

File No.: VIS(2022-23)-PL528-425-735

Dated: 23rd Dec 2022

**LENDER'S INDEPENDENT
ENGINEERREPORT (3rd)
(FOR QUARTER ENDING SEPTEMBER 2022)**

OF

**COTTON COMBED COMPACT
YARNMANUFACTURING PLANT**

SITUATED AT

8 KM, KHASRA NO. 71, 72, 73, 83, 84, 85 and 86
VILLAGE HUMAYUPUR, PARGANA, TEHSIL & DISTT.
MUZAFFARNAGAR, U.P.

IMPLEMENTED BY

**M/S SANGAL INDUSTRIES PVT. LTD. (SIPL) GROUP
COMPANY OF**

"SIDHARTH GROUP"

REPORT PREPARED FOR

**STATE BANK OF INDIA, SME BRANCH JANSATH ROAD,
MUZAFFARNAGAR, UTTAR PRADESH.**

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations
- Lender's Independent Engineers (LIE)
- Techno Economic Viability Consultants (TEV)
- Agency for Specialized Account Monitoring (NSA)
- Project Techno-Financial Advisors
- Chartered Engineers
- Industry/ Trade Rehabilitation Consultants
- NPA Management
- Panel Valuer & Techno Economic Consultants for PSU Banks

Important: In case of any query/ issue or escalation you may please contact Incident Manager at
in@rkassociates.org. We will appreciate your feedback in order to improve our services.
NOTE: As per IBA Guidelines please provide your feedback on the report within 15 days of its
submission after which report will be considered to be correct.

CORPORATE OFFICE:

D-39, 2nd floor, Sector 2, Noida-201301

Ph - +91-0120-4110117, 4324647, +91 - 9958632707

E-mail - valuers@rkassociates.org | Website: www.rkassociates.org

TABLE OF CONTENTS		
SR. NO.	DESCRIPTION	PAGE NO.
PART A	Report Summary	03
PART B	Introduction	05
	1. The Project	05
	2. About the Borrower	05
	3. Location of the Project	06
	4. Project Overview	07
	5. Scope of the Project During Project Duration	10
	6. Purpose of the Report	10
	7. Methodology Adopted	10
PART C	Plant Infrastructure Sections & Facility Details with Actual Progress	11
	1. Land Details	11
	2. Building and Structure Details	11
	3. Plant Machinery and Equipment	16
PART D	Project Consultants, Contractors & Suppliers	24
PART E	Project Cost and Means of Finance	25
	1. Cost of Project	25
	2. Current Status and Total Expenditure Incurred Till Date	26
	3. Sources of Finance & Utilization of Funds	32
PART F	Statutory & Regulatory Approvals, Clearances & NOC	33
PART G	Project Schedule & Current Status	35
PART H	Observations and Comments	36
PART I	Disclaimer	37

Rohit



IMPORTANT NOTICE

COPYRIGHT FORMAT: *This report is prepared on the copyright format of R.K Associates, to serve our clients with the best available information and analysis to facilitate them to take rational business decisions. Legally no one can copy or distribute this format without prior approval from R.K Associates. It is meant only for the advisory/ reference purpose for the organization/s as mentioned on the cover page of this report. Distribution or use of this format by any organization or individual other than R.K Associates will be seen as unlawful act and necessary legal action can be taken against the defaulters.*

This report is intended for the sole use of the intended recipient/s and contain material that is STRICTLY CONFIDENTIAL AND PRIVATE.

DEFECT LIABILITY PERIOD: - *In case of any query/ issue or escalation you may please contact Incident Manager: le@rkassociates.org. We try our level best to ensure correctness in the calculations done, rates adopted and various other data points & information mentioned in the report but still can't rule out typing, human errors or any other mistakes. Incase you find any such mistake or inaccuracy in any data point of the report please help us by bringing all such points into our notice immediately or within 15 days of the report delivery in writing, to rectify these timely failing after which R.K Associates won't be held responsible for any such inaccuracy in any manner. We would highly appreciate your feedback in order to improve our services.*

plg



A

Sanku

PART A

REPORT SUMMARY

1. **Name of Project:** Greenfield spinning plant for manufacturing Cotton Combed Compact Yarn with an Installed Capacity of 5,500 MT/ annum.
2. **Project Location:** 8 KM, Khasra no. 71, 72, 73, 83, 84, 85 and 86 Village Humayupur, Pargana & Tehsil Distt. Muzaffarnagar, U.P.
3. **Name of the Borrower:** M/s. Sangal Industries Private Limited
4. **Director's as per MCA** Mr. Shishir Sangal
Mr. Vineet Kumar Sangal
Mr. Vinod Kumar Gupta
5. **Prepared for Bank:** State Bank of India, Jansath Road, Muzaffarnagar, Uttar Pradesh.
6. **LIE Consultant Firm:** M/s. R.K. Associates Valuers & Techno Engineering Consultants (P) Ltd.
7. **Date of Survey:** 24th June 2022
8. **Date of Report:** 31th July 2022
9. **Purpose of the Report:** To provide fair detailed analysis report to the Bank based on the "in-scope points" mentioned below for facilitating them to take appropriate credit decision on the Project.
10. **Scope of the work provided by the Lender:** a. Detailed Inception Report for Project Review and Assessment



- b. Quarterly Construction Monitoring & Status Reports as and when requested by the bank

11. Documents perused for Proposal: a. Techno economic feasibility report
b. CA certificate
12. Annexure with the report: 1. Copies of Project Statutory approvals
2. CA Certificate

Perf

A

Sachin



PART B

INTRODUCTION

1. THE PROJECT:

M/s Sangal Industries Private Limited (SIPL) is setting up a Greenfield Cotton Combed Compact Yarn manufacturing plant of 5500 MT/ annum production capacity at Village Humayapur, Pargana & Tehsil Distt. Muzaffarnagar, U.P. SIPL has acquired land adjoining to the existing Kraft paper manufacturing plant of M/s Siddeshwari Industries Pvt Ltd situated at Jansath Road, Muzaffarnagar for setting up the plant. The cost of project is estimated at Rs.74.66 Cr.

2. ABOUT THE BORROWER:

SIPL is a private limited company incorporated on 04/05/2021 with the Registrar of Companies, UP with CIN No. U17299UP2021PTC145844 to set-up a spinning plant for manufacturing of Cotton Combed Compact Yarn.

Company/LLP Master Data	
CIN	U17299UP2021PTC145844
Company Name	SANGAL INDUSTRIES PRIVATE LIMITED
ROC Code	RoC-Kanpur
Registration Number	145844
Company Category	Company limited by Shares
Company SubCategory	Non-govt company
Class of Company	Private
Authorised Capital(Rs)	230000000
Paid up Capital(Rs)	179971400
Number of Members(Applicable in case of company without Share Capital)	0
Date of Incorporation	04/05/2021
Registered Address	8.5 km JANSATH ROAD Muzaffarnagar Muzaffarnagar UP 251001 IN
Address other than R/o where all or any books of account and papers are maintained	8.5 K.M. JANSATH ROAD MUZAFFARNAGAR 251001 UP IN
Email Id	director@sangalindustries.com
Whether Listed or not	Unlisted
ACTIVE compliance	
Suspended at stock exchange	-
Date of last AGM	-
Date of Balance Sheet	-
Company Status(for efilling)	Active

The primary set of directors of "SIPL" as on date are:

- Mr. Shishir Sangal
- Mr. Vineet Kumar Sangal
- Mr. Vinod Kumar Gupta

M/s Sangal Industries Private Limited (SIPL) is setting up a Greenfield Cotton Combed Compact Yarn manufacturing plant of 5500 MT/ annum production capacity at Village Humayupur, Pargana & Tehsil Distt. Muzaffarnagar, U.P.

As per the information available in TEV report, SIPL is a group company of Sidharth Group which is engaged in manufacturing of Duplex and Kraft paper. M/s Sidharth Group is having following units:

1. M/s Sidharth Paper Private Limited (SPPL), Kashipur
2. M/s Sidharth Paper Private Limited (SPPL), Udham Singh Nagar
3. M/s Siddeshwari Paper Udyog Pvt. Ltd. (SPUPL), Kashipur
4. M/s Siddeshwari Industries Pvt. Ltd. (SIPL), Muzaffarnagar

3. PROJECT LOCATION:

Details about Location of Unit is as below:

Particulars	Description
Latitude & Longitude	29°25'03.1"N 77°45'23.6"E
Connectivity Systems	
Road	The project site of the subject under construction plant is well connected by road network and Lies 400m in the interior from the Miranpur-Muzaffarnagar Road (National Highway 709 AD). The Project site can be approach from the Road at the back of M/s Siddheshwari Industries Pvt. Ltd. which can be easily accessed via National Highway towards Muzaffarnagar from Miranpur. It is around 10 Km from main Muzaffarnagar city. District Muzaffarnagar is around 133 Km away from Delhi (National Capital).
Rail	The Nearest Railway station to the subject locality is Muzaffarnagar Railway Station which is about 10 Km from the Subject Project or unit toward North-west Direction
Air	The nearest Domestic and international Airport to the subject project is Indira Gandhi Airport which is about 150 Km form the subject project.



Figure 1: Location of Manufacturing Unit

4. PROJECT OVERVIEW:

M/s Sangal Industries Pvt. Ltd. (SIPL) is setting up a Greenfield Plant of 5500 MT/ annum installed Capacity of Manufacturing of Cotton Combed Compact Yarn at 8 Km, Khasra No.71, 72, 73, 83, 84, 85 and 86 Village- Humayupur, Pargana, Tehsil & Distt. Muzaffarnagar, U.P. with a total land area ad measuring 2.7613 Hectares.

The company has estimated The cost of project amounting to Rs.74.66 Crore which includes Rs.62.42 Crore towards Hard cost, Rs.4.15 Crore towards Soft cost and Rs.8.09 Crore towards Margin for working capital requirement. The project is estimated to start the commercial productions by April 2023.

As per the TEV Report the plant is proposed to have installed capacity of 16.60 MT per day which considering 330 working days calculate to be $16.6 \times 330 = 5478$ MT (approx. 5500 MT/ annum) of cotton combed compact yarn is being Setup at village Humayupur, pargana, tehsil & dist. Muzaffarnagar, U.P. However, the total production Capacity as per the consent to establish is approved at a capacity of 18 MT /day. Thus, the actual production capacity



documented in the TEV report is well within the production capacity approved in Consent to establish.

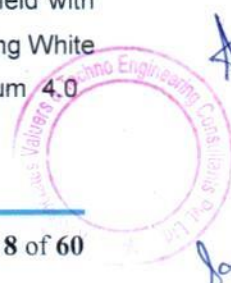
In the Subject unit, SIPL has proposed to produce following Products as listed below: -

SR. NO.	PRODUCT	MARKET SEGMENT	AREA TO BE TARGETED
1.	Single combed yarn	Knitting	Delhi NCR, Ludhiana, Kolkata and Tripura
2.	Double combed yarn	Home furnishing	Meerut and Modinagar
3.	Single woven yarn	Suiting & Shirting	Ludhiana, Kolkata and Mumbai

4.1 MANUFACTURING PROCES OF PLANT

1. Mixing (Mixing various lots of cotton etc. to achieve uniform and desired quality)
2. Production stage-1 (Opening and partial cleaning through Blow Room)
3. Production stage-2 (To further clean cotton fibre and convert blow room laps into card sliver through Carding)
4. Production stage-3 (Lap Former - To convert card sliver into uniform laps for feeding to combers)
5. Production stage-4 (Comber to remove short fibers and impurities from cotton laps and convert into clean better quality combed sliver).
6. Production stage-5 (Draw Frame- To homogenize and make even sliver so that variation do not occur in yarn)
7. Production stage-6 (Simplex (Roving- To convert sliver into roving to feed into Ring Frame)
8. Production stage-7 (Spinning (Ring Frame- Converting roving into yarn of required count and twist).
9. Production stage-8 (Package Winding through Automatic Package Winders Autoconer X6 Type V / 48 Positions in the Machine Frame 44 Winding Heads Type V; Automatic Package Winders Autoconer X6 Type V / 48 Positions in the Machine Frame 48 Winding Heads Type V; Automatic Package Winders Autoconer X6 Type V / 40 Positions in the Machine Frame 36 Winding Heads Type V; Automatic Package Winders Autoconer X6 Type V / 40 Positions in the Machine Frame 36 Winding Heads Type V; (Use of Uster Jossi Vision Shield with Uster Jossi Magic Eye 2 for Elimination of Foreign Matter and Plastic Parts including White and Transparent Polypropylene: Uster Polypropylene Options for Uster Quantum 4.0

poly



Sachin

- Clearers Installed on 12 ACX6 Winders (Total Spindles 475); (Use of compressed filtered Air thr' in Winders thr' Rotary Screw Compressor CSD-5; Compressed Air Filter)
10. End Products, ' Grey Cotton Combed Yarn, ' Blended Cotton Combed Yarn
 11. Post-production stage (Quality Testing)
 12. Post-production stage (Packing)
 13. Dispatch

4.2 WATER REQUIREMENT

The water requirement is estimated at 10,000 L/ day (10KL/Day). Water requirement is proposed to be primarily met from tube wells/borewell which is to be installed at the site ensuring regular supply of water. However as per CTE the company has been approved only for 9KL/Day of ground water extraction only.

