**DIXITAL TECHNOLOGIES INDIA Pvt ltd.**

**PROJECT IN BRIEF**

The company proposes establishing a new Radiology and Path Lab Diagnostic Centre(MRI, CT-Scan, X-ray, Color Doppler test, Ultrasound, and other Path lab tests) focusing on quality test reports at Commercial Plot Number- 41, 42 & 58, Sector-53, Urban Estate, Gurgaon-II, Haryana, India admeasuring 363 sqmtrs to generate good income by running it.

The land is already acquired, part payments have already been made, and the company is in the process of obtaining various permissions, approvals,etc., from various Government Departments.

The project is strategically located in the heart of the state at Gurgaon, Haryana.

Introduction:

**M/S DIXITAL TECHNOLOGIES INDIAPVT LTD.: -**

**M/s Dixital Technologies India Pvt Ltd. (DTIPL)**(PANno-AAICD5117E) is a Private Limited Company managed and controlled by its promoters / Directors, Sh. Javinder Singh &Dr.Akshay Kumar. Its CIN number is U72900DL2021PTC381426,registered with the Registrar of companies, Delhi. Its Registered Addressis1655, 2nd Floor, GTB Nagar, Outram Lane, Kingsway Camp, North West Delhi-110009.The company was incorporated on 22.05.2021to establish and run radiology and path lab centers throughout India. The company is establishing its team of specialized Doctors, Technicians, Lab Technicians, quality control, Administration, and finance experts. The company is also in the process of having tie-ups with several Government and Semi Government agencies, Clinics, Private Doctors, and hospitals to serve their medical patients on a large scale at the proposed diagnostic center. In 2022, the company got the allotment of three commercial plots from HSVP (Haryana Shahri Vikas Pradhikaran), total land admeasuring 363 sqmtrsatCommercial Plot Number- 41, 42 & 58, Sector-53, Urban Estate, Gurgaon-II, Haryana.The land is already acquired, and part payments have already been made. Out of the total three plots, two are adjoining each other, and one other is separated from these two plots. Therefore, the company is proposing two separate buildings on these plots. The map of the proposed diagnostic center’s buildingsshall be applied after getting the registration of these plots in the company name for approval from the concerned authorities.The landof these three plots is freehold, and the management of the company is proposed to obtain permission from the Government authorities to establish its proposed Diagnostic centers.The company expects good revenue from the proposed Diagnostic and radiology centers as these are in heavy demand in the open market. The proposed location of the unit is found to be very appropriate and located near the Golf Course Road, Gurgaon. The company is proposed to provide MRI, CT-Scan, X-Ray, Color Doppler test, Ultrasound, and other Path lab tests in the proposed radiology and diagnostic center. For this purpose, they are proposing to purchase and install the latest and most advanced technology medical equipment/testing equipment in its proposed Radiology and diagnostic centers. The company’s management has finalized the vendors of these Plants and machinery, and the final negotiation with these vendors is in process. The proposed Radiology and Diagnostic Center buildingsshall be constructed per the sanctioned MAP. It willconsist of the MRI Scan Rooms, X-Ray Rooms, CT Scan Rooms, Sample taking areas, Lab Area, Reception, Point of Sales area, Waiting area, Admin Block,Processing area, Godown, Lab, Power room, and other utility areasfor the smooth working of the proposed unit from here.After obtaining all the permissions from local authorities and Government agencies, the companywill start the construction of the proposed unit. The company has also arranged with the Delhi-basedrenowned Architecturalfirm M/s R.S. Yadav & Associatesto get help in the building, civil work, and designing of the proposed radiology and diagnostic centersper industry norms. This consultancyfirm will also provide full consultancy and professional solutions in the construction of buildings, civil work, and interior work with power solutions. The company is expecting the completion of the proposed factory building by Sep 2023, and it is expected to start its commercial operationsinDec 2023. The company’s capacity utilization has been envisaged at 50% of available capacity for the first year, 60% in the Second, 65% in the third year, 70% in the fourth year, 75% in the fifth year, 80% in the Sixth year, 85% in the seventh and eighth year, 90% in the Ninth year and 95% in the tenth year&onwards.

