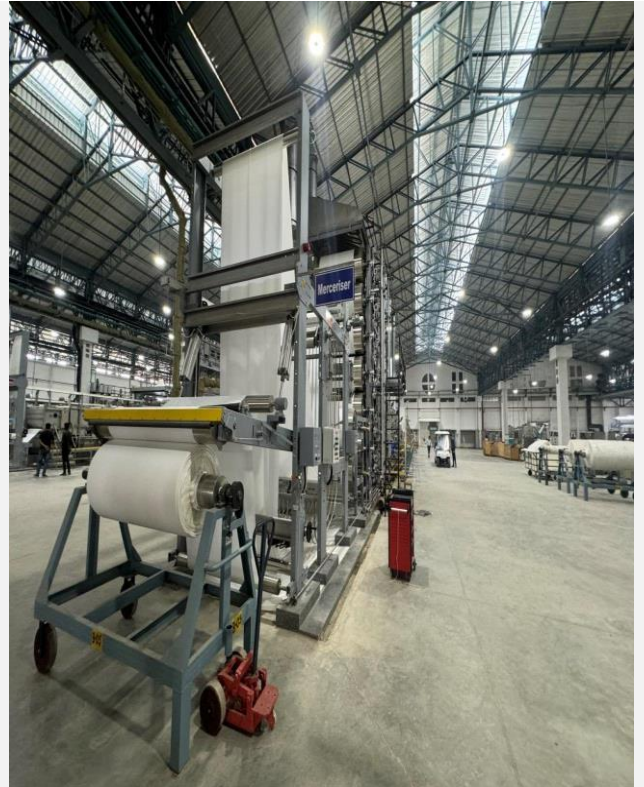


# ACTUAL SITE PHOTOGRAPHS



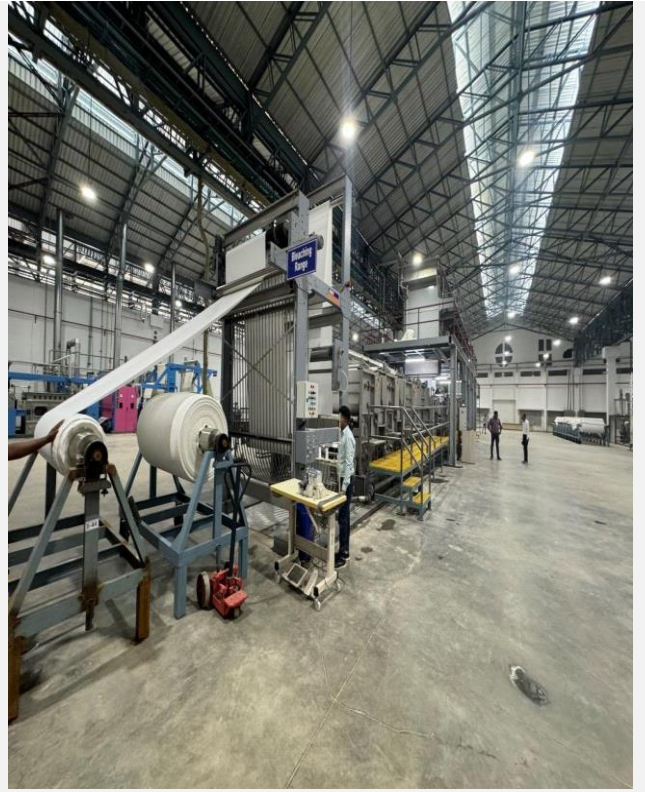


# ACTUAL SITE PHOTOGRAPHS





# ACTUAL SITE PHOTOGRAPHS





# ACTUAL SITE PHOTOGRAPHS





## 6. NOTES, LIMITATIONS, DISCLAIMERS & CAVEATS

### Notes, Limitations, Disclaimers & Caveats forms important part of the report.

- ❖ The Lender's independent engineer report is made to review the progress of project activities and to prepare the detail report outlining all activities completed along with the status.
- ❖ Our Engineer has visited the project site of on 24.06.2024 with a view to ascertain and certify the quantity and amount of work progressively undertaken by the borrower.
- ❖ LIE progress report is based on the physical verification of the site on 24.06.2024, invoices provided, discussions held with the Directors of the Company and information and explanation given & documents provided. Accordingly, the percentage of work of completion of project activities is worked out. The photographs are enclosed.
- ❖ The Company has provided the necessary documents. LIE has referred the same for preparation of report.
- ❖ During the date and time of our visit to the project site, the execution of project activities like Building Finishing Work, Machine Installation, Piping work etc. was going on and it can be clearly seen from the photographs enclosed.
- ❖ The Credit details in other bank accounts are not verified by us and we have relied on documents issued by the party.
- ❖ Our report does not cover verification of ownership, title clearance, or legality and subject to adequacy of engineering / structural design.
- ❖ Our report does not cover verification of ownership, title clearance, or legality and subject to adequacy of engineering / structural design. The report is delayed as compared with the visit date because of delay in receipt of documents.
- ❖ It should be noted that VCIPL's project progress assessments are based upon the facts and evidence available at the time of assessment and the documents provided. The lenders should do the progress assessment from time to time.