4.3 POWER REQUIREMENT

As per TEV report The power requirement for the unit is 2.60 MW for which SIPL has been sanctioned connected load of 3.50 MW from Pashchimanchal Vidyut Vitran Nigam Ltd. U.P. However, no supporting document in this regard is provided to us.

4.4 GEOGRAPHICAL CONDITIONS ON THE SITE:

- i. The area has generally hot climate. The maximum temperature is around 100°F while the minimum is 48°F.
- ii. The average annual rainfall of this area is about 593.5 mm.
- iii. The annual relative humidity varies from 30% to 90%.
- iv. The above plant site area falls in Seismic Zone IV.

Handwritten signature: Rohit

Handwritten signature: Sachin

Handwritten mark: A

Official stamp: Valuers & Techno Engineering Consultants Pvt. Ltd. (P) Ltd. 2011

5. SCOPE OF WORK DURING PROJECT DURATION:

- I. Detailed Inception Report for Project Review and Assessment
- II. Quarterly Construction Monitoring & Status Reports as and when requested by the bank
- III. Monitoring of Term loan utilisation amounting to Rs.43.00 Crore sanctioned to the company for the purchase and installation of Plant and machineries.

Note:

1. The scope of work is for the complete duration and not for a specific report.
2. Carrying out the scope of work will depend on the details/ information/ data provided to us by the borrower from time to time.

6. PURPOSE OF THE REPORT: To provide fair detailed analysis report to the Bank based on the "in-scope points" mentioned above for facilitating them to take appropriate credit decision on the Project.

7. METHODOLOGY ADOPTED:

- a. Study of Project Planning documents/ reports to know about the Project.
- b. Additional information, data, documents collection from the borrower.
- c. Study and analysis of the documents and information obtained from the borrower.
- d. Information compilation, analysis and reporting.

rk

A

bach



PART C

**PLANT INFRASTRUCTURE SECTIONS & FACILITY DETAILS WITH
 ACTUAL PROGRESS**

1. LAND DETAILS:

The borrower has proposed an expenditure amounting to Rs.74.66 Crores out of which Rs.1.89 cr. is envisaged towards purchase of land and its subsequent development.

As per the copy of sale deed bearing Registration No. 7900 provided to us by the company, M/s Sangal industries Private limited has purchased the Agricultural Land ad measuring 2.7613 Hectare for the purpose of setting up the Subject Plant for the consideration amount of approx. Rs.1.66 Crore and Rs.8.30 Lakh has been paid as stamp duty on the purchase of the same. The company has obtained CLU of 2.7612 ha from agricultural to non-agricultural as per documents below.

Sr. No.	Document No.	CLU Area
1.	Case no. 9826/2021	2.3926
2.	Case No. 9050/2021	0.3686
Total		2.7612

The copy of Sale deed and CLU document is attached as annexures with this report.

2. BUILDING & STRUCTURAL DETAILS:

SIPL Envisages setting up of below mentioned units/Sections in the Project:

Sr. No.	Description	Length/ Width	Area (m²)
1	Machinery Hall with Galvalume Sheet Roof raw materials section, blow room & card section, preparatory & ring frame section, finishing house, H - plant, Gen Set Room, Administrative Office, lab, time office, stores, workshop, electric room, canteen,(Including Underground Trenches, False Ceiling, RCC Ground Flooring)	185X40	7400
2	Stock Godown with Galvalume Sheet Roof	30X40	1200
3	Compound Wall with Iron Gates		
4	Internal Roads & Drainage System		
5	Site Developments		
Total			8600

For setting up/ development of above listed sections, SIPL has estimated Rs.5.00 Crore out of Total project cost amounting to Rs.74.66 Crore. Bifurcation of Rs.5.00 Crore is as below:

Sr. No.	Description	Amount (in Crore)
1	Machinery Hall with Galvalume Sheet Roof raw materials section, blow room & card section, preparatory & ring frame section, finishing house, H - plant, Gen Set Room, Administrative Office, lab, time office, stores, workshop, electric room, canteen,(Including Underground Trenches, False Ceiling, RCC Ground Flooring)	4.07
2	Stock Godown with Galvalume Sheet Roof	0.48
3	Compound Wall with Iron Gates	0.15
4	Internal Roads & Drainage System	0.20
5	Site Developments	0.10
Total		5.00

As can be inferred from the TEV report and the sanction letter the construction cost has been submitted for a construction area admeasuring 8,600 sq. mtr. only. The actual stipulated construction area as per approved building plan is 15,316 sq. mtr. However as per the latest building sheet provided to us during the site visit the covered area of 13,751 sq.mtr. is already constructed till the September quarter. Refer sheet below (Table A).

Clarification for the cost differenceand subsequent funding of the extra area to be constructed was discussed with the company. Accordingly, the company informed that they are constructing area greater than the stipulated areain TEV report and the excess cost will be funded by the company from their own sources only. Lenderto take note of it.

Notes:

1. The above estimation of cost is as per the TEV report provided to us by the Bank.
2. Building Plans have been prepared by Yash Madhu and Associates and is approved by Zilla Panchayat, Muzaffarnagar.
3. During the site visit it was observed that the essential building for operating the plant was completed and some ancillary building are under construction.
4. As per the site visit and the information provided on site the company is building its office space on first floor of combine VCB, DG and store room. The RCC Slab work for the office space on the first floor has been completed. Originally the office Building was proposed to be constructed separately as per the building plan shared with us.

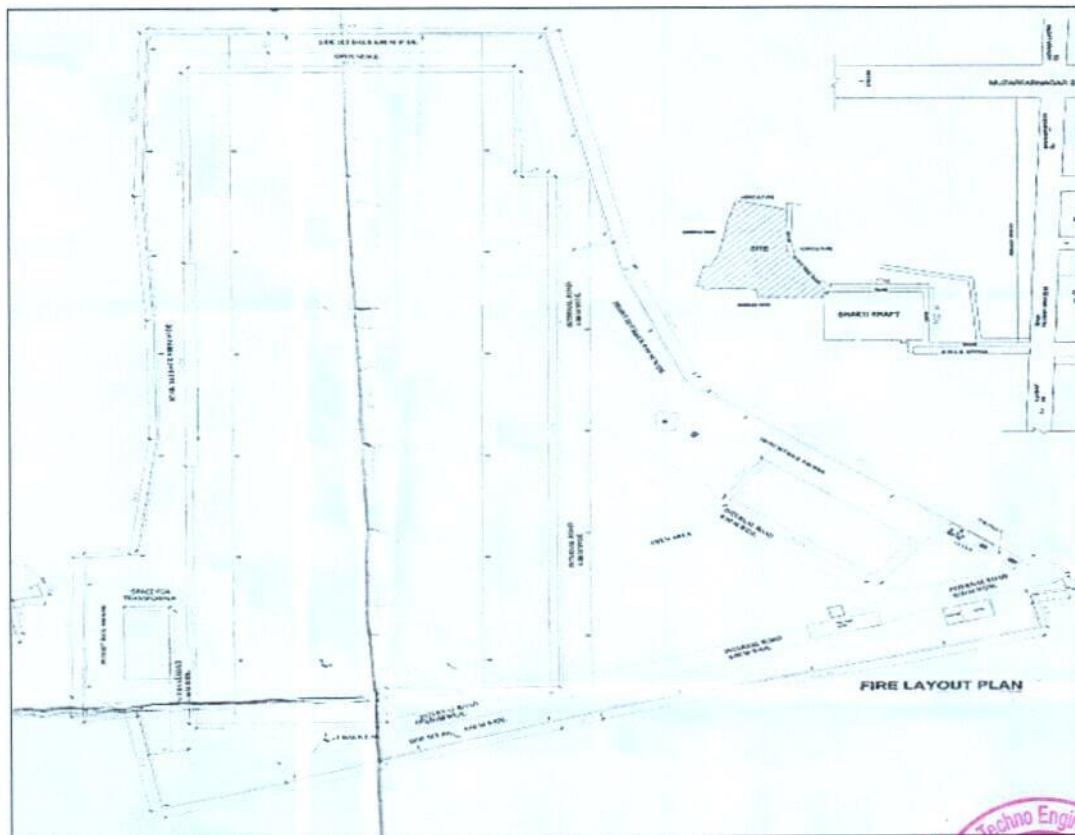
rk

Sauh

rk Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

As per Layout Plan provided by the borrower following buildings are proposed to be constructed at site:

SANGAL INDUSTRIES PRIVATE LIMITED 8.5 KM, JANSATH ROAD, MUZAFFARNAGAR, U.P. 251001.	
AREA STATEMENT	
TOTAL PLOT AREA	28,111.93 SQ.MT.
MACHINE HALL -1	5,886.75 SQ.MT.
RAPE PLUCKER	642.76 SQ.MT.
MACHINE HALL -2	5700.35 SQ.MT.
TOTAL SHED AREA	12,229.86 SQ.MT.
OFFICE BUILDING	200.00 SQ.MT.
BACK SIDE BUILDING	1,209.67 SQ.MT.
FRONT SIDE BUILDING	1,090.21 SQ.MT.
COLONY BUILDING	527.68 SQ.MT.
VCB & METEOR ROOM	54.53 SQ.MT.
KANTA ROOM	8.76 SQ.MT.
TOTAL R.C.C SLAB	3,086.85 SQ.MT.
TOTAL COVERED AREA	15,316.71 SQ.MT.
OPEN AREA	12,795.22 SQ.MT.
PARKING AREA	
REQUIRED	1,817.00 SQ.MT.
ACHIEVED	1,840.00 SQ.MT.
GREEN AREA	1,715.00 SQ.MT.
GROUND COVERAGE	0.54
F.A.R	0.54%
<div> <div>APPLICANTS SIGN</div> <div>For Sangal Industries Private Limited</div> <div><i>[Signature]</i></div> </div> <div> <div>ARCHITECTS SIGN</div> <div>REINFORCING YOUR BUSINESS</div> <div>MAHENDRA MEHTA</div> <div>CHAIRMAN</div> <div>U.P.A. MEMBER</div> <div>U.P.A. MEMBER</div> </div>	
<div>ALL DIMENSION IN METERS</div> <div>DATE :- 31ST MARCH 2022</div> <div>ARCHITECTS - PLANNERS - ENGINEERS</div> <div>YASHI MADHULI & ASSOCIATES</div> <div>F-1 AGARWAL MARKET, MAHAVIDY CHOWK, MUZAFFARNAGAR</div>	



[Handwritten signature]



[Handwritten mark]

[Handwritten signature]

Progress of Building and Civil Structures for the Plant is considered as per the information provided by the Client about the status of Progress for Civil Work:

1. The Physical progress is considered based on approximate observation during our visit on 20th December 2022 of the subject plant, during the course of our visit to the subject project site in the month of December following observations were made:

Table: - 01

Sr. No.	Building Details As Per Company	Building Name As Per Previous Report	Remarks
1	Machine Hall and Blow Room	Machine Hall 1 and Bale Plucker	Civil work Completed and operational
2	Finish Godown	Machine Hall 2	Civil work Completed and operational
3	Loading Point		
4	Raw Material Godown		
5	Time Office	-	Civil work Completed and operational
6	H Plant	Back Side Building (Humidification Plant)	Civil work Completed and operational
7	H Plant	Back Side Building (Humidification Plant)	Civil work Completed and operational
8	H Plant	Back Side Building (Humidification Plant)	Civil work Completed and operational
9	Store	Back Side Building	Ground Floor work completed and operational and on First Floor RCC slab work is completed however, brick work, plaster and other civil work on first floor is not started yet.
10	D.G Room		
11	L.T Room (Power Sub Station)	VCB	Slab Work Completed only.
12	1 st Floor on DG Room	-	
13	Colony	Colony	Civil work on the 1/2 portion on Ground floor work was completed and it was ready to use and remaining half portion on ground floor the plaster work was going on. On First Floor civil work was complete and plaster work is pending. On second floor civil work is going on and it is under WIP.
14	Meter Room	Meter room	Civil work Completed and operational
15	Guard Room	-	Civil work Completed and operational
16	Dispensary & Kanta Room	Kanta Room	Civil work Completed and operational
17	Weigh Bridge (only slab)	-	Civil work Completed and operational
18	Canteen	-	Civil work Completed and operational
19	Office Building	Not Yet Started	Not Yet Started
20	Front Side Building	Not Yet Started	Not Yet Started

rk



Sachin

Table: - 02

S.NO.	NAME OF BUILDING (M.S.SHED)	AREA (sq. mtr.)
1	MACHINE HALL & BLOW ROOM	6604.00
2	FINISH GODOWN	972.63
3	LOADING POINT	43.90
4	RAW MATERIAL GODOWN	1904.54
5	TIME OFFICE	52.80
	TOTAL SQ.M.	9577.87
S.NO.	NAME OF BUILDING-(R.C.C.)	AREA- SQ.M.
1	H PLANT BUILDING	1362
2	H PLANT BUILDING-SECOND STOREY	840
3	H PLANT BUILDING-THIRD STOREY	245
4	STORE	125.6
5	DG ROOM	62.17
6	L.T. ROOM(POWER SUB STATION)	178.9
7	COLONY-TRIPLE STOREY	550
8	METER ROOM	51
9	GUARD ROOM	45.5
10	DISPENSARY N KANTA ROOM	48
11	WEIGHR BRIDGE	108
12	CANTEEN	126
13	1ST FLOOR AT DG ROOM SIDE	431
	TOTAL SQ.M.	4173.63
	GRAND TOTAL	13,751.50

The Expenditure on the civil work in the current quarter is only of Rs.48 Lakhs as inferred from the CA certificates of this quarter and previous Quarter. The progress of the civil work captured in the report is for cumulative till the September Quarter. The Total Progress of the Plant civil work till this quarter as assessed is ~86% of the total work need to be executed.