The promoters/Directors of the company are already running a diagnostic center in the name of SGD Diagnostic center at Model Basti, New Delhi& one Hospital in the name of Nulife Hospital at GTB Nagar, New Delhi, in their one other company named M/s HK Nulife Hospital Private Limited for a long. Both units are well equipped with state-of-the-art medical equipment and devices to provide world-class services to their clients. They have a qualified team of doctors, technicians, lab technicians, and other experienced teams of professionals in these two existing units. They have very rich knowledge and experience in this business line. They provide quality test reports, medical services, and treatments with competitive pricing with other competitors and have a very rich reputation among their customers. The company’s promoters plan to establish this new proposed radiology and diagnostic center in Gurgaon, Haryana, to expand their business operation area in Gurgaon, Haryana.

**About the Promoters / Directors/ Management: -**

1. **Mr.Javinder Singh** (PAN AALPS3627A), S/o of Sh. Puran Singh, R/o – House No- 1655, Outram Line, GTB Nagar, Delhi-110009. He has aged about 66 years and is a Commerce Graduate from Delhi University. He is a successful businessman and a key person in the company. He is a man of words. Sh.Javinder Singhhasa rich experience and reputation in the market. He is a seasoned executive with over 40 years of rich experience in the area of Finance, Corporate Strategy, Marketing,etc. He is successfully running his other businesses of public health services, Hospitals, and exports & manufacturing of cutlery. After getting vast experience and knowledge of the open market, he decided to expand his business of public health services. He started this new company to establish and run the new proposed radiology and diagnostic centers at Gurgaon, Haryana. The total day-to-day business operation of the unit is proposed to be handled by him with a supportive technical team of experts in medical care, lab technicians, marketing, Sales, Advertising, and administration. He hasa TNW of Rs. xxxxcrs.
2. **Dr. Akshay Kumar**(PAN COTPK5933H) S/oLt. Sh. Harish Kumar, R/o-.House No- 1616, Outram Line, GTB Nagar, Delhi-110009.He is aged about 29 years and has done his MBBSfrom Maulana Azad Medical College, New Delhi. He is one of the Directors of the company. He hasa TNW of Rs. xxxx crores. He looks after all the company's administration, sales, staffing, and marketing work. He is also engaged in his other businesses of Public Health care in the name and style of M/s HK Nulife Hospitals Pvt Ltd. He has a very long experience inpublic medical services and holds goodwill in the market.
3. **Dr. Shakuntla Kumar,**aged about 55,is proposed to be the head of the department at the proposed Radiology and diagnostic center. Currently, she is a senior consultant at Fortis Hospital, Delhi, and holds the post of senior consultant/ Medical Director at Nulife Hospitals, New Delhi. She has affiliations with FICOG, FIAOG, and Dip Endoscopy Kiel Germany. She will supervise and manage the overall medical supervision, quality control, TAT, and other medical practitioner management at the proposed unit to serve its clients in a time-bound and professional manner. She will also provide her professional consultancy on different aspects of the day-to-day business operation of the company.
4. **Dr. Vipin Kumar Grover,**agedabout61 years, proposed tobe a senior consultant doctor at the proposed unit. He has a vast experience in the medical line and holds a degree in MBBS, MS, FMAS, and FIAGES. He has the following work experience:

* House Surgeon in Hindu Rao Hospital, Delhi (1985 to 1986).
* Resident Surgeon at GSVM Medical College and Associated Hospitals, Kanpur (1986 to 1988).
* Chief Senior Resident (Surgery), Moolchand Khairati Ram Hospital (1988-1991)
* Registrar Surgery at DDU Hospital (1991-1994).
* Consultant- Gen Surgery at Kukreja Hospital, West Delhi (1994-1998).
* Senior Consultant Laparoscopic, Surgery & Chief of Surgery at Kukreja Hospital and Heart Hospital (1998-2010).
* Sr. Consultant and Unit Head at BL Kapur Memorial Hospital (2010-2011).
* Visiting Consultant at RLKC Metro Hospital and Max Hospital, New Delhi.
* Full-time Sr. Consultant and unit head at MAX Hospital and Max Super Specialty Hospital, Shalimar Bagh, ND (2014 to till date).

