**File No.: VIS(2021-22)-PL1059-901-1178 Dated: 17/03/2022**

**INDEPENDENT ENGINEERING REPORT**

**OF**

**MOBILE & REFRIGERATOR PLANT**

**(UTTAR PRADESH NOIDA UNIT)**

**SITUATED AT**

**PLOT NO. B-** **B001C, SECTOR-81, NOIDA, DISTRICT- GAUTAM BUDHHA NAGAR,**

**UTTAR PRADESH**

**COMPANY/PROMOTER**



**REPORT PREPARED FOR**

**THE PRADESHIYA INDUSTRIAL & INVESTMENT CORPORATION OF U.P. LIMITED (PICUP), PICUP BHAWAN, GOMTI NAGAR, LUCKNOW-226010 (INDIA)**

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|  |  |
| --- | --- |
| **PART A** | **REPORT SUMMARY** |

|  |  |  |  |
| --- | --- | --- | --- |
| **1.** | **Name of the Project** | **:** | Expansion / diversification of Hand-Held Phone & Refrigerator manufacturing unit at existing Noida plant. |
| **2.** | **Project Location** | **:** | Plot No.-B001C, Sector-81 NOIDA, District - Gautam Buddha Nagar,Uttar Pradesh |
| **3.** | **Name of the Company / Promoter** | **:** | M/s. Samsung India Electronics (P) Limited, 6th Floor, DLF Centre, Sansad Marg, New Delhi-110001 |
| **4.** | **Prepared for Organization** | **:** | 1. The Pradeshiya Industrial & Investment Corporation of U.P. Ltd. (PICUP), PICUP Bhawan, Gomti Nagar, Lucknow. |
| **5.** | **Chartered Engineer Firm** | **:** | M/s. R. K. Associates Valuers & TechnoEngineering Consultants (P) Ltd. |
| **6.** | **Date of Survey** | **:** | 7th, 8th & 9th March, 2022 |
| **7.** | **Date of Report** | **:** | 16th March, 2022 |
| **8.** | **Report Type** | **:** | Examination & Certification Report of Capital Cost Investment |
| **9.** | **Purpose of the Report** | **:** | To verify and examine capital expenditure status of the Project from 1/07/2018 to 31/03/2021 in regard to the special facilities & incentives given to Mega Projects under Infrastructure and Industrial investment Policy-2012. |
| **10.** | **Scope of the Report** | **:** | To verify and examine capital expenditure status of the Project. |
| **11.** | **Documents produced for Perusal** | **:** | 1. Detailed Project Report 2. Copies of Project Contracts 3. Break-up of the cost heads List of Invoices with Description of the Items 4. Copy of Invoices of Items 5. Copy of CA Certificate 6. Copies of various NOCs & Approvals 7. Information received on e-mail 8. FAR as on 01.08.21 9. Copy of Building Map 10. COD Certificates |
| **12.** | **Annexure with the Report** | **:** | 1. Project Contract Copies 2. Photographs 3. Other annexures (e.g., Invoices, NOCs & Approvals, CA Certificate etc.) 4. COD Certificates |

|  |  |
| --- | --- |
| **PART B** | **INTRODUCTION** |

1. **NAME OF THE PROJECT:** Expansion/ diversification of existing Unit by creating additional capacity of Hand Held Mobile (from 3.30 cr. units per Annum to 12 cr. units per Annum) & Refrigerators (from 18 Lakhs units per Annum to 36 Lakhs Units per Annum) by Samsung India Electronics (P) Limited (SIEL) at Noida, Gautam Buddha Nagar District of Uttar Pradesh.



1. **PROJECT OVERVIEW:** M/s. Samsung India Electronics (P) Limited, is a 100% subsidiary of Samsung Electronics Limited, Korea, incorporated under the Indian Companies Act, 1956 (As further amended by Companies Act 2013).

Samsung India Electronics Private Limited (SIEL) is engaged in the business of manufacturing of various consumer electronics and consumer durable items like refrigerators, color televisions, handheld cellular phones, washing machines, air conditioners etc. since 1995 in India.