[Handwritten Signature]



[Handwritten Signature]

[Handwritten Signature]

3. MACHINERIES & OTHER EQUIPMENTS AND UTILITIES:

The total amount envisaged against the purchase and installation of Plant and Machinery amounts to Rs.55.53 Cr. Breakup of which is as below:

MACHINERIES AND OTHER EQUIPMENT'S		
Sr. No.	Particulars	Amount (Cr.)
1.	Plant & Machinery	49.6
2.	Electrical Equipment's	1.9
3.	Utilities	4.03
	Total	55.53

The details list of machineries and other equipment's to be delivered to the site area is as below:

S. No.	Detail of Machines	Quantity (Set/Nos.)	Name of Supplier	Total Amount (In Rs.)
1	Automatic Package Winders (Link Coner)	475	Saurer spinning Solution gmbh & co. Kg, germany	11,46,29,051
2	Contamination sorter	2	Uster Technologies Ag,Switzerland	1,65,00,000
3	Usterpolypropylenes Options	12	Uster technologies ag, Switzerland	17,63,437
4	Rotary Screw Compressor CSD	2	kaeser compressors (india) pvt. ltd	22,54,415
	Compressed Air Filter	2		
5	Blow room (2 Lines):- Bale Plucker, Vario Clean, Unimix, flexiclean & Accessories	35	lakshmi machine works ltd. coimbatore	38,34,70,027
	Carding LC 363	16		
	Fine Feed Chute LA7/6	16		
	Accessories for Carding Machine	1		

Handwritten signature



Handwritten signature

Handwritten signature

S.No.	Detail of Machines	Quantity (Set/Nos.)	Name of Supplier	Total Amount
	Draw frame LDB3 (Single Del)	1		
	Draw frame LDB3 (Double Del)	2		
	Lap Former LH20 S	2		
	Comber LK69	11		
	Accessories for Combing Machine	7		
	Draw frame- finisher -LDF3S	6		
	Speed frame LF4280/A	4		
	Ring Frame LRJ 9/SX/SXL	4		
	Ring Frame LRJ 9/SX/SXL	8		
6	Overhead cleaners Ring Frame (CWC with)	12	Elgi Electric And Industries Limited, Coimbatore	51,07,123
	Centralized WasteCollection System	1		
	Overhead cleaners Link Coner	12		
	Overhead cleaners Speed Frame	4		
7	Argus Spark Blocker System Fire Protection	10	Elgi electric and industries limited, Coimbatore	15,77,564
	Digitel Conral Panel Z10	1	Elgi Electric And Industries Limited, Coimbatore	
8	Fire System For BalePlucker	1	Elgi Electric And Industries Limited, Coimbatore	3,26,735
9	Sieger Yarn Conditioning Plant 1000 NG	1	Sieger spintech equipments pvt. Ltd	25,25,200
10	Bobbin Handling System	1	Am Innospin System Pvt Ltd	48,38,000
11	Luwa Auto Control Humidification Plant for Ring Spinning and parts thereof with standard and essential accessories	1	Luwa India Pvt Ltd	1,78,18,000
12	Automatic Bale Press	1	Tinytop engineering india Private limited	31,27,000
13	HFT Semi Auto High Volume Cotton TestingEquipment.		Premier Evolvics Pvt Ltd	1,88,80,000
	Aqura 2 Fibre And Process info System		Premier Evolvics Pvt Ltd	
	Iq3 Evenness tester		Premier Evolvics Pvt Ltd	
	Turbo Maxx 7 High Speed Single Yarn Strength Tester	4	Premier Evolvics Pvt Ltd	



S.No.	Detail of Machines	Quantity (Set/Nos.)	Name of Supplier	Total Amount
14	Godrej 3 Ton Electric Forklift GX 300 E UNO-4.5M LIFT	1	Urja Systems	12,56,700
15	Simplex Bobbin	35000	Ideal sheet metal stampings & prssings pvt. Ltd	50,96,420
	Hig Ring Spinning Tube	20500		
	HCC Ring Spinning Tube	16500		
	HCC Ring Spinning Tube	16500		
16	Multi Roller Mouting Machine LC 363	1	Lakshmi Card Clothing Manufacturing Company (P) Ltd	22,40,490
	Automatic Flat Clipping Machine LCFM40	1		
	Automatic Flat Grindging Machine AFGM 40	1		
	Grinding Plate	2		
17	Perfect Twin Head Cot Grindign M/C: TWG-TF	1	Perfect Equipments Pvt Ltd.	32,46,180
	Perfect Hydraulic Cot Mounting M/C: CMHY	1		
	Perfect U.V. Treatment Machine: UVTM	1		
	Perfect Cot Checking Device: CCD	1		
	Perfect Automatic Arbour Greasing M/C: ARG	1		
	Perfect Spindle Lubricating M/C: SL-3	1		
	Perfect Clearer roller cleaning M/C: CRCSFAF	1		
	Perfect Roving Waste Opening M/C: RWO	1		
	Perfect Flutted roller truing M/C: FRTM	1		
	Perfect Shore Hardness Tester	1		
18	Hdpe Can Spinning Can Size 40" X 48" X 3.00Mm	230	Rimtex industries	51,34,180
	Hdpe Can Spinning Can Size 24" X 48" X 2.5 Mm	115		
	Hdpe Can Spinning Can Size 20" X 48" X 2.0 Mm	1400		
19	Testing equipment (QC)	15	Tecchno Qualicon Solutions (P) Ltd.	9,94,551
20	2500 KVA Electrical Transformer Level2	2	Power Star	52,51,000
21	Main PCC Panel & PDB Panel With Switch Gear	11	Shakumbri Enterprises	83,78,000
22	Grandlay 1100 volts XLPE Armoured cable with Aluminium Conductor	2	Industrial Venture	46,15,452

Handwritten signature



Handwritten signature

S.No.	Detail of Machines	Quantity (Set/Nos.)	Name of Supplier	Total Amount
	Grandlay 1100 volts XLPE Armoured cable with Copper Conductor	10		34,09,365
23	Identification Band 20" Orange & Green	720	Rimtex industries	1,02,291
	Identification Band 24" Violet	70		11,436
	Identification Band 40" Yellow. Red	140		38,359
24	Flooring Material and Flooring job	8537 sqm	Master Floor India Pvt. Ltd.	54,28,000
25	Armoured H.T. cable 3C X185 mm²	800 Mtr	Gupta Power Infrastructure Ltd.	13,31,040
	Armoured H.T. cable 3C X300 mm²	1600 Mtr		34,92,800
26	H.T. VCB Panel	1	Asiatic Electrical & Switchgear Pvt. Ltd	27,14,000
27	Lysaght Trimdek Profile Sheet		Shree Ji & Company	68,67,544
28	Fiber Glass Insulation	8487	Anand Insulation Pvt. Ltd	21,03,078
29	Ducting For H.plant, False Ceiling with Board and Installation work		Aala Technocraft	1,21,34,966
30	Roofing Sheetting & Underdeck insulation Installation Work		Zetex Marketing (P) Ltd.	16,54,950
31	Hydraulic Hanh Lift pallet Trucks		Agromec	1,08,560
Total				64,83,17,360

(Handwritten signature/initials)

(Handwritten signature/initials)



(Handwritten signature/initials)

(Handwritten signature/initials)

From the Machines listed in the above table following machines were verified at the site during the site visit:-

S.No.	Detail of Machines	Quantity (Set/Nos.)	Verified at Site	Remarks
1	Automatic (Link Corner) Package Winders	475	Verified with the help of Representative	Completely Installed and Operational.
2	Contamination sorter	2	Verified with the help of Representative	Completely Installed and Operational.
3	Uster Poly Propylene Options	12	Verified with the help of Representative	Completely Installed and Operational.
4	Rotary Screw Compressor CSD	2	Verified with the help of Representative	Completely Installed and Operational.
	Compressed Air Filter	2	Verified with the help of Representative	Completely Installed and Operational.
5	Blow room (2 Lines):- Bale Plucker, Vario Clean, Unimix, FlexiClean & Accessories.	35	Verified with the help of Representative	Completely Installed and Operational.
	Carding LC 363	16	Verified with the help of Representative	Completely Installed and Operational.
	Fine Feed Chute LA7/6	16	Verified with the help of Representative	Completely Installed and Operational.
	Accessories for Carding Machine	1	Verified with the help of Representative	Completely Installed and Operational.
	Draw frame LDB3 (Single Del)	1	Verified with the help of Representative	Completely Installed and Operational.
	Draw frame LDB3 (Double Del)	2	Verified with the help of Representative	Completely Installed and Operational.
	Lap Former LH20 S	2	Verified with the help of Representative	Completely Installed and Operational.
	Comber LK69	11	Verified with the help of Representative	Completely Installed and Operational.
	Accessories for Combing Machine	7	Verified with the help of Representative	Completely Installed and Operational.
	Draw frame- finisher - LDF3S	6	Verified with the help of Representative	Completely Installed and Operational.
	Lap Former LH20 S	2	Verified with the help of Representative	Completely Installed and Operational.
	Comber LK69	11	Verified with the help of Representative	Completely Installed and Operational.
	Accessories For Combing Machine	7	Verified with the help of Representative	Completely Installed and Operational.
	Speed frame LF4280/A	4	Verified with the help of Representative	Completely Installed and Operational.
	Ring Frame LRJ 9/SX/SXL	4	Verified with the help of Representative	Completely Installed and Operational.
6.	Overhead Cleaners Ring Frame (CWC With)	12	Verified with the help of Representative	Completely Installed and Operational.
	Centralised Waste Collection System	1	Verified with the help of Representative	Completely Installed and Operational.
	Over head cleaners Link Coner	12	Verified with the help of Representative	Completely Installed and Operational.

Ref
Sanku
rk ASSOCIATES
Valuers & Techno Engineering Consultants (P) LTD.

LIE REPORT
SANGAL INDUSTRIES PRIVATE LIMITED

	Over head cleaners Speed Frame	4	Verified with the help of Representative	Completely Installed and Operational.
7	Argus Spark Blocker System Fire Protection	10	Verified with the help of Representative	Completely Installed and Operational
	Digitel Conral Panel Z10	1	Verified with the help of Representative	Completely Installed and Operational
8	Fire System For Bale Plucker	1	Verified with the help of Representative	Completely Installed and Operational
9	Sieger Yarn Conditioning Plant 1000 NG	1	Verified with the help of Representative	Completely Installed and Operational
10	Bobbin Handling System	1	Verified with the help of Representative	Completely Installed and Operational
11	Luwa Auto Control Humidification Plant for Ring Spinning and parts thereof with standard and essential accessories	1	Verified with the help of Representative	Completely Installed and Operational
12	Automatic Bale Press	1	Verified with the help of Representative	Completely Installed and Operational
13	HFT Semi Auto High Volume Cotton Testing Equipment.	1	Verified with the help of Representative	Completely Installed and Operational
	Aqura 2 Fibre And Process info System	1	Verified with the help of Representative	Completely Installed and Operational
	iQ3 Evenness tester	1	Verified with the help of Representative	Completely Installed and Operational
	Turbo Maxx 7 High Speed Single Yarn Strength Tester	4	Verified with the help of Representative	Completely Installed and Operational
14	Godrej 3 Ton Electric Forklift GX300 E UNO-4.5M LIFT	1	Verified with the help of Representative	Completely Installed and Operational
15	Simplex Bobbin	35000	Verified with the help of Representative	Completely Installed and Operational
	Hig Ring Spinning Tube	20500	Verified with the help of Representative	Completely Installed and Operational
	HCC Ring Spinning Tube	16500	Verified with the help of Representative	Completely Installed and Operational
	HCC Ring Spinning Tube	16500	Verified with the help of Representative	Completely Installed and Operational
16	Multi Roller Mouting Machine LC 363	1	Verified with the help of Representative	Completely Packed and Not Installed yet.
	Automatic Flat Clipping Machine LCFM40	1	Verified with the help of Representative	Completely Packed and Not Installed yet.
	Automatic Flat Grindging Machine AFGM 40	1	Verified with the help of Representative	Completely Packed and Not Installed yet.
	Grinding Plate	2	Verified with the help of Representative	Completely Packed and Not Installed yet.
17	Perfect Twin Head Cot Grindign M/C: TWG-TF	1	Verified with the help of Representative	Completely Installed and Operational
	Perfect Hydraulic Cot Mounting M/C: CMHY	1	Verified with the help of Representative	Completely Installed and Operational
	Perfect U.V. Treatment Machine: UVTM	1	Verified with the help of Representative	Completely Installed and Operational
	Perfect Cot Checking Device: CCD	1	Verified with the help of Representative	Completely Installed and Operational
	Perfect Automatic Arbour Greasing M/C: ARG	1	Verified with the help of Representative	Completely Installed and Operational
	Spindle Lubricating M/C: SL-3	1	Verified with the help of Representative	Completely Installed and Operational
	Perfect Clearer roller cleaning M/C: CRCSFAF	1	Verified with the help of Representative	Completely Installed and Operational