He will oversee all the final preparation of the test reports at the proposed diagnostic center and will look after the work done by the other junior doctors/ staff/ technicians.

1. **Dr. Deepak Tomar**, aged about 40, proposed to be a unit head in the proposed diagnostic center. He is a MBBS & MD (Radiodiagnosis). He has a very vast experience in this business line and proposed to a senior radiologist at the proposed unit. After completing his education, he successfully served as a senior consultant at City X-ray Clinic, Dr. Madhu MRI and Path Lab, and senior resident doctor at Hindu Rao Hospital in New Delhi. He will look after all the MRI, CT scan, X-ray, and other path lab work at the proposed unit with the help of other junior/senior doctors, technicians, and Lab technicians.

**Shareholding pattern of the company:**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Sr. No.** | **Name of the shareholders** | **No. of shares held** | **% of holding** | **Value of the shares @ 10/- per share** |
| 1 | Mr. Javinder Singh | 5000 | 50 % | 50000 |
| 2 | Dr. Akshay Kumar | 5000 | 50 % | 50000 |
|  | **Total** | **10000** | **100%** | **100000** |

**1. Financial details of the Project along with brief comments:**

**a) Project Cost:**

The company proposes establishing and running a new radiology and diagnostic center at Commercial Plot numbers- 41, 42 & 58, Sector-53, Urban Estate, Gurgaon-II, Haryana., admeasuring 363 sqmtrsto generate good income by running it.The total cost for this project is estimated at Rs. 34.40 crs, including working capital requirements of Rs. 0.50 crs. The promoter’s contribution will be at Rs. 8.90 crs, and the remaining shall be completed by Rs. 25.50 crs from bank finance in the shape of25.00 crs as term loan and Rs. 0.50 crs as working capital. The project report for this purpose is as follows: -

**Cost of Project: -**

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| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| |  |  |  |  | | --- | --- | --- | --- | | **Cost of Project** |  | **(Values in Crs.)** |  | | **Particulars** | **Already Incurred** | **To be Incurred** | **Total Cost** | | Purchase of Land + Stamp Duty+ Sanction of Map | 4.38 | 14.40 | 18.78 | | Construction of Building + Devlp. of Land | 0.00 | 3.46 | 3.46 | | Purchase of Plant and Machinery | 0.00 | 7.41 | 7.41 | | Furniture & Fixtures | 0.00 | 1.77 | 1.77 | | Other Assets | 0.00 | 0.45 | 0.45 | | Contingencies @ 2% | 0.00 | 0.26 | 0.26 | | Trade Deposits, Govt. Deposits and other Advances | 0.00 | 0.15 | 0.15 | | Construction period Interest | 0.00 | 1.62 | 1.62 | | **Total Project Cost** | **4.38** | **29.52** | **33.90** | | Working Capital Finance  Net Project Cost | 0.00 | 0.50 | 0.50 | | 4.38 | 30.02 | 34.40 | |  |  |  |  | |  |  |  |  | | **Means of Finance** |  | **(Amts in crs)** |  | | **Particulars** | **Already Done** | **Proposed** | **Total** | | Promoters Contribution | 4.38 | 4.52 | 8.90 | | Bank Finance (TL) | 0.00 | 25.00 | 25.00 | | Bank Finance (WC) | 0.00 | 0.50 | 0.50 | | Total | 4.38 | 30.02 | 34.40 | |  |  |  |  | |  |  |  |  | |  |  | |  |  |
|  |  |  | |  |  |
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**Remarks on the cost of the project and means of finance in brief:**

**1. Land:**The company has already got an allotment of commercial land admeasuring approx. 363.000 sqmtrs at Plot numbers- 41, 42 & 58, Sector-53, Urban Estate, Gurgaon-II, Haryana,inthecompany’s name.The cost of these three plots is estimated at Rs. 18.78 crores, including stamp duty and the cost of sanctioning the map. Out of the total cost of Rs. 18.78 crores, an amount of Rs. 4.38 crores have already been paid to the HSVP (Haryana Shahri Vikas Pradhikaran), and the balance is proposed to be paid from the bank loan funds. This land consists of three plots of 121 sqmtrs each, and out of three plots, two are adjoining each other, and the third one is separated and situated in front of these two plots. Therefore, two separate buildings are proposed on these plots. And the proposed radiology and diagnostic centeris proposed to be established here. The proposed location of the unit is found to be very appropriate and located near the Golf Link, Gurgaon, a prominent commercial hub of Gurgaon.The company will apply for the proposed building’s sanction plan with the competent authorities after getting the execution of sale deeds in the company’s name.,