It is having a full-scale manufacturing facility operating at Plot No. B-01, Sector-81, Noida, District Gautam Buddha Nagar,Uttar Pradesh since 1996 which mainly manufactures electronic devices like TV, Handheld devices, Washing Machines. Under the Infrastructure and Industrial investment Policy-2012 company has proposed to increase the production capacity of the Plant by increasing the production capacity of Hand-Held Devices (e.g., Mobile Phones, Tablets etc.) to 264% and the production capacity of Refrigerator to 100% by the year 2020 under Mega Projects scheme. For the same SIEL has planned the expansion Project divided into three Phases (Phase I- Rs.571 Cr., Phase II- Rs.2928 Cr. & Phase III- Rs.1416 Cr.) with total investment of Rs.4915 cr. as per the Detailed Project Report dated January 17th 2018.

In this regard SIEL has been issued Letter of comfort (LoC) under Infrastructure and Industrial investment Policy-2012 through its nodal agency PICUP for consideration of its Project under Mega Project Incentives scheme for expansion/ diversification of existing unit by creating additional capacity of Hand Held Mobile, table Computers & Refrigerators with total investment of Rs.4915.00 Cr. at Noida.

The Company informed to the Govt. of U.P that it has made an investment amounting to Rs.4,766.67 Cr. (till 31.03.2021) in the Project in the various heads like Land, Buildings, Plant & Machinery etc. Out of Rs.4766.67 Crore we have already assessed Rs.1053.91 Crore (Exp. Up to period ending 31st December 2017) in our previous report. Thus, net expenditure to be assessed in this report amounts to Rs.3712.76 Crore. However, the balance expenditure as per FAR for the period January 2018 to March 2021 amounts to Rs. 3663.43 Crore. Therefore, we have only performed assessment of expenditure amounting to Rs. 3663.43 Crore.

Presently SIEL is having total Land area 2,49,100 sq. mtr. in which land area for existing unit is 1,20,100 sq. mtr. and for the expansion of the Plant, SIEL has acquired additional 1,29,000 sq. mtr. of land form Noida Authority on long term lease for period 90 Years. This newly acquired land (Plot No. B-001C) is located next to the existing land (Plot No. B-01) of SIEL. However later on Plot No. B-001C and Plot No. B-01 (B-01, B-01A & B-01B) are amalgamated into Plot No. B-01 by Noida Industrial Development Authority vide **Letter No.** **Noida/ Industrial/ 2018/ 2489, Dated: 11/06/2018**.

**Table: 1**

|  |  |  |
| --- | --- | --- |
| **Sr. No.** | **Particulars** | **Area** |
| 1. | Old Land | 1,20,100 sq. mtr. |
| 2. | Expansion Land | 1,29,000 sq. mtr. |
| **3.** | **Total Land area** | **2,49,100 sq. mtr.** |

***Source: Copy of Lease deeds***

**Proposed Expansion Plan**

**Table: 2**

|  |  |  |  |
| --- | --- | --- | --- |
| **PROPOSED EXPANSION PLAN** | | | |
| **Sr. No.** | **Product** | **Existing Qty. Nos.** | **Proposed Qty. Nos.** |
| **1.** | Hand Held Phones | 3,30,00,000 | 12,00,00,000 |
| **Total** | | **3,30,00,000** | **12,00,00,000** |

***Source: DPR***

**Project Summary of the existing Unit and the expansion of the Project:**

**Table: 3**

*(In Lakhs units per Annum)*

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **S. No.** | **Main Production Units** | **Existing Capacity**  *(as on 31.12.2012)* | **Achieved/Proposed Expansion Capacity of the Unit** | **Total Proposed Expansion Capacity of the Unit** |
| 1. | Mobile Phones, Tablets etc. | 330 | 839.5 | 1200 |