[Signature]



[Signature]

	Perfect Roving Waste Opening M/C: RWO	1	Verified with the help of Representative	Completely Installed and Operational
	Fluted roller truing M/C: FRTM	1	Verified with the help of Representative	Completely Installed and Operational
	Shore Hardness Tester	1	Verified with the help of Representative	Completely Installed and Operational
18	HDPE CAN SPINNING CAN SIZE 40" x 48" X 3.00 MM	230	Verified with the help of Representative	Completely Installed and Operational
	HDPE CAN SPINNING CAN SIZE 24" x 48" X 2.5 MM	115	Verified with the help of Representative	Completely Installed and Operational
	HDPE CAN SPINNING CAN SIZE 20" x 48" X 2.0 MM	1400	Verified with the help of Representative	Completely Installed and Operational
19	Testing equipment (QC)	15	Verified with the help of Representative	Completely Installed and Operational
20	2500 KVA Electrical Transformer Level2	2	Verified with the help of Representative	Completely Installed and Operational
21	Main PCC Panel & PDB Panel With Switch Gear	11	Verified with the help of Representative	Completely Installed and Operational
22	Grandlay 1100 volts XLPE armoured cable with Aluminium Conductor	2	Verified with the help of Representative	Completely Installed and Operational
	Grandlay 1100 volts XLPE armoured cable with Copper Conductor	10	Verified with the help of Representative	Completely Installed and Operational
23	Identification Band 20" Orange & Green	720	Verified with the help of Representative	Completely Installed and Operational
	Identification Band 24" Violet	70	Verified with the help of Representative	Completely Installed and Operational
	Identification Band 40" Yellow. Red	140	Verified with the help of Representative	Completely Installed and Operational
24	Flooring Material and Flooring job	8537 sqm	Verified with the help of Representative	Completely Installed and Operational
25	Armoured H.T. cable 3C X185 mm ²	800 Mtr	Verified with the help of Representative	Completely Installed and Operational
	Armoured H.T. cable 3C X300 mm ²	1600 Mtr	Verified with the help of Representative	Completely Installed and Operational
26	H.T. VCB Panel	1	Verified with the help of Representative	Completely Installed and Operational
27	Lysaght Trimdek Profile Sheet		Verified with the help of Representative	Completely Installed and Operational
28	Fiber Glass Insulation	8487	Verified with the help of Representative	Completely Installed and Operational
29	Ducting For H.plant, False Ceiling with Board and installation work		Verified with the help of Representative	Completely Installed and Operational
30	Roofing Sheeting & Underdeck insulation Installation Work		Verified with the help of Representative	Completely Installed and Operational
31	Hydraulic Hanh Lift pallet Trucks		Verified with the help of Representative	Completely Installed and Operational

rk



Sanku

Note:

1. The Machineries verified at the site during the site visit are incorporated in the above table and as the type of the machineries are only "31" but the no. of Machineries are large as can be seen in the table, the sample out of the bulk of machineries are verified and whole batch of the machineries are assessed on approximate basis and the exact number put in the above table are as per the Information provided by the representative during the site visit. At the time of visit the plant was operational and in good condition.
2. The total project cost of purchase and installation of machineries and other equipments amounts to Rs.55.53 Cr. However, as per the detailed list of machineries and other equipments, the same amounts to Rs.64.84 Cr. which is approximately Rs.9.30 Crore more than the envisaged cost.
3. The bank has sanctioned term Loan amounting to Rs.43.00 Crore as per the Cost of machineries and other equipment's amounting to Rs.55.53 Crore. However, the actual cost of machineries and equipment's to be purchased by the company for this project amounts to Rs.64.84 Crore as per detailed list of machineries and other equipment's attached above.
4. The Machinery for the Plant Comprises of Both Indigenous Machines and imported Machine's. As per our verbal discussion with the company the major vendor for the Indigenous Machines is M/s Lakshmi Machine Works Ltd (LMW), Coimbatore and for the Imported machines are M/s Saurer, Germany and M/s Uster, Switzerland. Copies of Purchase Orders/Quotations were sought from the company however the same is not provided to us citing that there are no such formal agreements with the companies.





PART D

PROJECT CONSULTANTS, CONTRACTORS & SUPPLIERS

According to the SIPL officials, the company has not appointed any Construction Contractor and the project is establishing under the in-house engineering team only. However, the company has signed an agreement with the Steinberg Engineering Consultants, Gorakhpur for designing civil infrastructure. Agreement copies of the same is not provided to us. Therefore, we are unable to comment on the terms and condition of the same.

We have sought the copies of Performa Invoices/Purchase orders of the machineries listed in the previous section. However, the same is not provided to us by the company citing that no formal agreements have been made with the machinery suppliers.

[Handwritten signature]



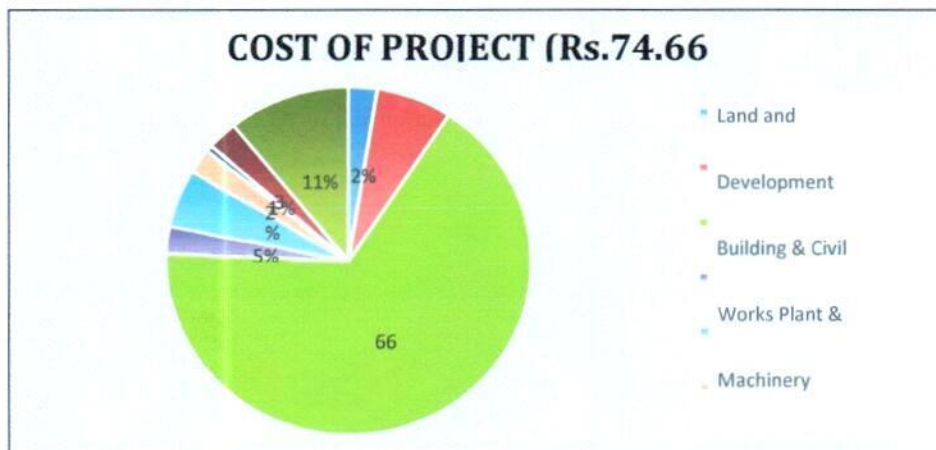
[Handwritten signature]

PART E

PROJECT COST & MEANS OF FINANCE

1. **TOTAL PROJECT COST:** Sangal Industries Private Limited has estimated the total project Cost amounting to Rs.74.66 Crore which has been proposed to be funded in DER of 2.38. Details of Rs.74.66 Crore is as below:

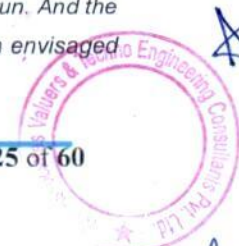
COST OF PROJECT		
S. No.	Particulars	Estimated cost (Rs. in Cr.)
HARD COST		
1	Land and Development	1.89
2	Building & Civil Works	5.00
1	Plant & Machinery	49.60
2	Electrical Equipments	1.90
3	Utilities	4.03
SUB-TOTAL (HARD COST)		62.42
SOFT COST		
6	Preoperative expenses	1.75
7	Margin for BG	0.40
8	Interest During Construction	2.00
SUB-TOTAL (SOFT COST)		4.15
9	Margin for Working capital requirement	8.09
GRAND TOTAL INCL. WC MARGIN		74.66



Note: -

As per the above details, the cost of project of the company proposed was Rs. 74.66 Cr but as per the latest CA Certificate dated 30th November 2022 for the period ending September the borrower company has already incurred Rs.83.75 Cr for the particular project which indicates the cost of project is overrun. And the reason for Cost overrun was anticipated since the areato be constructed is more than the area envisaged in TEV report and considered by the bank in their records.

Rohit



Sahar

2. CURRENT STATUS & TOTAL EXPENDITURE INCURRED TILL DATE:

Details of the expenditure in the Table below is recorded for the expenditure incurred up to 30th September 2022 as per CA Certificate dated 30th November 2022 with UDIN No. 22077650BESHMZ5847.

SR. NO.	PARTICULARS	TOTAL ESTIMATED COST	INCURRED TILL 30.06.2022	CURRENT STATUS OF WORK AND REMARKS
		(All figures in cr.)		
1.	Land and Development	Allocated Amount	1.89	The borrower has estimated an expenditure amounting to Rs.1.89 Crore towards Land and site development.
		Incurred up to period ending September 2022	1.91	As per the CA certificate dated 30th November 2022 with UDIN No. 22077650BESHMZ5847 the borrower has made an expenditure amounting to Rs.1.91 Crore towards land and site development. As per sale deed the company has incurred Rs.1.74 cr. including stamp duty cost towards purchase of land parcels. Balance expenditure amounting to Rs.0.17 Crore is spent towards site development works and the seems fine as per the extent of project area.
2.	Building & Civil Works	Allocated Amount	5.00	The borrower has estimated an expenditure amounting to Rs.5.00 Crore towards Building and Civil Structures.
		Incurred up to period ending September 2022	6.58	However, as per the breakup of expenditure mentioned in CA certificate dated 30th November 2022 with UDIN No. 22077650BESHMZ5847 the expenditure shown is Rs.6.58 crores.

Ruhf



Sauh

				<p>As per internal assessment of the construction Progress observed during the site survey the amount seems to be justifiable.</p> <p>Cost overrun was anticipated since the areato be constructed is more than the area envisaged in TEV report and considered by the bank in their records. The same can be seen in this quarter as the allocated amountis overrun by the Cost incurred till date for civil work by 1.58 cr.</p>
3.	Plant & Machinery	Allocated Amount	49.60	<p>As per CA certificate the company has incurred 58.42 Crore towards purchase and installation of machineries and other equipment's. Rs.58.42 Crore includes Rs.53.05 Crore paid towards plant and machineries under erection, Rs.0.15 Crore paid towards purchase of office equipment's, Rs.5.12 Crore are paid as advances against plant and machineries and Rs.0.10 Crore are paid towards purchase of Vehicle.</p> <p>During the course of site survey we observed the plant was running and operational .On the site random verification of the machineries were performed with the reference of the detailed list of machineries that have</p>

[Handwritten signature]

[Handwritten signature]

[Circular stamp: R.K. Associates Valuers & Techno Engineering Consultants, PVT. LTD.]

[Handwritten signature]

		Incurring up to period ending September 2022	58.42	<p>been delivered to the site provided to us. Supporting documents of the above expenditure were sought from the company. Accordingly, the company has provided us copies of invoices for the September quarter 2022 amounting to Rs.25.46 crores. Therefore, The total expenditure upto September 2022 amounts to Rs.51.61 Crore under the head of Plant and Machinery and the same is approved by us.</p> <p>On the basis of Invoices provided to us and the Physical Progress observed during the site Survey. Over and above this amount the Company has also paid the advances amounting to Rs.5.12 crores. The details of the same was sought from the borrower however, no details were provided to us, and therefore we have relied on CA Certificate for the advances incurred.</p>
--	--	--	-------	--

Rohit



Saurabh

LIE REPORT
SANGAL INDUSTRIES PRIVATE LIMITED



4.	Electrical Equipment	Allocated Amount	1.90	No expenditure is shown under this head.
		Incurring up to period ending September 2022	0.00	
5.	Utilities	Allocated Amount	4.03	No expenditure is shown under this head.
		Incurring up to period ending September 2022	0.00	
6.	Pre-operative Expenses	Allocated Amount	1.75	For expenditure towards soft cost, we have relied on CA certificate only.
		Incurring up to period ending September 2022	4.21	
7.	Margin for Bank Guarantee	Allocated Amount	0.40	No expenditure is shown under this head.
		Incurring up to period ending September 2022	NA	
8.	Interest During Construction.	Allocated Amount	2.00	No expenditure is shown under this head.
		Incurring up to period ending September 2022	NA	
9.	Margin for Working capital requirement.	Allocated Amount	8.09	No expenditure is shown under this head.
		Incurring up to period ending September 2022	NA	
		Expenditure approved under this head	NA	
10.	Fixed deposit in Bank	Allocated Amount	NA	There is no head as such in the estimated Proposed Cost. Although as per the CA certificate Rs.0.69 Crore are paid and we have relied on CA Certificate.