- ❖ The legal documents pertaining to the ownership of the properties has been referred to on its face value and that is presumed that Bank /financer have got the same verified through its legal counsel. We do not certify the veracity of the documents. This report does not certify valid or legal or marketable title of any of the parties over the property. Our report does not cover verification of ownership, title clearance, or legality and subject to adequacy of engineering / structural design.

- ❖ Our report is only for the use of the party to whom it is addressed, and no responsibility is accepted to any third party for the whole or any part of its contents.
- ❖ It is presumed that the soft copies of documents are taken from the originals duly tested and verified at the party's end.
- ❖ The progress report is made based on our visit, information furnished, discussions, documents made available at the time of visit. We presume optimistically that the project assessed by us will be a top success project. In case on a future date if the project does not come up to an expectation of the lenders and borrowers, due to various factors i.e., socio, economic and political factors in this region and country, any decrease in projections, profits, non-repayment of regular installments of loan and interest thereon, the VCIPL should not be held responsible on a future date. The market scenario in India at particular and the whole world at large is at volatile trend since last many months and future cannot be anticipated as of date.
- ❖ Our report should be read along with disclaimers. We have given our opinion as the percentage of work completion of the project as on date of visit to the project site.



## 7. SUMMARY

### 7.1) WORK COMPLETION FOR THE PROJECT: -

Location wise the progress of the project is as under: -

S. No.	Activities	% of Work Completion
	<b>Project Documentation</b>	
1	Detailed Project Report	100%
	<b>Statutory Clearances</b>	
2	Building Plan (initial approval)	100%
3	Pollution Control Board - Consent to establish	100%
4	Pollution Control Board - Consent to operate	50%
5	Power Sanction	100%
6	Insurance	100%
7	Bank Loan Sanction	100%
8	Disbursement – Term loan (Fund + non-Fund)	96%
9	Fire NOC	50%
10	Factory License	0%
	<b>Site Setup</b>	
11	Office setup at Site	80%
12	Recruitment	Ongoing
	<b>Leasehold Building</b>	
	<b>Existing &amp; Proposed Buildings</b>	
13	Foundation	100%
14	Flooring Work	80%
15	Brick Work	100%
16	Roof	90%
17	Finishing	80%
	<b>Machinery Foundation</b>	
18	Foundation	90%
	<b>Imported Plant &amp; Machinery</b>	