***Source: DPR & Information from SIEL***

**Proposed Phase wise investment schedule over the period of 2012-13 to 2021-22 (10 Years) is as follow:**

**Table: 4**

|  |  |  |
| --- | --- | --- |
| **Investment Phase** | **Financial Year** | **Amount (In Cr.)** |
| **Phase-I** | 2012-13 | 10 |
| 2013-14 | 323 |
| 2014-15 | 238 |
| **Phase-II** | 2015-16 | 121 |
| 2016-17 | 138 |
| 2017-18 | 215 |
| 2018-19 | 2454 |
| **Phase-III** | 2019-20 | 1224 |
| 2020-21 | 137 |
| 2021-22 | 55 |
| **Total** | | **4915** |

***Source: DPR***

The Project as proposed comprised of Three Phases:

* **Phase I:** Expansion of Handheld Devices Capacity - *(Expected COD: September 2013).*
* **Phase II:** Further Expansion of Handheld Devices Capacity - *(Expected COD: December 2018).*
* **Phase III:** Expansion of Capacity of Refrigerator and/or diversification into other consumer durables *(Expected COD: December 2022).*

As per current status, SIEL has achieved the production capacity of the proposed Hand-Held Devices Plant by 69.96% out of the total proposed capacity of 12,00,00,000.

The scope of this report only includes the assessment & verification of installation, commissioning and capital expenditure of Rs. 3663.43 Crore. Incurred from 1st July 2018 till 31st March 2021 by the company in the Project. Breakup of Rs.3663.43 Crore is as below