[Handwritten signature]



[Handwritten signature]

		Incurred up to period ending September 2022	0.69	
11.	Cash and bank balance	Allocated Amount	NA	There is no head as such in the estimated Proposed Cost. Although as per the CA certificate an amount of Rs.0.37 crore is Incurred toward this head.
		Incurred up to period ending September 2022	0.37	
12	Inventories	Allocated Amount	NA	There is no head as such in the estimated Proposed Cost. Although as per the CA certificate an amount of Rs.3.11 crore is Incurred toward this head.
		Incurred up to period ending September 2022	3.11	
13	Security for Electricity	Allocated Amount	NA	There is no head as such in the estimated Proposed Cost. Although as per the CA certificate an amount of Rs.0.64 crore is Incurred toward this head.
		Incurred up to period ending September 2022	0.64	
14	Trade Receivables	Allocated Amount	NA	There is no head as such in the estimated Proposed Cost. Although as per the CA certificate an amount of Rs.0.30 crore is Incurred toward this head.
		Incurred up to period ending September 2022	0.30	
15.	GST recoverable	Allocated Amount	NA	There is no head as such in the estimated Proposed Cost. Although as per the CA certificate an amount of Rs.7.52 crore is Incurred toward this head.
		Incurred up to period ending September 2022	7.52	
		Allocated Amount	74.66	Details of expenditure, Copies of PO's/WO's are not provided to us by the borrower however the Invoices for the machines purchased are provided to us by the company/borrower. Therefore,

poly



A

Saurin

16.	Total	Incurring up to period ending September 2022	83.75	we have relied on the invoices and the amount incurred as per the invoices for the machines. But analysis for other heads is not done at our end due to unavailability of related documents and we have relied on CA certificate for them.
		Approved by the LIE for the Quarter ending September 2022	80.34	We have given a general overview of the project based on expenses shown by chartered accountant in their CA certificate dated 30 th November 2022 with UDIN No. 22077650BESHMZ5847 and Physical progress up to 20 th December 2022 observed during the site survey and copies of machinery invoices provided by the company although this LIE report is for September quarter only and the progress observed is satisfactory. However, Inventory and Trade receivables are not considered in the total expenditure shown above. Since they are not the part of the project cost and hence it is not in scope of our work.

Comments:

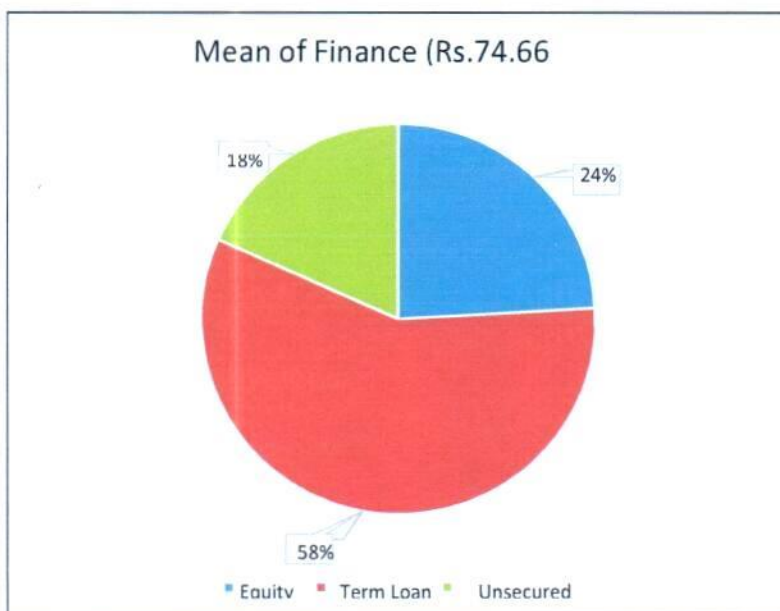
1. The borrower has estimated an expenditure amounting to Rs.5.00 Crore towards Building and Civil Structures. However, as per the breakup of expenditure mentioned in CA certificate the company has occurred an expense of Rs.6.58 Cr till September quarter.
2. As per the physical progress observed during the site visit, the plant was operational and detailed list of machineries that have been delivered to the site is provided to us and same is randomly verified at the site as attached in the Report above. Supporting documents of the above expenditure were sought from the company. Accordingly, the company has provided us copies of invoices for the quarter ending September 2022. Therefore, we have approved the amount of Rs.51.61 Crore under this head based on the invoices provided to us. Ledger for the advances is provided by the company and the amount approved is as per the CA certificate and the ledgers provided to us.

3. We have given a general overview of the project based on expenses shown by chartered accountant in their CA certificate dated 30th November 2022 with UDIN No. 22077650BESHM5847 and construction progress up to September 2022 based on the Data/ information gathered from client and the observation made during the site survey.

3. SOURCES OF FINANCE & UTILIZATION OF FUNDS: The Project cost mentioned above has been planned to be covered from following resources:

(Amount in Rs. Crore)

PARTICULARS	ENVISAGED MEANS OF FINANCE
Promoter's Contribution (Equity)	18.00
Term Loan (Debt)	43.00
Unsecured loan	13.66
TOTAL	74.66



(Amount in Rs. Crore)

PARTICULARS	PLANNED AMOUNT	AMOUNT INFUSED UP TO 31.09.2022	BALANCE
Share Capital	18.00	18.23	-0.23
Term Loan from Bank	43.00	41.63	1.37
Unsecured Loan	13.66	22.10	-8.44
CC Limit From SBI	---	1.05	
Creditors Payable	---	0.74	-0.74
TOTAL	74.66	83.75	-8.04

Source: As per CA Certificate dated 30th November 2022 with UDIN No. 22077650BESHM5847.

Comments:

The sanctioned DER of the project is 2.38 and current DER of the project stands at 2.28.

PART F

STATUTORY & REGULATORY APPROVALS, CLEARANCES & NOC

Sr. No.	NAME OF LICENSE/ REGISTRATION	PURPOSE	DATE OF ISSUE	Current Status
	ISSUING AUTHORITY		LICENCE NO.	
1.	Building Plan	Approval of building plans	13/05/2022	Approval for the Building Plan is obtained by the Company from the competent Authority.
	State PWD		316/409/2020/11/14/21-23 84-87/22	
2.	Change of Land Use (143) (for Land area 2.3926 Hectare)	Conversion of Land from Agricultural to Non-Agricultural land	03/01/2022	Collector Office, Muzaffarnagar
			Case No. 9826/2021	
2.1.	Change of Land Use (143) (for Land area 2.3926 Hectare)	Conversion of Land from Agricultural to Non-Agricultural land	25/10/2021	Collector Office, Muzaffarnagar
			Case No. 9050/2021	
3.	Environment Clearance	Approval as per environment guidelines in the area	NA	Not Provided
	Ministry of Environment, Forest and Climate Change		NA	
4.	Consent to Establish	Approval as per Pollution norms applicable in that area	03/09/2021	As on date the clearance is valid and will be valid up to 02/09/2023
	UP State Pollution control board		132465/UPPCB/MUZAFFARNAGAR(UP PCBRO)/CTE/MUZAFFARNAGAR/2021	
5.	Provisional Fire NOC	Approval of fire protection technique in the project	24/01/2022	The company has obtained the Fire NOC from the competent authority.
	State Fire authority		UPFS/2022/43339/MZN/MUZAFFARNAGAR/355/JD	

Handwritten signature

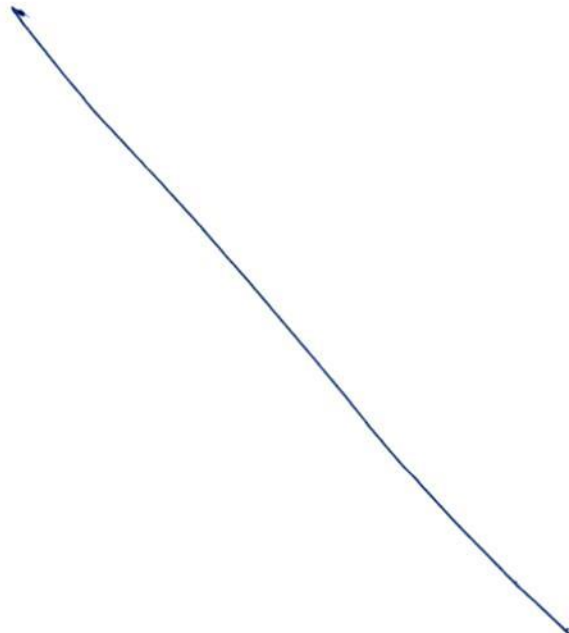


6.	Groundwater Abstraction Clearance	Approval for groundwater abstraction for construction purpose	NA	Not Provided
	Central Groundwater Authority		NA	
7.	IEM Certificate	Industrial Entrepreneurs memorandum	NA	Not Provided
	Ministry of Commerce and Industry		NA	
8.	Power Connection	Power connection for construction works	NA	Not Provided
	State Power Authority		NA	
Observations & Comments:				
1. All approvals including approvals/consents required under local regulations, building codes and approvals required from the Distribution Utility etc. relating to installation of unit are listed above and their current status.				

Roby



Sauha



PART G

PROJECT SCHEDULE & CURRENT STATUS

IMPLEMENTATION SCHEDULE OF SIPL MUZZAFARNAGAR, UTTAR PRADESH				
S.No.	Particular	Commencement	Completion	Current Status
1	Acquisition of land		Acquired	The company has already acquired the Land for the Plant
2	Construction of civil work	Aug-21	Apr-22	Refer the Table:- 01, As per the Schedule the Construction work is delayed and observing the current status of construction, the timeline is anticipated to be delayed by approx. 6 to 9 months from the actual timeline. Although the original timeline was put in accordance with the construction of 8,600 sq. mtr. of built up area but as the Proposed Built up area is revised, the timeline should be revised which is not Provided to us.
3	Electrical works	Jan 2022	May-22	Electrical Works in the Machine Hall-1 and the VCB room was complete and operational.
4	Installation of machines	May-22	Feb-23	As per the site survey the machine was completely installed and the plant was in operational condition. Only few machines was in packed conditions which is used for maintenance as per the information provided during the survey.
5	Trial operation	-	Mar-23	Completed on dated 1st September 2022 as per the information shared during the survey.
6	Commercial operation		Apr-23	As per the site survey and information shared on site the commercial operation of the plant was started on 16 th September 2022.



PART H

OBSERVATIONS & COMMENTS

1. The estimation of construction cost considered in the report is as per the TEV provided to us by the Bank.
2. The Physical progress captured in the report is based on approximate observations of status of structures constructed on site for the quarter ending September.
3. The Progress of the Plant and machinery is considered as per the site survey and Invoices provided by the company and the insight of the Project for the quarter ending September as the site visit to the Plant during the December month.
4. As per the CA certificate dated 30th November 2022 with UDIN No.22077650BESHMZ5847 the borrower has made an expenditure on the project amounting to Rs.83.75 Crore out of the total estimated project cost amounting to Rs.74.66 crores.
5. Detail of Expense, Copies of PO's/WO's is not provided to us by the borrower. Therefore, we have not analyzed the physical progress of structures and have relied on expense shown by chartered accountant in their CA certificate dated 30th November 2022 with UDIN No.22077650BESHMZ5847 for the project. However, as the Company/ Borrower have provided us with the Invoices for the Machinery so, we have relied on the invoices for the expenses toward Plant and machinery.
6. This is the 3rd LIE Report of the project and as per CA certificate showing expenditure in the project up to 30th September 2022, the borrower has made an expenditure on the project amounting to Rs.83.75 Crore out of which the term loan amount to Rs.41.63 Crore which has been disbursed by the lender up to 30th September 2022.
7. The borrower has obtained Building plan approval and Provisional Fire NOC for the Unit. However, we have not been provided by the approved building Plan Letter.
8. As per our observation of the subject plant during the site visit in the December month, the project seems to be satisfactory, as the work was in full swing as observed. The plant has started its commercial production dated 16th September 2022 as informed by the representative during our site visit. Although there is a delay in some construction considering the original schedule submitted to the bank but if weighed according to the revised construction/Built up area seems to be reasonable.



PART I

DISCLAIMER

1. No employee or member of R.K Associates has any direct/ indirect interest in the Project.
2. This report is prepared based on the copies of the documents/ information which the Bank/ Borrower has provided to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. The client/owner and its management/representatives warranted to us that the information they supplied was complete, accurate and true and correct to the best of their knowledge. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct in all respect. I/We shall not be liable for any loss, damages, cost or expenses arising from fraudulent acts, misrepresentations, or wilful default on part of the owner, borrower, its directors, employee, representative or agents. Verification or cross checking of the documents provided to us from the originals or from any Govt. departments/ Record of Registrar has not been done at our end since this is beyond the scope of our work. If at any time in future, it is found or came to our knowledge that misrepresentation of facts or incomplete or distorted information has been provided to us then this report shall automatically become null & void.
3. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, sanctioned maps, verification of documents, etc. have not been done at our end and same has to be taken care by legal expert/ Advocate. It is assumed that the concerned Lender/ Financial Institution has satisfied them with the authenticity of the documents, information given to us and for which the legal verification has been already taken and cleared by the competent Advocate before requesting for this report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
4. This report is a general analysis of the project based on the scope mentioned in the report. This is not an Audit report, Design document, DPR or Techno feasibility study. All the information gathered is based on the facts seen on the site during survey for the quarter ending June 2022, verbal discussion & documentary evidence provided by the client and is believed that information given by the borrower is true best of their knowledge.
5. 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.
6. Bank/FII should ONLY take this report as an Advisory document from the Financial/ Chartered Engineering firm and its specifically advised to the creditor to cross verify the original documents for the facts mentioned in the report which can be availed from the borrowing borrower directly.