**2. Building:**The proposed Radiology and Diagnostic Center buildings shall be constructed per the sanctioned MAP. It will consist of the MRI Scan Rooms, X-Ray Rooms, CT Scan Rooms, Sample taking areas, Lab Area, Reception, Point of Sales area, Waiting area, Admin Block, Processing area, Godown, Lab, Power room, and other utility areasfor the smooth working of the proposed unit from here among other supportive facilities like adequate parking space and other public utilities.The proposed building will be in two parts. One part will be constructed on the adjoining plots number 41 & 52 on a total land area of 242.00 sqmtrs and the other will be on plot number 58 on a total area of 121.00 sqmtrs. Both the proposed buildings will be facing each other. Both buildings will be a basement and three floors. They will have reception, waiting room, and sample-taking area on the ground floor, MRI, CT scan, Ultra Sound, Color Doppler scan, and other diagnostic facilities on the First Floor, and Lab, Test report preparation facility, Doctors, Technicians, and other utilities on the second floor. The basement will be used as a Godown area to keep stationary, past reports, records, spares, and other items. There would be much open space which will be landscaped, laying of pathway & planted with flowers & trees which will add to the beauty of the building.There is also a provision for a water storage tank. The projected building's total construction cost, including complete civil work, interior work, open drains, Tube well and electrification, internal and external sanitary fittings, etc., is approx. 3.46 crs.

After obtaining all the permissions from local authorities and Government agencies, the company will start the construction of the proposed diagnostic center building. The company has also arranged with the Delhi-based renowned Architectural firm M/s RS Yadav & Associatesto get help in the construction, civil work, and designing of the proposed unit as per industry norms. This firm will provide full consultancy and professional solutions in building construction, civil and interior, and other construction work with complete consultancy and professional services for the construction of the proposed buildings. Construction estimates of Rs. 3.46 crores have also been obtained from this architectural firm. Every corner of the proposed factory is proposed to be well equipped with high-quality security cameras and firefighting systems with the latest and most modern technology to remedy the threats of fire, burglary, theft, and other unknown and unwanted circumstances.

The company is expecting the completion of the proposed diagnostic center buildings by September 2023, and it is expected to start its commercial operations in December 2023.

**3. Construction Period Interest / Preoperative Interest:** The company has proposed an amount of Rs. 1.62crs under this head, and the company is projecting construction& installation of the proposed plant and machinery period for 12 months from Dec. 2022 to November 2023 to construct the proposed factorybuilding with complete installation of the proposed plant and machinery. The interest during this period is estimated at Rs. 1.62crs on the term loan amount of Rs. 25.00 crs @ 7.95% PA& the same is proposed to be paid to the bank as and when due to the company, and the same is proposed to be capitalized. The company will commence business operations in this proposed factory in December 2023.

**4. Contingency:** The Company has estimated the contingency expenses at Rs.0.26 crs (2% of the project cost). Any contingencies, if they arise, beyond the stipulated amount will be borne by the company from its self-sourced funds.

**5.Furniture, Fixture:**The Company proposes introducing aesthetic, innovative interiors/furniture& fixtures in the proposed unit. The company proposes to furnish the admin block, lab, and waiting roomwith Center Table, Writing table, Chairs, Computer Tables, Luggage Rack, curtains, paintings, artifacts, etc. The bathrooms will be fitted with all types of ultra-modern accessories. The cost includes furniture and fixture expenses forthe office. It also includes Stretchers, Waiting room chairs, Fitting and Fixtures for woodwork in rooms and lobbies, Office Tables, Ceramic tiles in Toilet / Pantry, Steel main gates, Balcony railings, Marble floorings, Electrical fittings in the building, Electrical wires, pipes, switches, Boards, Sanitary items, Sanitary fittings, POP False ceilings, and Wall paints, etc. All the furniture/fixture items will be manufactured by purchasing wood from the open market or bought from reputed dealers. A provision of Rs. 1.77 crores have been made.