S. No.	Activities	% of Work Completion
19	Vendor Selection	100%
20	Purchase Order/ Contract	100%
21	Delivery	100%
22	Erection	100%
23	Installation	90%
24	Electrification	90%
25	Trials & Commissioning	90%
	<b>Indigenous Plant &amp; Machinery</b>	
26	Vendor Selection	100%
27	Purchase Order/ Contract	100%
28	Delivery	100%
29	Erection	90%
30	Installation	80%
31	Electrification	80%
32	Trials & Commissioning	70%
	<b>Other Fixed Asset</b>	
33	Vendor Selection	100%
34	Purchase Order/ Contract	100%
35	Delivery	90%
36	Erection	80%
37	Installation	70%
38	Electrification	70%
39	Trials & Commissioning	70%
	<b>Electrical Fittings</b>	
40	Vendor Selection	100%
41	Purchase Order/ Contract	100%
42	Delivery	100%
43	Erection	100%



S. No.	Activities	% of Work Completion
44	Installation	90%
45	Electrification	90%
46	Trials & Commissioning	90%
	<b>Total Work Completed</b>	<b>90%</b>

## 7.2) DRAW DOWN SCHEDULE: -

The estimated draw down schedule is as under: -

(Rs. in Crores)

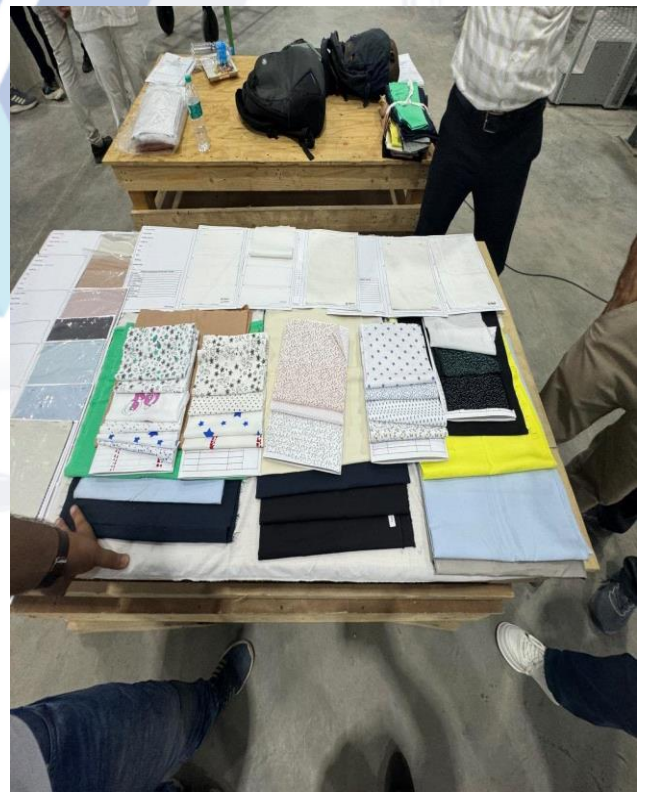
S. No.	Disbursement till	Total
	Project Cost	
1	30.06.2022	95.00
2	30.09.2022	7.27
3	31.03.2023	8.00
4	31.03.2024	12.73
	<b>Total</b>	<b>54.27</b>

## OBSERVATIONS: -

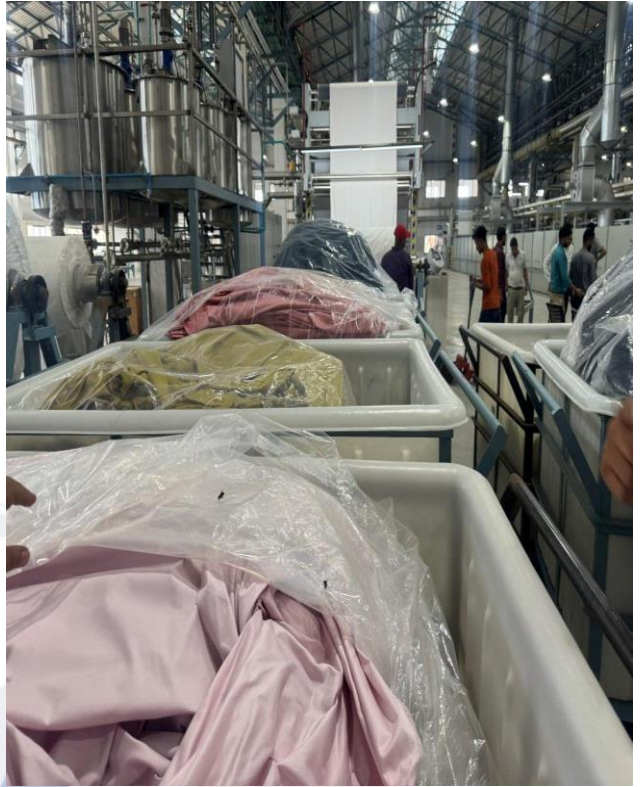
- ❖ Company has not provided the revised Draw Down Schedule.