Rohit



7. In case of any default in loans or the credit facility extended to the borrowing borrower, R.K Associates shall not be held responsible for whatsoever reason may be and any request for seeking any explanation from the employee/s of R.K Associates will not be entertained at any instance or situation.
8. The documents, information, data provided to us during the course of this assessment by the client is reviewed only upto the extent required in relation to the scope of the work. No document has been reviewed beyond the scope of the work.
9. This report only contains general assessment & opinion as per the scope of work evaluated as per the information given in the copy of documents, information, data provided to us and/ and confirmed by the owner/ owner representative to us at site which has been relied upon in good faith. It doesn't contain any other recommendations of any sort including but not limited to express of any opinion on the suitability or otherwise of entering into any transaction with the borrower.
10. We have relied on data from third party, external sources & information available on public domain also to conclude this report. These sources are believed to be reliable and therefore, we assume no liability for the truth or accuracy of any data, opinions or estimates furnished by others that have been used in this analysis. Where we have relied on data, opinions or estimates from external sources, reasonable care has been taken to ensure that such data has been correctly extracted from those sources and /or reproduced in its proper form and context, however still we can't vouch its authenticity, correctness or accuracy.
11. This Report is prepared by our competent technical team which includes Engineers and financial experts & analysts.
12. This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Financial Institution which is using this report for taking financial decision on the project that they should consider all the different associated relevant & related factors also before taking any business decision based on the content of this report.
13. All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
14. Though adequate care has been taken while preparing this report as per its scope, but still we can't rule out typing, human errors, over sightedness of any information or any other mistakes. Therefore, the concerned organization is advised to satisfy themselves that the report is complete & satisfactory in all respect. Intimation regarding any discrepancy shall be brought into our notice immediately. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, to rectify these timely, then it shall be considered that the Report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner.

Rohit



Saurabh

15. Defect Liability Period is **15 DAYS**. We request the concerned authorized reader of this report to check the contents, data and calculations in the report within this period and intimate us in writing if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. Corrections only related to typographical, calculation, spelling mistakes, incorrect data/ figures/ statement will be entertained within the defect liability period. Any new changes for any additional information in already approved report will be regarded as additional work for which additional fees may be charged. No request for any illegitimate change in regard to any facts & figures will be entertained.
16. R.K Associates encourages its customers to give feedback or inform concerns over its services through proper channel at valuers@rkassociates.org in writing within 15 days of report delivery. After this period no concern/ complaint/ proceedings in connection with the Financial Feasibility Study Services will be entertained due to possible change in situation and condition of the subject Project.
17. Our Data retention policy is of **ONE YEAR**. After this period, we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
18. This Lender's Independent Engineer report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) Information/ Data/ Inputs given to us by the client and (3) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then it is the responsibility of the user of this report to immediately or at least within the defect liability period bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
19. R.K Associates never releases any report doing alterations or modifications from pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.

Place: Noida

Date: 23rd December 2022




Note: Report contains 64 pages

FOR INTERNAL USE

SURVEYED BY: S.E. Rahul Gupta
and Er. Sachin Pandey

PREPARED BY: PE Team

For R.K. Associates Valuers and Techno
Engineering Consultants Pvt. Ltd.



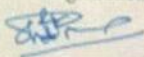
1. **DEFECT LIABILITY PERIOD** - In case of any query/ issue or escalation you may please contact Incident Manager by writing at valuers@rkassociates.org. We ensure 100% accuracy in the Calculations done, Rates adopted and various other data points & information mentioned in the report but still can't rule out typing, human errors or any other mistakes. In case you find any mistake, variation, discrepancy or inaccuracy in any data point of the report, please help us by bringing all such points into our notice in writing at valuers@rkassociates.org within 30 days of the report delivery, to get these rectified timely, failing which R.K Associates Valuers Techno Engineering Consultants (P) Ltd. won't be held responsible for any inaccuracy in any manner. Also if we will not hear back anything from you within 30 days, we will assume that report is correct in all respect and no further claim of any sort will be entertained thereafter.
We would welcome and appreciate your feedback & suggestions in order to improve our services.

COPYRIGHT FORMAT - This report is prepared on the copyright format of R.K Associates Valuers Techno Engineering Consultants (P) Ltd. to serve our clients in the best possible way. Legally no one can copy or distribute this format without prior approval from R.K Associates. It is meant only for the organization as mentioned on the cover page of this report. Distribution or use of this format other than R.K Associates will be seen as unlawful act and necessary legal action can be taken against the defaulter



ENCLOSURE 1: IMPORTANT DOCUMENTS EXHIBIT

DOCUMENT-1: CA CERTIFICATE DATED 30th November 2022

Raj Viyom & Co. Chartered Accountants			Mobile: +91- 9105875000 572/7, Bhartiya Colony, MUZAFFARNAGAR-251001
Ref. No. _____		Dated: _____	
<u>TO WHOM IT MAY CONCERN</u>			
We hereby certify that we have checked the books of accounts of M/S SANGAL INDUSTRIES PRIVATE LIMITED, MUZAFFARNAGAR and state that the following expenditure has been incurred in the project up to 30.09.2022.			
<u>Expenditure</u>	Rs. in Crore		
Land	1.91		
Building under construction	6.58		
Plant & Machinery under erection	53.05		
Office Equipment	0.15		
Vehicle	0.10		
Advance against plant & machines	5.12		
GST recoverable	7.52		
Inventories	3.11		
Security for Electricity	0.64		
Pre-operative expenses	4.21		
Fixed deposit in bank	0.69		
Trade Receivables	0.30		
Cash & bank balance	<u>0.37</u>		
Total	<u>83.75</u>		
<u>Means of Finance</u>			
Share Capital	18.23		
Term Loan from SBI	41.63		
CC Limit from SBI	1.05		
Unsecured Loan	22.10		
Trade Payables	<u>0.74</u>		
Total	<u>83.75</u>		
For RAJ VIYOM & CO., Chartered Accountants, Registration No. 002011C			
			
Dated: 30.11.2022 Place: Muzaffarnagar		CA Raj Kumar Sharma Partner Membership No. 077650 UDIN: 22077650BESHMZ5847	



DOCUMENT-2: CLU FOR "0.5530" HECTARE LAND

2/17/22, 4:27 PM

Court, Order Print



न्यायालय :- उपजिलाधिकारी
मण्डल :सहारनपुर, जनपद :मुजफ्फर नगर, तहसील :सदर
कम्प्यूटरीकृत वाद संख्या:- T20219553019826
वाद संख्या:- 9826/2021
Shri Shisir agrwal बनाम उत्तर प्रदेश सरकार
उत्तर प्रदेश राजस्व संहिता - 2006, अंतर्गत धारा:- 80
" अंतिम आदेश "
आदेश तिथि:- 03/01/2022

निर्णय,

प्रस्तुत वाद की कार्यवाही प्रार्थी शिशिर संगल पुत्र श्री विनोद कुमार निवासी 493 कम्बलवाला बाग नई मण्डी मु०नगर प्रार्थी संगल इन्डस्ट्रीज प्रा०लि० सी/ओ जितेन्द्र ट्रेडर्स शाप नम्बर 169/17 कोर्ट रोड मु०नगर का डायरेक्टर है, प्रार्थी ने इस आशय से प्रस्तुत किया है कि ग्राम हमायपुर परगना सदर ने खाता संख्या 0024 खसरा नम्बर 86 रकबई 0.5530 है० का बकदर 2/3 भाग यानि 0.3686 हैकटेयर भूमि को कृषि कार्य में प्रयोग न किये जाने के कारण धारा-80 उ०प्र०राजस्व संहिता-2006 के अन्तर्गत आनलाईन प्रार्थना-पत्र प्रस्तुत करने के आधार पर प्रारम्भ की गई थी।

उक्त के सम्बन्ध में तहसीलदार सदर की जांच आख्या एवं संस्तुति दिनांक 22-11-2021 प्राप्त हुयी। जिसमें उनके द्वारा उल्लेख किया गया है कि प्रार्थी भूमि स्थित ग्राम हमायपुर के सकमणीय भूमिधर है। प्रार्थी अपनी उक्त भूमि को कृषि कार्य में प्रयोग न किये जाने के कारण धारा 80(2) के अन्तर्गत अकृषिक घोषित कराना चाहता है। उक्त भूमि में वर्तमान में कृषि कार्य, उद्यानीकरण व पशुपालन जिसके अन्तर्गत मत्स्य पालन अथवा कुकुर पालन भी है के निमित्त प्रयोग नहीं हो रहा है। प्रश्रगत खसरा नम्बर मोक के पर वर्णित भूमि में मोक के पर कृषि कार्य बन्द करके चारदीवारी बनाई जा रही है। उक्त भूमि में भविष्य में कृषि कार्य होने की सम्भावना नहीं है। जोत चकबंदी आकार-पत्र 41 व 45 से स्पष्ट है कि गैर कृषि भूमि प्रयोजन के लिए प्रस्तावित भूमि धारा-77 उत्तर प्रदेश राजस्व संहिता-06 के अन्तर्गत सार्वजनिक उपयोग की भूमि नहीं रही है। उक्त वर्णित भूमि पर कोई वाद किसी भी न्यायालय में विचाराधीन नहीं है। उक्त भूमि का उपयोग वर्तमान में अकृषिक रूप में हो रहा है। उत्तर प्रदेश राजस्व संहिता-06 की धारा-80(1) व उत्तर प्रदेश राजस्व संहिता नियमावली 2016 के नियम-85(5) के अन्तर्गत जिलाधिकारी महोदय द्वारा ग्राम हमायपुर परगना व तहसील व जिला-मुजफ्फरनगर की भूमि का निर्धारित सर्किल रेट 45,00,000-00 रुपये प्रति हैकटेयर की दर से 0.3686 है० भूमि की मालियत 16,58,700-00 रुपये होती है। जिसकी एक प्रतिशत धनराशि 16,587-00 रुपये होती है। उक्त धनराशि प्रार्थी के द्वारा जमा कराने के उपरान्त तहसीलदार सदर ने उत्तर प्रदेश राजस्व संहिता-06 की धारा-80(2) के अन्तर्गत अकृषिक उदघोषित किये जाने की संस्तुति की गयी है।

मेने पत्रावली पर उपलब्ध भू-अभिलेख, मोक के फोटोग्राफ, तहसीलदार, सदर से प्राप्त जांच आख्या दिनांक 22-11-2021 एवं उसके साथ सल्लेख प्रारूप, नकल खतौनी, नक्शा नजरी आदि का अवलोकन किया गया। जिससे विदित है कि भूमि स्थित ग्राम हमायपुर पर प्रार्थी का नाम बतौर सहखातेदार सकमणीय भूमिधर के रूप में दर्ज है जिस पर प्रार्थी का अध्यासन है। प्रार्थी अपनी उक्त भूमि को आवासीय प्रयोजन में होने के कारण अकृषिक घोषित कराना चाहता है। उक्त भूमि में वर्तमान में कृषि कार्य बन्द करके नीव चारदीवारी बनाई जा रही है। जिस कारण उक्त भूमि का उपयोग वाणिज्यिक/आवासीय हेतु प्रस्तावित है। उक्त भूमि में वर्तमान में कृषि कार्य, उद्यानीकरण व पशुपालन जिसके अन्तर्गत मत्स्य पालन अथवा कुकुर पालन भी है के निमित्त प्रयोग नहीं हो रहा है। उक्त भूमि में भविष्य में कृषि कार्य होने की सम्भावना नहीं है। जोत चकबंदी आकार-पत्र 41 व 45 से स्पष्ट है कि गैर कृषि भूमि प्रयोजन के लिए प्रस्तावित भूमि धारा-77 उत्तर प्रदेश राजस्व संहिता-06 के अन्तर्गत सार्वजनिक उपयोग की भूमि नहीं रही है। उक्त वर्णित भूमि पर कोई वाद किसी भी न्यायालय में विचाराधीन नहीं है। उक्त भूमि का उपयोग वर्तमान में अकृषिक रूप में हो रहा है। तहसीलदार-सदर के द्वारा उ०प्र०राजस्व संहिता-06 की धारा-80(1) के अन्तर्गत अकृषिक उदघोषित किये जाने की संस्तुति की गयी है। उत्तर प्रदेश राजस्व संहिता-06 की धारा-80(1) व उत्तर प्रदेश राजस्व संहिता नियमावली 2016 के नियम-85(5) के अन्तर्गत जिलाधिकारी महोदय द्वारा ग्राम हमायपुर परगना व तहसील