6. **Plant &Machinery/types of equipment, and other Misc. Fixed Assets:**

The cost of Plant & Machinery and other fixed Assets has been estimated at Rs. 7.41 crores, including purchases of all the required latest and modern plant and Machinery for the proposed radiology and diagnostic center. Fixed X-ray System, High-End Color Doppler System, Lab Test Equipments, CT Scan Systems, MRI equipment with a complete set of tables and UPS, etc., and DG set of 60 KVA.All the items will be of standard make and to be purchased from reputed suppliers. Major equipment suppliers have been finalized, and negotiations for final pricing are going on.

The cost estimates are assessed based on present market rates and offer received from vendors/suppliers. The final decision on the selection of vendors has yet to be taken.

7. Other Assets:

This will mainly consist of Electricals Fitting & Installation, Fire Fighting Systems, Security Equipment, Office Equipment, Air Conditioners, etc. This will also include Office equipment, Computers, Printers, etc. A provision of Rs. 0.45 crores have been made under this head. All the payments will be made directly to the suppliers. The company has already received several quotations from different vendors for these items, and negotiations with them are in process.

8. **Calculation of Working capital Limits:**

The FBWC limit of Rs.0.50 crore has been assessed for business purposes, with a projected sale of Rs.12.96 crores for FY2025. The stocks and receivables holding has been evaluated on market trends and industry-wise requirements for this business.

9. **Trade Deposits and Advances.**

This mainly includes the proposed deposits required by government agencies to gettheir approval to run the unit. The main deposits are projected with the State Electricity Board, Fire NOC, Excise Department, Water Department, Pollution Department,other Approvals, etc. The company has launched these figures after consultations with the government bodies and its consultant team for this purpose. A total of Rs. 0.15 crores have been projected under this head.

**Means of Finance:**

In the total project cost of Rs. 34.40 crores, it is proposed that the company’s promoters bring in equity of Rs. 8.90 croresas their share of contribution to the project. The remaining amount of Rs. 25.50 crores will be met througha bank term loan of Rs. 25.00 crores and a balance of Rs. 0.50 crores as bank working capital finance to the company. The Company has already invested approx. 4.38 crores by way of factory land&the remaining amount shall be brought on a pro-rata basis.

**Clearances:**

The companyproposes to acquire itsland to establish the proposed Diagnostic center at commercial plot numbers -41, 42 & 58, Sector-53, Urban Estate, Gurgaon-II, Haryana. The land has already been allotted to them by the concerned (HSVP) state development authority, and part payments of 25% of the total value of the land have already been made. The balance 75% payment is yet to be paid, and the execution of title deeds in their favor shall be executed at the time of final payments.

The company would need approvals, as illustrated below - to be obtained in due course of time for setting up of the proposed unit (Source: CRISINFAC):

| **Approval/Consent** | **Regulatory Authority/Agency** | **Status** |
| --- | --- | --- |
| Execution of Sale deeds of the land. | HSVP | To be done on final payments of the land |
| Approval of Building Plan & FSI/FAR | Local Authority / HSVP / Nagar Nigam (As the case may be) | To be obtained before starting the construction work. |
| Pollution Control Board Clearance | State Pollution Control Board | To be obtained before starting the commercial business in the unit. |
| The sanction for electric load and maximum demand | State Electrify Board | Shall be applied before starting the construction work. |
| Sanction of Water Supply requirement | Local water body | Shall be applied before starting the construction work. |
| Fire & Safety | Fire & Safety Department | Shall be obtained after completion of Building |
| Labor Law - Registration under contract labor law | Labor Commissioner | To be registered before COD. |
| GST | GST Department | Not Applicable to this business line. Exempted. |
| Establishment of Enterprises. | State Nodal Agency, Govt of Haryana | To be obtained beforethe CODof the unit. |
| Registration for License under Clinical Establishment Act. | State Bio-Medical Waste treatment Board or Authority. | Before COD. |
| NABL Accreditation | Accreditation from National Accreditation Board for Testing and Calibration Laboratories. | Before COD. |
| Consent to Operation (CTO) | Member Secretary, PCB | Before COD. |
| Licenses / Registration under various labor laws, including Contract, Appropriate Authority/ Labor Regulation & Abolition Act | Labor Department | Awaited; To be obtained before COD |
| License for operations from AERB (Atomic Energy Regulatory Board) for running radiology and X-ray center. | E-governance applicatione-LORA (e-Licensing of Radiation Applications) | Before COD. |