### 7.2) DATE OF COMMENCEMENT OF COMMERCIAL OPERATIONS (DCCO): -

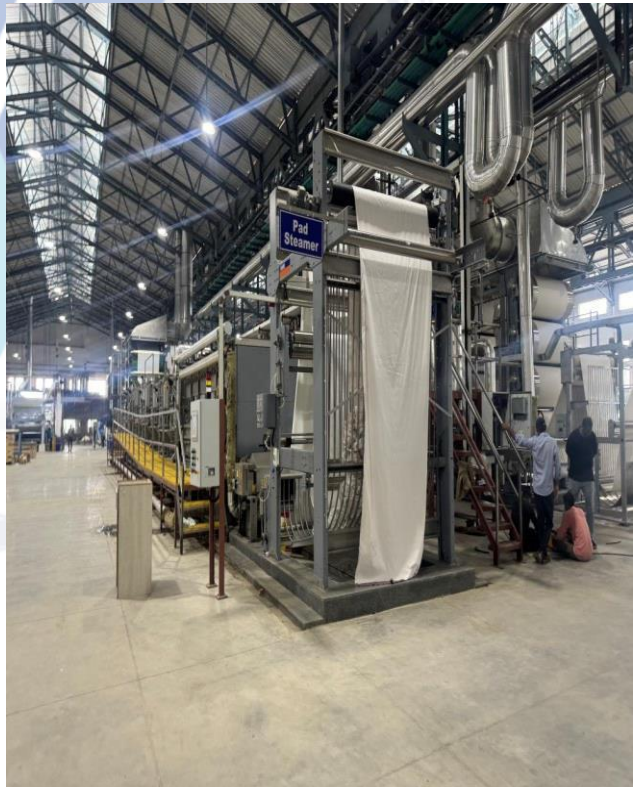
During the date and time of our Site visit on 24.06.2024, we observed that the Commercial Production is going on at the rate of 10 to 15% of Installed Capacity and the Photographs for the same is enclosed for ready reference:-























**STATUS OF STATUTORY CLEARANCES AND APPROVALS: -**

Status of Approvals and clearances is as under: -

S. No.	Approvals / Certifications	Approving / Sanctioning Authority	Status
1	Consent to Establish	Maharashtra State Pollution Board	Received
2	Udhyam Aadhar	Ministry of MSME	Received
3	Approved Building Plan	Malegaon Municipal Corporation	Received
4	GST Registration	Ministry of CBIC	Received
5	PF/ESIC Registration	Ministry of Labour and Employment	Received
6	Boiler Certificate	Directory of Steam Boiler	Since the existing units have surplus steam available, it will be supplied from existing boiler. Boiler Certificate not required.
7	Consent to Operate	Maharashtra State Pollution Board	Application for Consent/ Authorization vide UAN No. MPCB-CONSENT-0000193968 dated 11.01.2024.
8	Factory License	Maharashtra Factory Rules	Applied as informed by the Company Official. <b>Kindly provide the application Letter</b>
9	Electricity Load Approval	MSEDCL	Received
10	Provisional Fire NOC	Malegaon Municipal Corporation	Received
11	Final Fire NOC	Malegaon Municipal Corporation	Pending