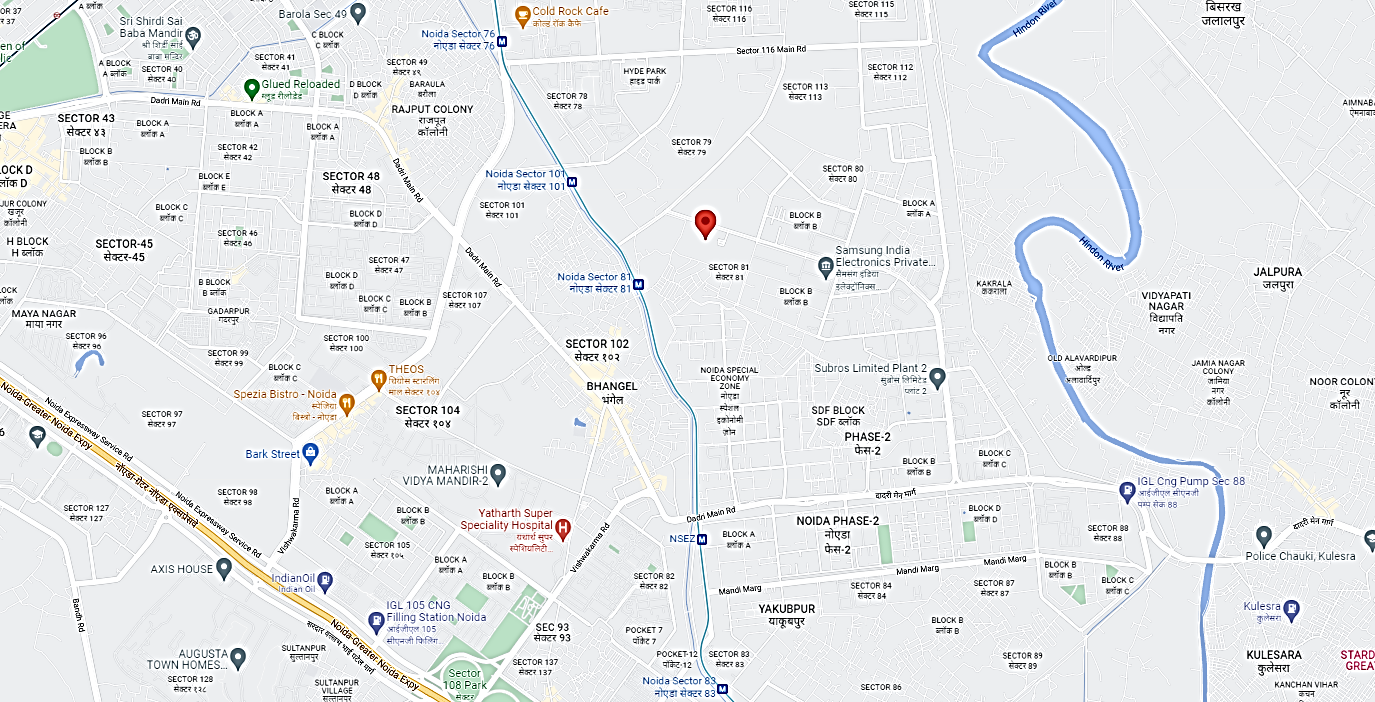
**Table: 5**

|  |  |  |  |
| --- | --- | --- | --- |
| **Sr. No.** | **Sections** | | **Amount (In Cr.)** |
|  | Land & Site Development | | 48.93 |
|  | Building & Civil Works | | 1915.36 |
|  | Plant & Machinery | Indigenous | 329.25 |
| Imported | 1217.78 |
|  | Misc. Fixed Asset | | 152.11 |
|  | Interest During Construction | | 0.00 |
|  | Pre-operative | | 0.00 |
|  | Working Capital | | 0.00 |
| **Total** | | | **3663.43** |

*Source: CA Certificate*

However out of the above amount, IE has approved the total Project Cost of **Rs.2317.35 Crore.**

1. **PROJECT LOCATION:** The Mobile & Refrigerator Manufacturing Plant setup by Samsung India Electronics Private Ltd. (SIEL) is located at Plot No. B- B001C, Sector-81, Noida Gautam Buddha Nagar District, Uttar Pradesh State in India and the Project site is well connected by rail, road and airport. The nearest airport from the site is IGI Airport, Delhi located at the distance of 45 km. The Project site is also well connected through Road network and Noida- Greater Noida expressway is about at a distance of 6-7 km. from the Project Site. New Delhi Railway Station is the nearest railway station around 28 km from the project. The nearest metro station is NOIDA sec-81 metro station which lies on Aqua line and is situated at around 1.1 km from the project site.





1. **SCOPE OF THE REPORT:** To verify and examine the commissioning, installation and capital expenditure status of the Expansion of the Project popularly named as Samsung India Electronics Private Limited (SIEL) from 01/07/2018 to 31/03/2021 in regard to special facilities & incentives given to Mega Projects under Infrastructure and Industrial investment Policy-2012 of Govt. of U.P as per Work Order No. PICUP/Mega/Samsung/685 dated 11th September 2021.

*All the assessment carried out for the Project is done based on the documents & information provided to us by SIEL and its correlation by the Engineering team through site inspection and various other discussions with the Project proponents and its able resources and thus forming an opinion out of it.*

1. **PURPOSE OF THE REPORT:**  To provide a comprehensive overview of the current status of the project in terms of its Physical progress and Capital Expenditure incurred to enable PICUP to take informed business decision on the Project in relation to special facilities & incentives given to Mega Projects under Infrastructure and Industrial investment Policy-2012 of Govt. of U.P.
2. **SURVEY DETAILS:** This Plant is surveyed by our Engineering team comprising of Civil & Mechanical Engineers Mr. Zaid Ebne Mairaj and Mr. Tejas Bharadwaj on 7th, 8th & 9th March, 2022. Site inspection was done in the presence of company’s representatives. All the details pertaining to physical setup and progress of the Plant have been cross checked as per the documents/ information provided to us.

Team visited different sections of the Plant and verified the main sections like Hand Held Mobile Phones Plant (HHP), Corporate office, RO Plant, Main Utility Building, Scrap yard and found the sections to be operational and in production. Plant and all its installed machinery equipment are found in good working condition.

Due to Plant security restrictions, we have not been allowed to take photographs from our camera phone and stickers have been pasted on our camera screens and have been deposited at the security in some sections. We have taken the photographs of the facilities from the camera phone provided by them.