**Implementation Schedule:**

|  |  |
| --- | --- |
| **Particulars** | **Time Schedule (Estimated)** |
| Acquisition of land / CLU | Allotment Done. Title execution in Dec. 2022 |
| Site Development/ Design Dev./ Sanction of MAP | Dec-2022- Jan. 2023 |
| Building / civil works | Jan 2023- Sep 2023 |
| Order for Plant and machinery | May 2023-June-2023 |
| Installation of Plant and Machinery | Sep-2023- Oct 2023 |
| Purchase of other Fixed Assets / Furniture and Fixtures | Sep-2023- Oct-2023 |
| Trial Run | Nov 2023 |
| Commencement of Business Operation | Dec 2023 |

**Disbursement Schedule:** Funds will be released to the company after assessing the progress of the work and obtaining the chartered engineer certificate regarding the completion of the work. The funds will be released as per the completion of the work stage. The term loan of Rs. 25.00 crs is proposed to get disbursed from the bank in the following manner: -

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Sl. No.** | **Period** | **Purpose** | **Amount** | |
| 1 | 2022-23 | Purchase of Land, Construction, civil work, Finishing work of the building, and Final Payments to Plant and Machinery & Other Fixed Assets suppliers. | In Ten (10) installments- Monthly installment as follows: | |
| Period | Installment Amount/ Monthly  (In Crs.) |
| Dec. 2022 | 14.00 |
| Jan 2022-April-2023 | 1.00 |
| May-2023- June-2023 | 2.00 |
| July-2023- Sep-2023 | 1.00 |
| 2 | 2022-23 | Working Capital for the proposed radiology and Diagnostic center. | Rs. 0.50 crs in Dec 2023 in the single trench to start the unit. | |
|  |  | **Total** | **25.50 crs.** | |

**Repayment Period:**

The Proposed TL of Rs. 25.00 crs shall be repaid in 104 monthly installments with applicable interest & starting from April -2024 and ending inNov-2032. The company is projecting a construction period of 9 months from Jan-2023 to Sep-2023 and a moratorium period of 6 months up to March 2024. Therefore, the repayment Schedule for the same is as projected after the commencement of commercial operation:

(Amount in crs.)

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Sl No. | Period (Calendar Year) | No of Inst. | Amt of Inst | Total Amount |
| 1 | 2024-25 | 12 | 0.15 | 1.80 |
| 2 | 2025-26 | 12 | 0.15 | 1.80 |
| 3 | 2026-27 | 12 | 0.20 | 2.40 |
| 4 | 2027-28 | 12 | 0.20 | 2.40 |
| 5 | 2028-29 | 12 | 0.25 | 3.00 |
| 6 | 2029-30 | 12 | 0.25 | 3.00 |
| 7 | 2030-31 | 12 | 0.30 | 3.60 |
| 8 | 2031-32 | 10 | 0.30 | 3.00 |
| 02 | 0.40 | 0.80 |
| 9 | 2032-33 | 08 | 0.40 | 3.20 |
|  | Total | 104 |  | 25.00 |

1. This Centre is being developed by NULIFE Group which is already running multispecialty hospital and diagnostic centres.

2. Director Dr. Akshay Kumar, Her Mother Dr. Shakuntala and Project Head Dr. Deepak Tomar have good experience in this field.

1. Purchase of Land + Stamp Duty+ Sanction of Map: Rs. 6.24 Cr

2.Construction of Building + Development of Land: Rs.1.15 Cr.

3.Purchase of Plant and Machinery: Rs.1.10 Cr.

4.Furniture & Fixtures: Rs.0.59 Cr

5.Electricals Fitting, AC and Office equipment's: Rs.0.20 Cr.