DOCUMENT-3: CLU FOR "2.3926" HECTARE LAND

आदेश पत्रक




न्यायालय : उपजिलाधिकारी
मण्डल : सहारनपुर, जनपद : मुजफ्फर नगर, तहसील : सदर
वाद संख्या : 9050/2021
कंप्यूटरीकृत वाद संख्या : T20219553019050
शिशिर संगल बनाम उत्तर प्रदेश सरकार
अंतर्गत धारा - 80, अधिनियम - उत्तर प्रदेश राजस्व संहिता - 2006

निर्यात निर्णय 28/1/21

प्रस्तुत वाद की कार्यवाही प्रार्थी शिशिर संगल पुत्र श्री विनोद कुमार निवासी 493 कबलवाला बाग नई मण्डी मु०नगर द्वारा डायरेक्टर संगल इन्डस्ट्रीज प्रा०लि० सी०/ओ जितेन्द्र ट्रेडस शाम नम्बर 169/17 फोर्ट रोड मु०नगर ग्राम हुमायुपुर भूमि स्थित खसरा नम्बर 85 रकबा 0.2050 है० व खसरा नम्बर 73 रकबा 0.8910 है० व खसरा नम्बर 72 रकबा 0.0820 है० व खसरा नम्बर 83 रकबा 0.6150 खसरा नम्बर 84 रकबा 0.1740 कुल भाग कुल भूमि 1.9770 है० व खसरा नम्बर 71 रकबा 0.9120 है० का 4258/9120 भाग यानि 0.4256 है० कुल भूमि 2.3926 है० भूमि को कृषि कार्य में प्रयोग न किये जाने के कारण भूमि को उत्तर प्रदेश राजस्व संहिता-2006 के द्वारा आनलाईन प्रार्थना-पत्र के आधार पर भूमि को कृषि कार्य में प्रयोग न किये जाने के कारण उ०प्र० राजस्व संहिता-2006 की धारा 80(2) के अन्तर्गत अकृषक घोषित किये जाने की की प्रार्थना की गई। उक्त आनलाईन प्रार्थना-पत्र प्रार्थी की अनुपस्थिति के कारण निरस्त किया गया।

उक्त के सम्बन्ध में तहसीलदार सदर की जांच आख्या एव संस्तुति दिनांक 21-10-2021 प्राप्त हुयी है। जिसमें उनके द्वारा मुख्य रूप से यह उक्त ख किया गया है कि प्रार्थी भूमि स्थित ग्राम- हुमायुपुर का संकनपीय भूमिधर है। प्रार्थी अपनी उक्त भूमि को कृषि कार्य में प्रयोग न किये जाने के कारण धारा 80(2) के अन्तर्गत अकृषक घोषित कराना चाहता है। उक्त भूमि में वर्तमान में कृषि कार्य, उद्यानीकरण व पशुपालन जिसके अन्तर्गत मत्स्य पालन अथवा कुक्कुट पालन भी है के निमित्त प्रयोग नहीं हो रहा है। प्रार्थी प्ररनगत भूमि पर मोके पर वर्णित भूमि कृषि कार्य बन्द करके मोके पर चारदीवारी का निर्माण हो रहा है।। उक्त भूमि पर भविष्य में कोई कृषि कार्य होने के सम्भावना नहीं है।। उक्त भूमि में से जेत चकबंदी आकार-पत्र 41 व 45 से स्पष्ट है कि गैर कृषि भूमि प्रयोजन के लिए प्रस्तावित भूमि धारा-77 उत्तर प्रदेश राजस्व संहिता-06 के अन्तर्गत सार्वजनिक उपयोग की भूमि नहीं रही है। उक्त वर्णित भूमि पर कोई वाद किसी भी न्यायालय में विद्यमान नहीं है। उक्त भूमि का उपयोग वर्तमान में अकृषिक रूप में हो रहा है। उत्तर प्रदेश राजस्व संहिता-06 की धारा-80(1) व उत्तर प्रदेश राजस्व संहिता नियमावली 2016 के नियम-85(5) के अन्तर्गत जिलाधिकारी नहोदय द्वारा ग्राम हुमायुपुर परगना मुजफ्फरनगर व तहसील व जिला-मुजफ्फरनगर की भूमि का निर्धारित सर्किल रेट 45,00,000-00 रुपये प्रति हेक्टेयर की दर से प्रस्तावित रकबा 2.3926 है० भूमि की मालियत 1,07,66,700/- रुपये होती है। जिसकी एक प्रतिशत धनराशि 1,07,667/- रुपये होती है। उक्त धनराशि प्रार्थी के द्वारा जमा कराने के उपरान्त तहसीलदार सदर ने उत्तर प्रदेश राजस्व संहिता-06 की धारा-80(2) के अन्तर्गत अकृषिक उद्घोषित किये जाने की संस्तुति की गयी है।

DOCUMENT- 4: SALE DEED

Mohan
Aruna
Arun


क्षेत्राधिकार कार्यालय उप निबन्धक मुजफ्फरनगर प्रथम

(1) सम्पत्ति का प्रकार	:-	कृषि भूमि
(2) वार्ड/परगना	:-	मुजफ्फरनगर
(3) मौहल्ला/ग्राम/सेगमेन्ट	:-	हुमायूँपुर
(4) ग्रामीण/नगरीय/अर्द्धनगरीय	:-	ग्रामीण क्षेत्र
(5) सम्पत्ति का विवरण (आवासीय/ व्यवसायिक/गौदाम/कृषि)	:-	कृषि भूमि
(6) सम्पत्ति का क्षेत्रफल (भूमि) वर्गमीटर/हैक्टेयर	:-	2.7613 हैक्टेयर
(7) सम्पत्ति की स्थिति (लैंक/ जनपदीय/राज्य/राष्ट्रीय मार्ग/सेगमेन्ट) का नाम	:-	कोई लागू नहीं
(8) कार्नर/दो/एक रास्ते का नाम	:-	शून्य
(9) निकटतम नामित मार्ग का नाम व दूरी	:-	शून्य
(10) (क) आच्छादित क्षेत्रफल भूतल	:-	8 वर्गमीटर
(ख) आच्छादित क्षेत्रफल प्रथम तल	:-	शून्य
(ग) आच्छादित क्षेत्रफल द्वितीय तल	:-	शून्य

Mohan Rousal Aruna Rousal Arun Rousal



DOCUMENT- 5: NOC FROM U.P. POLLUTION CONTROL BOARD

 <p>UTTAR PRADESH POLLUTION CONTROL BOARD Building No TC-12V Vibhuti Khand, Gomti Nagar, Lucknow-226010 Phone: 0522-2720828, 2720831, Fax: 0522-2720764, Email: info@uppcb.com, Website: www.uppcb.com</p>																												
<p>Validity Period : 03/09/2021 To 02/09/2023</p>																												
<p>Ref No. - 132465/UPPCB/MuzaffarNagar(UPPCBRO)/CTE/MUZAFFARNAGAR/2021</p>	<p>Dated:- 03/09/2021</p>																											
<p>To,</p> <p>Shri VINEET KUMAR SANGAL M/s SANGAL INDUSTRIES PVT LTD 8 Km, Khasra No. - 71,72,73,83,84,85 And 86 Village - Humayapur, Pargana And Tehsil Distt. - Muzaffarnagar (U.P.), MUZAFFAR NAGAR, 251001 MUZAFFARNAGAR</p>																												
<p>Sub: Consent to Establish for New Unit/Expansion/Diversification under the provision: of Water (Prevention and control of pollution) Act, 1974 as amended and Air (Prevention and control of Pollution) Act, 1981 as amended.</p>																												
<p>Please refer to your Application Form No.- 12921950 dated - 26/07/2021. After examining the application with respect to pollution angle, Consent to Establish (CTE) is granted subject to the compliance of following conditions :</p>																												
<p>1. Consent to Establish is being issued for following specific details :</p> <p>A- Site along with geo-coordinates :</p> <p>B- Main Raw Material :</p> <table border="1" style="width: 100%;"> <thead> <tr> <th colspan="3">Main Raw Material Details</th> </tr> <tr> <th>Name of Raw Material</th> <th>Raw Material Unit Name</th> <th>Raw Material Quantity</th> </tr> </thead> <tbody> <tr> <td>Ginned Cotton - 25 MT/Day</td> <td>Metric Tonnes/Day</td> <td>00</td> </tr> </tbody> </table> <p>C- Product with capacity :</p> <table border="1" style="width: 100%;"> <thead> <tr> <th colspan="2">Product Detail</th> </tr> <tr> <th>Name of Product</th> <th>Product Quantity</th> </tr> </thead> <tbody> <tr> <td>Cotton Combed Compact yarn/ Polyester 18 MT/Day</td> <td>00</td> </tr> </tbody> </table> <p>D- By-Product if any with capacity :</p> <table border="1" style="width: 100%;"> <thead> <tr> <th colspan="4">By Product Detail</th> </tr> <tr> <th>Name of By Product</th> <th>Unit Name</th> <th>Licence Product Capacity</th> <th>Install Product Capacity</th> </tr> </thead> <tbody> <tr> <td>NA</td> <td>Metric Tonnes/Day</td> <td>00</td> <td>00</td> </tr> </tbody> </table>		Main Raw Material Details			Name of Raw Material	Raw Material Unit Name	Raw Material Quantity	Ginned Cotton - 25 MT/Day	Metric Tonnes/Day	00	Product Detail		Name of Product	Product Quantity	Cotton Combed Compact yarn/ Polyester 18 MT/Day	00	By Product Detail				Name of By Product	Unit Name	Licence Product Capacity	Install Product Capacity	NA	Metric Tonnes/Day	00	00
Main Raw Material Details																												
Name of Raw Material	Raw Material Unit Name	Raw Material Quantity																										
Ginned Cotton - 25 MT/Day	Metric Tonnes/Day	00																										
Product Detail																												
Name of Product	Product Quantity																											
Cotton Combed Compact yarn/ Polyester 18 MT/Day	00																											
By Product Detail																												
Name of By Product	Unit Name	Licence Product Capacity	Install Product Capacity																									
NA	Metric Tonnes/Day	00	00																									
<p>2. Water Requirement (in KLD) and its Source :</p> <table border="1" style="width: 100%;"> <thead> <tr> <th colspan="3">Source of Water Details</th> </tr> <tr> <th>Source Type</th> <th>Name of Source</th> <th>Quantity (KL/D)</th> </tr> </thead> <tbody> <tr> <td>Ground Water (within premises)</td> <td>Borwell</td> <td>9.0</td> </tr> </tbody> </table>		Source of Water Details			Source Type	Name of Source	Quantity (KL/D)	Ground Water (within premises)	Borwell	9.0																		
Source of Water Details																												
Source Type	Name of Source	Quantity (KL/D)																										
Ground Water (within premises)	Borwell	9.0																										
<p>3. Quantity of effluent (in KLD) :</p>																												
<p>SINGH ANKIT</p> <p><small>Digitally signed by SINGH ANKIT Date: 2021.09.03 13:09:30 +05'30'</small></p>																												

DOCUMENT-7: SANCTION LETTER

Sanction Letter
 (To be issued in duplicate)

To
 The Directors
M/S SANGAL INDUSTRIES PRIVATE LIMITED
 Regd. Office: 8.5 KM JANSATH ROAD,
 City: MUZAFFARNAGAR,
 Dist: MUZAFFARNAGAR, State: Uttar Pradesh,
 India, Pin: 251001

(Borrower's name & address)

Letter No.: _____

Date: 15.12.2021

Dear Sirs,

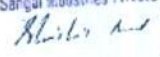
ADVANCES TO SME SEGMENT
SANCTION OF CREDIT FACILITIES

With reference to your application requesting us for sanction / renewal of Working Capital Limits and / or Term Loan Limits at existing / enhanced levels and subsequent correspondence in this regard, we have pleasure in advising sanction of the following credit facilities, which are available subject to your acceptance / fulfillment of the Terms and Conditions detailed in Annexures A & B:

SL	FACILITY	(Rs in lacs) LIMIT
A) FUND BASED LIMITS:		
a	FBWC Cash Credit	1500.00
b	EPC/FB/FBP	(200.00)
c	Term Loan	4200.00
Total of Fund Based Limits		5800.00
B) NON-FUND BASED LIMITS:		
A	Bank Guarantee	800.00
b	CAPEX LC (ILC/FLC)**	(4000.00)
C	Forward Contract /CEL*	(50.00)
Total of Non-Fund Based Limits		**
TOTAL LIMITS		6650.00

(Please furnish particulars of inter-changeability between limits, if any)

*EPC/FB/FBP is the sublimit of FBWC Cash Credit Limit.
 **Capex LC is the sublimit of Term Loan.