As per information received from the company’s representatives Mr. Rajesh Sehgal (+91-9871899704), this Project has achieved the production capacity of Hand-Held Mobile Device to 96 million units per annum on March 2022 and the production capacity of Refrigerator Plant to 1.8 million units per annum on March 2022 respectively. Production capacities have not been verified independently by us.

At the time of survey Plant was found in production and manufacturing of the items was in process.

1. **METHADOLOGY ADOPTED:**
2. Study of Detailed Project Report to know the Project proposed plan & estimates.
3. Study of Project Contract agreements.
4. Site visit by our engineering team to assess the project execution status on the ground at the site.
5. Discussions with the Mechanical Plant Head & Civil Engineering team on the site.
6. Various documents, information & data collected from the company through e-mail.
7. Study and analysis of the documents and information obtained from the company and their correlation with the observations during the site survey.
8. Correlation of the provided information with the industry standards, CPWD SOR, etc.
9. Other information obtained regarding the project from the sources in the public domain.

|  |  |
| --- | --- |
| **PART C** | **PLANT INFRASTRUCTURE SECTIONS & FACILITY DETAILS** |

* 1. **LAND DETAILS:** SIEL is having total Land area 2,49,100 sq. mtr. out of which land area for existing unit is 1,20,100 sq. mtr. and for the expansion of the Plant, SIEL has acquired 1,29,000 sq. mtr. of land form Noida Authority on long term lease for period 90 Years.

This newly acquired land (Plot No. B-001C) is located next to the previously owned land (Plot No. B-01) of SIEL. However, Plot No. B-001C and Plot No. B-01 (B-01, B-01A & B-01B) are amalgamated into Plot No. B-01 by Noida Industrial Development Authority vide **Letter No.** **Noida/ Industrial/ 2018/ 2489, Dated: 11/06/2018**.

**Table: 6**

|  |  |
| --- | --- |
| TOTAL EXPENDITURE FOR SITE & LAND DEVELOPMENT AS PER CA CERTIFICATE | |
| PARTICULARS | **DETAILS** |
| Land & Site Development Cost | **Rs.48.93 cr.** |
| Land & Site Development Cost Land & Site Development Cost  *(Along with landscaping)* | **Rs.48.93 cr.** |
| Total Money outlaid till date | **Rs.48.93 cr.** |
| Note: The above table is extracted from FAR of the project for information purpose. Our assessment is mentioned in PART E of this report. | |

****

*Area marked with Red is the new land purchased by company while area in yellow is the old land parcel.*

* 1. **BUILDING & STRUCTURAL DETAILS:** Samsung India Electronics Private Limited has shown to have incurred an amount of **Rs.1963.76 Cr.** to construct different Plant Buildings like Hand Held Mobile Phones Building (HHP), Utility Building, Corporate office, Canteen, RO Plant, Main Scrap yard etc. as per FAR provided to us. SIEL has engaged its related company M/s Samsung C&T India Pvt. Ltd. as contractors on turnkey basis where necessary material, Construction Equipment, Labor etc. are provided by Contractor itself. Detailed break-up of the expenditure is given below:

**Table: 7**



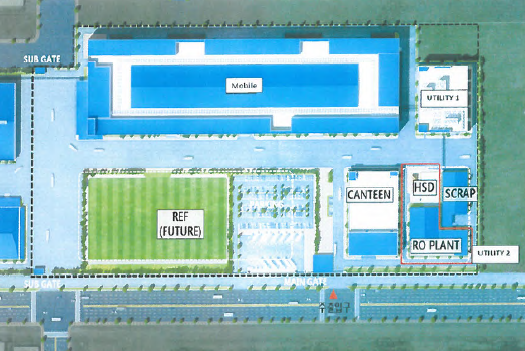
**Note:** The above table is extracted from FAR of the project for information purpose. Our assessment is mentioned in PART E of this report.