6.Govt. Deposits: Rs.0.08 Cr.

Total cost of Project is Rs.10.00 Crore. Directors have already infused Rs.1.46 Crore,Out of remaining equity of 1.04 Crore, Rs.0.50 Crore would be infused upfront at land purchase time only.

Total amount of Rs.1.96 Crore would be converted into equity as on 31.03.2023. Estimated TOL/TNW is 2.55 as on 31.03.2023, which will increase to 2.86 with full utilization of TL in FY 23-24.TNW will increase in FY 24-25 with profit generation. Gearing will improve further in 24-25 with start of repayment of TL.

OL/TNW: Promoters have already infused 4.38 Crore in the company for payment to HUDA for land allotment and further Rs.2.12 Crore would be infused at the time of First disbursement for purchase of Land. With the payment of interest liability, total Capital of Rs.6.90 Cr. has been estimated by 31.03.2023.TOL/TNW has been estimated to be 1.96 as on 31.03.2023 , which will increase further to 2.75 as on 31.03.2024 and it is well within the Banks benchmark.

TOL/TNW: Promoters have already infused 4.38 Crore in the company for payment to HUDA for land allotment and further Rs.2.12 Crore would be infused at the time of First disbursement for purchase of Land. With the payment of interest liability, total Capital of Rs.6.90 Cr. has been estimated by 31.03.2023.TOL/TNW has been estimated to be 1.96 as on 31.03.2023, which will increase further to 2.75 as on 31.03.2024 with full utilization of TL limit and it will decrease further as on 31.03.2025 with the start of repayment of TLs. Gearing is well within the Banks benchmark.

**Project Implementation and Disbursement Schedule:**

|  |  |  |
| --- | --- | --- |
| **Particulars** | **Time Schedule (Estimated)** | **Disbursement Schedule (Rs. In Cr)** |
| Acquisition of land / CLU | Allotment Done. Title execution in Dec22-Jan. 2023 | 12.28 |
| Site Development/ Design Dev./ Sanction of MAP | Jan. 23-Feb 23 | 0.22 |
| Building / civil works | Feb23-March 23 | 1.00 |
| Building / civil works | Apr 23-Nov 23 | 2.24 |
| Order for Plant and machinery | Aug 23-Sep 23 | 1.85 |
| Installation of Plant and Machinery | Nov-2023- Dec 2023 | 5.56 |
| Purchase of other Fixed Assets / Furniture and Fixtures | Sep-2023- Dec-2023 | 1.95 |
| Trial Run | Jan 2024 |  |
| Commencement of Business Operation | 1st Feb 2024 |  |
| Total |  | 25.10 Cr. |

**Machinery and Supplier Details**

|  |  |  |
| --- | --- | --- |
| **Particulars** | **Name of the Supplier** | **Amount (Rs. In Cr)** |
| Fixed X-Ray Machine, Make: Kiram Medical, Model-ULTISYS2 | Unique Xray House | 0.07 |
| DC-70, X-Insight High End Color Dopplar System | Apex Systems | 0.36 |
| Lab Test Equipments | TRANASIA | 0.16 |
| Pre-Owned Toshiba Aquilion 64 Slice CT Scanner | Biomex Instruments Pvt Ltd | 2.24 |
| Pre-Owned Philips Achieva 3.0T 16 Channel MRI with complete equipments, tables, UPS etc | Biomex Instruments Pvt Ltd | 5.04 |
| DG Set- 60 KVA | SUDHIR GENSETS | 0.10 |
| Total |  | 7.41 Cr. |

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**Basis of Sales Estimation:**

MRI,CITY SCAN, Ultrasound ,pathological test etc with latest machineries is essential part of modern-day clinical diagnosis for further treatment In first year of operation, it has been estimated with 40.00% capacity utilization which will increase further to 50.00% in 24-25,60% in 25-26,65% in 26-27,70% in 27-28,75% in 28-29,80% in 29-30,82% in 30-31,84% in 31-32,85% in 32-33. Revenue has been estimated in line of the prevailing market rates in Delhi-NCR.  Since the Nulife Group is also coming up with Nuclear Medicine Centre with Gama Camera diagnosis in the adjoining premises it would be one stop center for the patients.