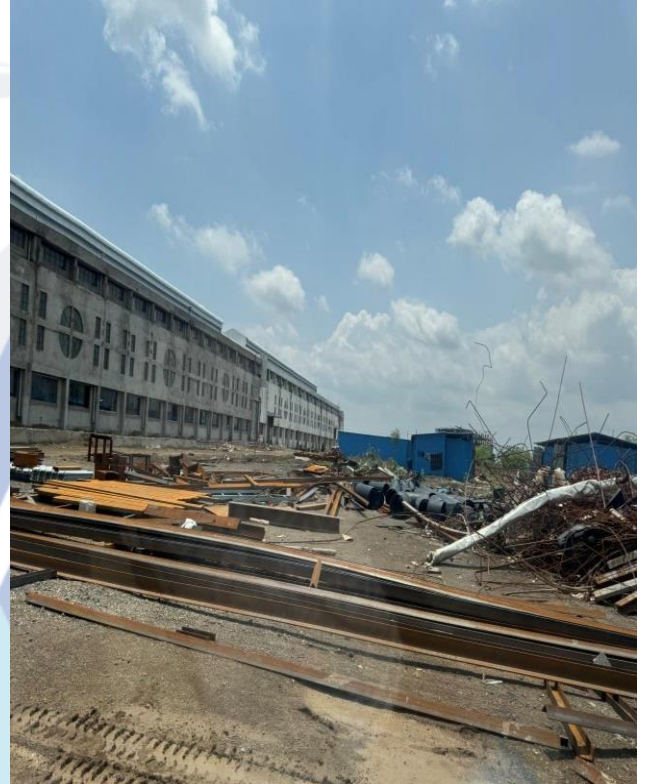
**OBSERVATIONS: -**

- We are at opinion that, the Company must take the pending approval for the continuous operation of the Plant.



During the date and time of our site visit on 24.06.2024, following work related to Project is balance: -

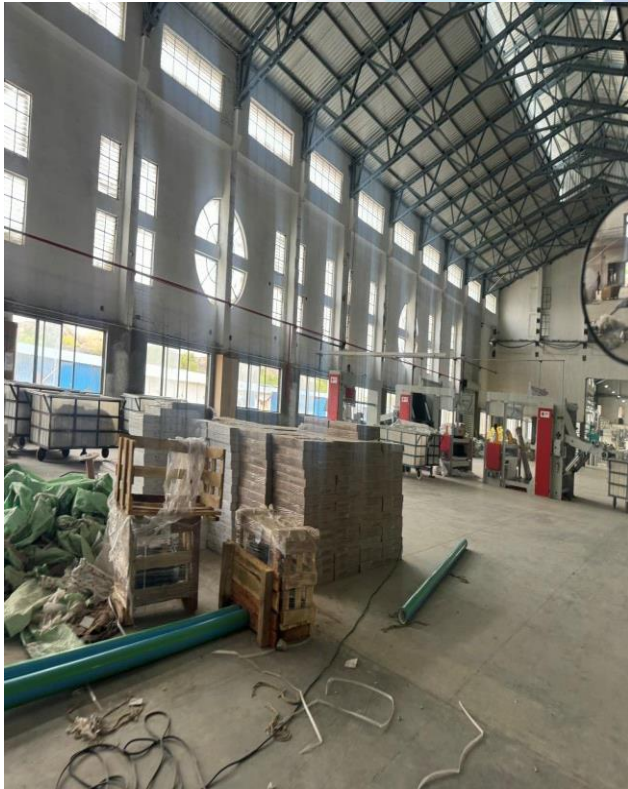
- Finishing Work related for Lab, Office & Road.
- Installation of Lab Equipments, 1 Nos. of Digital Printer, Caustic Recover Plant, Chemical Storage Tanks, Main Air Compressor, Ducting & Piping Work and Fire Fighting Equipment is pending.
- The Photographs for the same is enclosed for ready reference: -

























Company has provided the 1<sup>st</sup> Sale Invoice, the same is enclosed for ready reference.