**Table: 8**





***Area measurement mentioned above is based on the approved Map provided by the company.***

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CORPORATE

1. **PLANT & EQUIPMENT DETAILS:** As per original plan mentioned in the Detailed Project Report submitted by the company following main sections, Machinery & equipment were proposed to be installed:
   1. **Main machinery & storage facility:**

**Hand Held Mobile Device Plant (HHP)**

**Table: 9**

| **Sr. No.** | **Description** | **Line/ Machines** |
| --- | --- | --- |
| **(A)** | **Main Line** | Main Line Machines |
| **(B)** | **SMD/SMT (SURFACE MOUNTING DEVICE)** | Loader |
| Solder Paste Screen Painting Machine |
| Solder Paste Inspecting System (SPI) |
| Carrier Jig |
| Basic Chip Mounter |
| Multi Mounter |
| MAOI |
| Shield Can Mounter |
| Reflow |
| SAOI |
| Inline (Function) Tester |
| Epoxy |
| Globe Top |
| TIM Machine |
| UFR |
| Router |
| **(C)** | **PBA Line** | PBA Line Machines |
| **(D)** | **Sub-Assembly** | ------ |
| **(E)** | **Others** | ------ |

***Source: DPR***

|  |  |
| --- | --- |
| **PART D** | **PROJECT CONSULTANTS, CONTRACTORS & SUPPLIERS** |

SIEL has engaged its related company as Contractors for the expansion of project mainly for Civil & building related works.

For Plant & Machinery company has done procurement from several different suppliers on its own without engaging one point contact for the same.

Civil Contractors with their scope of work and the Contract price by SEIL is given below:

**Table: 13**





***Source: Contract Copy***

|  |  |
| --- | --- |
| **PART E** | **PROJECT COST & CURRENT STATUS** |

1. **TOTAL PROJECT COST:** As per the Detailed Project Report dated January 17 2018, the total project cost is estimated to be Rs.4915 cr. (Phase I- Rs.571 Cr., Phase II- Rs.2928 Cr. & Phase III- Rs.1416 Cr.).

**Table: 14**

|  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | **PHASE-I** | | | **PHASE-II** | | | | **PHASE-III** | | |  |
| **Investment** | **2012-13** | **2013-14** | **2014-15** | **2015-16** | **2016-17** | **2017-18** | **2018-19** | **2019-20** | **2020-21** | **2021-22** | **TOTAL** |
| **Land** | - | - | - | - | - | 110 | - | - | - | - | **110** |
| **Building** | - | 52 | 122 | 4 | 6 | 7 | 1505 | 276 | - | - | **1972** |
| **Plant & Machinery** | 1 | 238 | 65 | 56 | 84 | 84 | 586 | 746 | 61 | - | **1921** |
| **Utility Machines** | - | 7 | 6 | 1 | 3 | 2 | 364 | 135 | 16 | - | **534** |
| **Moulds** | 9 | 17 | 43 | 58 | 41 | 9 | - | 67 | 60 | 55 | **359** |
| **Others** | - | 9 | 2 | 2 | 4 | 3 | - | - | - | - | **20** |
| **TOTAL** | **10** | **323** | **238** | **121** | **138** | **215** | **2454** | **1224** | **137** | **55** | **4915** |

***Source: DPR***

***{Figure: 1}***

1. **CURRENT STATUS OF EXPENDITURE INCURRED TILL DATE:** The current expenditure incurred by Samsung India Electronics Private Limited in 31st Mar., 2021 for the Mobile & Refrigerator manufacturing Plant is given below:

**Table: 15**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| SR. NO. | PARTICULARS | TOTAL INCURRED AMOUNT  *(As per SEIL)*  *(From 1/07/2018 up till 31/03/2021)* | TOTAL INCURRED AMOUNT  *(As Approved by IE)*  *(From 1/07/2018 up till 31/03/2021)* | CURRENT STATUS OF WORK AND REMARKS |
| 1. | **Land Development** | 48.93 | 10.95 | **SIEL has shown Rs.48.93 Cr. has been incurred under this head in the period (July 2018 – March 2021).**   * Rs.10.95 Crore was incurred for the site development including development of internal roads, Landscaping, sewage, outer fence, grading work etc. * As per IE review it is found that cost incurred in this head is reasonable and justified and the same have been approved by IE as per the breakup taken from the company of this cost. |
| 2. | **Building & Civil Work** | 1915.36 | 725.61 | **SIEL has shown Rs.1915.36 Cr. has been incurred under this head in the period (July 2018 – Mar., 2021).**  As per IE review it is found that cost incurred in the buildings is on higher side and cost Approved by IE is **Rs.725.61 cr**.   * *We have asked for BOQ and breakup of the construction cost from Samsung to do the cost assessment at our end. However, same was not provided to us stating that whole turnkey project was given to Samsung C&T India Pvt. Ltd. and that they do not have any breakup.* * *Therefore, to make assessment, we have estimated the cost based on specification available building wise & which we could best estimate from Market trends/ CPWD rates as per the specifications and construction found on site.* * *Cost approved is as per the CPWD, Industry benchmarks standards based on the area & specifications provided by SIEL.*   *Please refer to the detailed building wise breakup sheet of the cost approved by IE in Building & Civil work.* |
| 3. | **Plant & Machinery** | 1547.03 | 1300.52 | **Rs.1300.51 cr. has been incurred under this head in the period (July 2018 – Mar., 2021).**  **During the site survey, approx. 70% of the major machines & equipment were cross verified at site from the list of machines provided to us by our engineers who reported it to be installed & working.**  **Sample major invoices of amount above Rs.50 Lakhs has been cross verified. Related parties bills have been scrutinized closely which was not found in case of Plant & Machinery.**  *Please refer Annexures for detailed break-up of expenses incurred in Plant & Machinery.* |
| 4. | **Utility Machines** | 0.00 | 0.00 | **No Expenditure incurred in this Head.**  *We believe the machines which needs to be incorporate in this head might be present in some other heads because utility machines are not bifurcated in the FAR provided to us by the client.* |
| 5. | **Moulds** | 0.00 | 228.73 | **Rs.228.73 cr. has been incurred under this head in the period (July 2018 – Mar., 2021).**  ***This has been cross verified along with the machines and in the same manner as stated above in point 3.*** |
| 6. | **Miscellaneous Assets** | 152.11 | 51.54 | **Rs.55.80 cr. has been incurred under this head in the period (July 2018 – Mar., 2021).** |
| 7. | **Total** | **3663.43** | **2317.35** | All the expenditure shown above is cross checked with the work done on site and from the respective Invoices/ Bills/ PO.  Only major amount has been cross checked from the Invoices/ Bills/ PO due to voluminous paper of record.  Industry benchmark, Market trends & standards is applied only to Civil works cost for its verification. In case of Plant & Machinery no specific benchmark cost standard is available at least for electronics industry due to wide range of specifications & technology. Therefore, for Plant & Machinery cost verification individual invoices and bills are only relied upon. |

**Note:** Amount of CA certificate is including GST. However, the assessment of IE is excluding GST amount.

**Comments:**

* 1. The company has envisaged expenditure amounting to approx. Rs. 48.93 Crore towards Land development. However, as per our assessment based on the eligible expenditure under PICUP scheme stands at Approx. Rs.10.95 Crore. Details of the same is as below:

|  |  |  |  |
| --- | --- | --- | --- |
| **LAND EXPENDITURE ASESSMENT** | | | |
| Sr. No. | **PARTICULARTS** | **TOTAL** | **ELIGIBLE INVESTMENT** |
| 1. | (Less) Site Development | 15,06,28,419 | 15,06,28,419.00 |
| 2. | Rainwater Drainage | 8,72,00,412 | 7,38,98,654.00 |
| 3. | (Less) Pile (Test) | 23,78,28,831 | 23,78,28,831.00 |
| 4. | Sewage | 2,94,06,879 | 2,49,21,084.00 |
| 5. | (Less) Additional Work | **15,51,67,350** | **15,51,67,350.00** |
| 6. | ETC Civil | 18,45,74,229 | 21,91,134.00 |
|  | **Sub-Total 1** | **46,69,57,516** | **10,10,10,872.00** |
|  | | | |
| 1. | (Less) Landscaping | 1,22,20,469 | 1,22,20,469.00 |
| 2. | 132KV Double Circuit Line | 75,91,113 | 75,91,113.00 |
| 3. | Additional work on construction of 132KVdouble | 8,74,996 | 8,74,996.00 |
|  | **Sub-Total 2** | **2,06,86,578** | **84,66,109.00** |
| **Gross Total** | | **48,76,44,094** | **10,94,76,981.00** |

Site development works, Additional unidentifiable works, soil test and landscaping works are not to be included as eligible investment under Land category. Therefore, we have not considered approximately Rs.55.58 Crore in our eligible assessment criteria.

* 1. The company has envisaged expenditure amounting to Approx. Rs.1915.36 Crore towards the construction of building and civil structures. However as per our assessment, the eligible expenditure under PICUP scheme stands at Rs.725.61 Crore. Breakup of the same is as below:





New building constructed for this project including administrative building. The cost of new buildings constructed for installation of plant and machinery, R&D activities, in-house testing facilities, storage facilities, and other buildings related to the manufacturing process shall be considered as per the actual expenditure incurred”. Apart from this, the cost of no other building comes under eligible investment under Building category. Therefore, we have not considered approximately in our eligible assessment criteria. Therefore, we have not considered expenditure of approximately Rs.56.38 Crore as eligible investment under Building category. This amount includes corporate building + Canteen and security rooms.

Corporate building is not included in our assessment since we have not received the separate area of corporate building and canteen so individual assessment of corporate building is not possible.

1. The company has envisaged expenditure amounting to Approx. Rs.1547.03 Crore towards the plant and machinery (Main production lines of Mobile plants have been imported from South Korea). However as per our assessment, the eligible expenditure under PICUP scheme stands at Rs.1300.52 Crore. Break-up of the expenditure is given below:

**Table: 10**



1. The company has not envisaged a separate expenditure towards providing the Molds Machinery for the Mobile Plant with other common auxiliaries. As per our assessment the expenditure towards the same stands at Rs.**228.73 Cr.** Break-up of the expenditure is given below:

**Table: 11**



1. The company has envisaged expenditure amounting to Rs.152.79 Crore towards Miscellaneous fixed assets SIEL has invested an amount of **Rs.51.54 Cr**. in order to provide the Misc. Fixed Assets. Break-up of the expenditure is given below:

**Table: 12**



1. **QUARTER WISE COST BREAK-UP:** The cost incurred in this project had been divided on quarterly basis by the IE and same have been attached below. For the cost of Building and civil work, we have calculated the total cost and then divided the same as per the percentage of the cost shown in CA certificates:





|  |  |
| --- | --- |
| **PART F** | **DISCLAIMER** |

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      4. All observations mentioned in the report is only based on the visual observation and the documents/ data/ information provided by the client. No mechanical/ technical tests, measurements or any design review have been performed or carried out from our side during Project assessment.
      5. Interested organization should ONLY take this report as an Advisory document from the Financial/ Chartered Engineering firm and it’s specifically advised to the stakeholder to cross verify the original documents for the facts mentioned in the report which can be availed directly from the subject company directly.
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Place : New Delhi **FOR INTERNAL USE**

Date : 17.03.2022 ***SURVEYED BY: Er. Zaid Ebne Mairaj &***

***Er. Tejas Bhardwaj***

Note : This report contains 32 pages ***PREPARED BY: PE Team***

***REVIEWED BY: MA***

**For R.K Associates Valuers & Techno**

**Engineering Consultants Pvt. Ltd.**

**Project Engineering Team**

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