For Sangal Industries Private Limited

 Director

For Sangal Industries Private Limited


 Director



DOCUMENT-7: NOC FROM FIRE DEPARTMENT

प्रारूप-घ (संलग्नक-3)			
औपबन्धिक (प्रोविजनल) अनापत्ति प्रमाणपत्र			
एआईडी संख्या: UPFS/2022/43339/MZN/MUZAFFARNAGAR/355/JD			
दिनांक: 21-01-2022			
प्रमाणित किया जाता है कि मेसर्स SANGAL INDUSTRIES PVT LTD (भवन/प्रतिष्ठान का नाम) पता 71,72,73,84,85,86,8,5 KM JANSATH ROAD, MUZAFFARNAGAR तहसील - SADAR प्लॉट एरिया 28111.93 sq.mt (वर्गमीटर), कुल कवर्ड एरिया 15682.00 (वर्गमीटर), ब्लाकों की संख्या 1 जिसमें			
ब्लॉक/टावर	प्रत्येक ब्लॉक में तलों की संख्या	बैसमेंट की संख्या	ऊँचाई
SANGAL INDUSTRIES PVT LTD	1	0	11.20 mt.
<p>है। भवन का अधिभोग मेसर्स SANGAL INDUSTRIES PVT LTD द्वारा किया जायेगा। इनके द्वारा भवन में अग्नि निवारण एवं अग्नि सुरक्षा व्यवस्थाओं का प्राविधान एन0बी0सी0 एवं तत्संबंधी भारतीय मानक ब्यूरो के आई0एस0 के अनुसार किया गया है। इस भवन को औपबन्धिक अनापत्ति प्रमाणपत्र, एन0बी0सी0 की अधिभोग श्रेणी Industrial के अन्तर्गत इस शर्त के साथ निर्गत किया जा रहा है कि प्रस्तावित भवन में अधिभोग श्रेणी के अनुसार सभी अग्निशमन व्यवस्थाओं के मानकों का अनुपालन पूर्ण रूप से किया जायेगा तथा भवन के निर्माण के पश्चात भवन के अधिभोग से पूर्व अग्नि सुरक्षा प्रमाण पत्र प्राप्त किया जायेगा। ऐसा न करने पर निर्गत प्रोविजनल अनापत्ति प्रमाणपत्र स्वतः ही निरस्त मान लिया जायेगा, जिसके लिए मेसर्स SANGAL INDUSTRIES PVT LTD अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होंगे।</p> <p>Note : In view of recommendation reports of CFO & DD , the NOC is being approved.</p> <p><small>"यह प्रमाण-पत्र आरक्षक द्वारा तैयार अधिभोगी, अधिभोगी के आधार पर निर्गत किया जा रहा है। इनके अन्तर्गत प्राप्त करने पर निर्गत प्रमाण-पत्र मान्य नहीं होगा। यह प्रमाण-पत्र भूमि / भवन के स्वामित्व / अधिभोग को प्रमाणित नहीं करता है।"</small></p>			
निर्गत किये जाने का दिनांक : 24-01-2022 स्थान : LUCKNOW		<p>हस्ताक्षर (निर्माण अधिकारी)</p> <p></p> <p>Digitally Signed By (JITENDRA KUMAR SINGH)</p> <p>[FE2156607E822EE69D727F898C0ED728582C7735]</p> <p>24-01-2022</p>	



LIST OF MACHINERIES INFERRED FROM INVOICES OF JUNE LIST.

S.NO.	Vendor Name	Dated	Invoice No.	Amount
1	Uster Technologies AG	31-03-2022	17-910099233	1,65,00,000.00
2	Lakshmi Machine Works Limited	12-04-2022	1112200028	18,62,012.15
3	Luwa India Private Limited	30-03-2022	21-22/3523	14,28,980.00
4	Lakshmi Machine Works Limited	11-04-2022	1112200024	26,96,043.35
5	Lakshmi Machine Works Limited	25-03-2022	1112101965	26,96,043.35
6	Lakshmi Machine Works Limited	29-03-2022	1112101985	18,62,012.15
7	Lakshmi Machine Works Limited	31-03-2022	1112102043	37,24,024.30
8	Lakshmi Machine Works Limited	31-03-2022	1112102044	26,96,043.35
9	Lakshmi Machine Works Limited	24-03-2022	1212102640	44,81,869.39
10	Lakshmi Machine Works Limited	24-03-2022	1212102641	48,664.62
11	Lakshmi Machine Works Limited	24-03-2022	1212102643	1,38,198.60
12	Urja System	15-03-2022	US/GST1761/21-22	12,56,700.00
13	Kaeser Compressor	04-02-2022	PL1000035104	3,540.00
14	Luwa India Private Limited	08-03-2022	21-22/3243	8,85,000.00
15	Lakshmi Machine Works Limited	22-03-2022	1212102625/1	12,43,900.00
16	Lakshmi Machine Works Limited	22-03-2022	1212102625/2	12,43,900.00
17	Lakshmi Machine Works Limited	15-03-2022	1212102574/1	12,43,900.00
18	Lakshmi Machine Works Limited	15-03-2022	1212102562/1	3,77,682.31
19	Lakshmi Machine Works Limited	15-03-2022	1212102564/1	3,77,682.31
20	Lakshmi Machine Works Limited	15-03-2022	1212102563	57,877.82
21	Lakshmi Machine Works Limited	15-03-2022	1212102565	57,877.82
22	Lakshmi Machine Works Limited	15-03-2022	1212102566	57,877.82
23	Lakshmi Machine Works Limited	15-03-2022	1212102567	57,877.82
24	Lakshmi Machine Works Limited	15-03-2022	1212102568	57,877.82
25	Lakshmi Machine Works Limited	17-03-2022	1212102562/2	3,77,682.31
26	Lakshmi Machine Works Limited	17-03-2022	1212102596	17,50,154.41
27	Lakshmi Machine Works Limited	17-03-2022	1212102564/2	3,77,682.31
28	Lakshmi Machine Works Limited	22-03-2022	1212102625/2	12,43,900.66
29	Lakshmi Machine Works Limited	22-03-2022	1212102625/1	12,43,900.66
30	Lakshmi Machine Works Limited	08-06-2022	1122330972	17,87,420.64
31	Lakshmi Machine Works Limited	06-06-2022	1212200612	1,33,23,946.64
32	Shakumbari Enterprises	21-06-2022	41	1,77,000.00
33	Shakumbari Enterprises	20-06-2022	39	5,31,000.00
34	Shakumbari Enterprises	21-06-2022	40	1,77,000.00
35	Shakumbari Enterprises	21-06-2022	42	2,36,000.00
36	Luwa India Pvt. Ltd.	16-06-2022	22-23/0893	23,33,775.00
37	Lakshmi Machine Works Limited	11-05-2022	1212200391	1,33,23,946.64
38	Ideal Steel Stamping and pressings Pvt. Ltd.	16-06-2022	TAX/22-23/0450	28,76,038.00
39	Sieger Spintech Equipments Pvt. Ltd.	04-04-2022	S22-23/000001	25,25,200.00

LIE REPORT

TOTAL

26, 14, 83, 394, 89

Roll

LIST OF MACHINERIES INFERRED FROM INVOICES OF TILL
SEPTEMBER QUARTER.

S.No.	Vendor Name	Invoice Dated	Invoice No.	Amount (in Rs.)
1	Lakshmi Machine Works Limited	20-06-2022	1112200574	53,12,357
2	Lakshmi Machine Works Limited	21-06-2022	1212200751	1,40,27,575
3	Lakshmi Machine Works Limited	16-06-2022	1212200709	1,41,36,244
4	Lakshmi Machine Works Limited	20-06-2022	1112200573	53,12,357
5	Lakshmi Machine Works Limited	25-06-2022	1112200618	53,12,357
6	Kaesar Compressor India Pvt Ltd.	29-09-2022	-	-
7	Tiny Top Engineering Pvt Ltd.	30-05-2022	TTEIPL/22-23/136	31,27,000
8	Lakshmi Machine Works Limited	27-06-2022	1112200623	28,83,614
9	Lakshmi Machine Works Limited	27-06-2022	1112200625	7,00,794
10	Lakshmi Machine Works Limited	28-06-2022	1112200635	7,00,794
11	SSB Electronics Weighing System	11-07-2022	20	8,26,000
12	Lakshmi Machine Works Limited	28-06-2022	1112200634	28,83,614
13	Hilti India Pvt Limited	06-07-2022	H127-16215-2022	43,003
14	Lakshmi Machine Works Limited	13-05-2022	1112200283	95,64,368
15	LUWA India Private Limited	06-07-2022	22-23/1099	12,89,849
16	Perfect Equipments Private Limited.	13-07-2022	G315	27,02,000
17	LUWA India Private Limited	21-07-2022	22-23/1299	36,85,282
18	AM Innopsin Systems Pvt. Ltd.	27-07-2022	35-M/22-23	46,02,000
19	Shift Air Pneumatics	25-07-2022	22-23/799	8,98,736
20	Rimtex Industries	22-07-2022	G-22230461	10,26,010
21	Lakshmi Machine Works Limited	16-07-2022	1112200778	7,43,316
22	Lakshmi Machine Works Limited	15-07-2022	1112200760	7,43,316
23	Lakshmi Machine Works Limited	16-07-2022	1112200777	30,27,954
24	Elgi Electric and Industries Limited	22-07-2022	1250948	8,68,962
25	Lakshmi Machine Works Limited	26-07-2022	1212201126	1,40,27,575
26	Lakshmi Machine Works Limited	15-07-2022	1112200759	30,27,954
27	Lakshmi Machine Works Limited	20-07-2022	1112200807	53,12,357
28	Lakshmi Machine Works Limited	26-07-2022	1212201124	1,40,27,575
29	Elgi Electric and Industries Limited	27-07-2022	1250994	17,94,805
30	Lakshmi Machine Works Limited	28-07-2022	1212201138	1,40,27,575
31	Lakshmi Machine Works Limited	05-08-2022	1212201234	10,29,398
32	Lakshmi Machine Works Limited	30-07-2022	1222249497	99,983
33	Lakshmi Machine Works Limited	05-08-2022	1212201228	57,877
34	Lakshmi Machine Works Limited	08-08-2022	1212201248	1,40,27,575
35	Lakshmi Machine Works Limited	12-08-2022	1112201007	54,76,245
36	Lakshmi Machine Works Limited	10-08-2022	1212201275	1,40,27,575
37	Umesh Machinery Store	29-08-2022	1033	23,211
38	Umesh Machinery Store	31-08-2022	1052	31,270
39	Lakshmi Machine Works Limited	13-08-2022	1112201013	49,44,419
40	Umesh Machinery Store	28-08-2022	1018	4,816
41	Umesh Machinery Store	29-08-2022	1036	66,215
42	Umesh Machinery Store	28-08-2022	1025	9,351
43	Lakshmi Machine Works Limited	19-08-2022	1112201046	54,76,245
44	Premier Evolvics Pvt.Ltd	31-05-2022	PEL/1007649	1,88,80,000
45	AM Innopsin Systems Pvt. Ltd.	31-08-2022	47/M/22-23	2,83,200
46	Shift Air Pneumatics	31-08-2022	22-23/1121	28,593
47	Pawan Hardware Store	02-09-2022	3359	79,093

[Handwritten signatures and stamps]

[Circular stamp: Valuers & Techno Engineering Consultants (P) Ltd.]

[Handwritten signature: Saur]

LIE REPORT
SANGAL INDUSTRIES PRIVATE LIMITED



S.No.	Vendor Name	Invoice Dated	Invoice No.	Amount (in Rs.)
48	Swastik Engineers	02-09-2022	SE/2022-23/971	7,08,000
49	Kaesar Compressor India Pvt Ltd.	02-09-2022	-	-
50	Lakshmi card clothing manufacturing co.pvt ltd.	25-08-2022	132210383	22,28,666
51	Lakshmi Machine Works Limited	29-08-2022	1112202210	30,27,954
52	LUWA India Private Limited	25-08-2022	22-23/1690	1,18,590
53	Lakshmi Machine Works Limited	29-08-2022	1112201148	54,76,245
54	Singhal Spintax Pvt Ltd. Kashipur	13-09-2022	2022-2023/WST/0071	1,19,180
55	Lakshmi Machine Works Limited	30-08-2022	1212201454	1,40,27,575
56	Micro Filtration Technologies	13-09-2022	MFT/2022-23/215	64,900
57	Lakshmi Machine Works Limited	08-09-2022	1212201558	1,40,27,575
58	Lakshmi Machine Works Limited	09-09-2022	1112201232	52,41,131
59	Lakshmi Machine Works Limited	09-09-2022	1112201235	30,27,954
60	Lakshmi Machine Works Limited	12-09-2022	1112201257	7,43,316
61	Lakshmi Machine Works Limited	14-09-2022	1112201282	27,76,954
62	Mehra Wax Produts Pvt Ltd.	18-09-2022	GST 607	36,558
63	Ideal Sheet Metal Stampings & Pressing Pvt Ltd.	22-09-2022	TAX/22-23/0938	18,45,072
	Total			25,46,50,079



ENCLOSURE-3: - SITE PHOTOGRAPHS



Handwritten signatures and initials.



Dec 20, 2022 3:20:48 PM
Muzaffarnagar
Uttar Pradesh
carding 16 machine



Dec 20, 2022 3:27:38 PM
Muzaffarnagar
Uttar Pradesh
lap former 2 quantity













rk
Star
Sanku
Engineering Consultants Pvt. Ltd.
Valuers & Techno Engineers