Details of Recipient (Bill to)										Details of Consignee (Shipped to)					
Name										Name					
Address										Address					
Place of Supply										Place of Supply					
State										State					
State Code										State Code					
GSTIN										GSTIN					
PAN NO										PAN NO					
KULHARI INDUSTRIES										KULHARI INDUSTRIES					
5, 503, SHREE GAVDEVI PALACE, BHAYANDER, THANE 401105										5, 503, SHREE GAVDEVI PALACE, BHAYANDER, THANE 401105					
THANE										THANE					
MAHARASHTRA										MAHARASHTRA					
27										27					
27AFTPC0137L1ZB										27AFTPC0137L1ZB					
Sr No	Description	HSN Code	Qty	UOM	Rate Per Item	Total	CD %	Add Discount	Taxable Value	CGST	SGST/UGST	IGST			
1	40 x 40 124x72-63" 1/1 PLAIN	52083290	3.086	M	93.00	286,998.00	0.00	0.00	286,998.00	Rate Amt	Rate Amt	Rate Amt			
										2.50 7,174.95	2.50 7,174.95	0.00 0.00			
<b>Total (In Figure)</b>										<b>Total Amount Before Tax</b>			286,998.00		
<b>Total (In Word)</b>										<b>Add CGST</b>			7,174.95		
three lakh one thousand three hundred forty eight rupees										<b>Add SGST</b>			7,174.95		
<b>GST on Reverse Charge</b> Y/N										<b>Add IGST</b>			0.00		
<b>Whether tax is to be paid by receipt on reverse charge</b>										<b>Add TCS</b>			0.00		
<b>Bank Details</b>										<b>Total Tax Amount</b>			14,349.90		
<b>Bank Name</b> Bank of Baroda A/C-03910200000791										<b>Rounding Off</b>			0.10		
<b>Bank A/C No</b> 03910200000791										<b>Freight Charges</b>			0.00		
<b>IFSC Code</b> BARB0VILWES										<b>Total Amount After Tax</b>			301,348.00		
<b>Terms &amp; Conditions</b>															
1 Goods once sold will not be accepted back.															
2 GST and other taxes will be charged extra wherever and what-ever applicable.															
3 Interest@24% p.a. will be charged if not paid within the credit period allowed.															
4 Our responsibility ceases no sooner the goods leave our premises.															
5 Delivery ex-godown packed.															
6 Subject to Shirpur Jurisdiction.															
7 Please pay by "A/C Payee" DD/Cheque payable at Shirpur only.															
8 We accept all electronic mode of payment.															
For KRUSHNA COTEX PVT LTD															
<b>Prepared By</b>				<b>Check By</b>				<b>Authorized By</b>							

Based on the observation made during the Site Visit and Tax Invoice provided by the Party, We are at option the Company has started the Commercial Operation and the Date of Commencement of Commercial Operation (DCCO) is 01.04.2024.



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company



## 8. OPINION

Based on the physical inspection and verification of project site, information and explanation given to us and the documents referred by us; we are of the opinion that the progress of proposed processing and made ups Unit with approx. 60 000 meters/day fabric processing and 5,000 sets/day sheeting sets facility at Gat No. 27, Village-Dahiwad, Taluka-Shipur, District Dhule, PIN Code-425 405, State-Maharashtra, Country-India belonging to **M/s. Krushna Cotex Private Limited** is 90 % completed as per our information provided by the party, observation made during LIE 3<sup>rd</sup> visit to the project site on 24.06.2024 subject to observations made in the main report.

**Date:-08.08.2024.**

**Place:- Mumbai**

**For Vastukala Consultants (I) Pvt. Ltd.**

**Umang A Patel**  
**Registered Valuer**  
**Chartered Engineer (India)**  
**Reg. No. IBBI/RV/04/2019/10803**