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LENDER'S INDEPENDENT ENGINEER REPORT (1st) (FOR QUARTER ENDING MARCH 2024) OF CHAUDHERY CHEESE PLANT

SITUATED AT

MOUJA -KOHLI, TEHSIL-ADAMPUR, DISTRICT-HISAR, HARYANA

IMPLEMENTED BY
M/S CHOUDHERY CHEESE BAZAR PVT. LTD. (CCBPL)

REPORT PREPARED FOR

STATE BANK OF INDIA, RMSME COMMERCIAL BRANCH, JANPATH

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

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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

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PART A

REPORT SUMMARY

1. **Name of Project:** Choudhery Cheese Bazar
2. **Project Location:** Mouja - Kohli, Tehsil - Adampur, district-Hisar, Haryana
3. **Name of the Borrower:** M/s Choudhery Cheese Bazar Pvt. Ltd.
4. **Regd. Address of the Borrower:** Regd. Office: E-038, Site B, Surajpur Industrial Area, Greater Noida, Gautam Budh Nagar, Uttar Pradesh, 201308
5. **Director's/Partner's:**
 - Mr. Asheesh Choudhery
 - Mrs. Akansha Choudhery
 - Mrs. Asha Choudhery

Source: TEV report
6. **Prepared for Bank:** State Bank of India, RMSME Commercial Branch, Janpath
7. **LIE Consultant Firm:** M/s. R.K. Associates Valuers & Techno Engineering Consultants (P) Ltd.
8. **Date of Survey:** 19st April 2024
9. **Date of Report:** 16th of May 2024
10. **Purpose of the Report:** To provide fair detailed analysis report to the Bank based on the "in-scope points" mentioned below to know Project progress.
11. **Scope of the work provided by the Lender:**
 - a. Periodic Project physical status review
 - b. Periodic review of expenditure of the Project based on the expenditure Invoices/ Bills provided by the company
12. **Documents perused for Proposal:**
 - a. TEV Report
 - b. CA Certificate
 - c. Copy of work orders
 - d. Copy of Invoices for expenses incurred
 - e. Property Title Documents
 - f. Plant Layout
 - g. Other approvals
13. **Annexure with the report:**
 1. Copies of Project Statutory approvals
 2. CA Certificate
 3. Site/Plot Plan



PART B

INTRODUCTION

1. **THE PROJECT:** This is a green field Cheese Manufacturing of proposed 40 Ton/ day being setup by M/s Choudhery Cheese Bazar Pvt. Ltd. At Mouja - Kohli, Tehsil - Adampur, District-Hisar, Haryana for the production of the following:

- Cheese Manufacturing Facilities – ~12,375 MT/ Year
- By-Products (ghee, curd & whey powder) – 7500 MT/ Year.

The proposed unit will mainly include the following facilities:

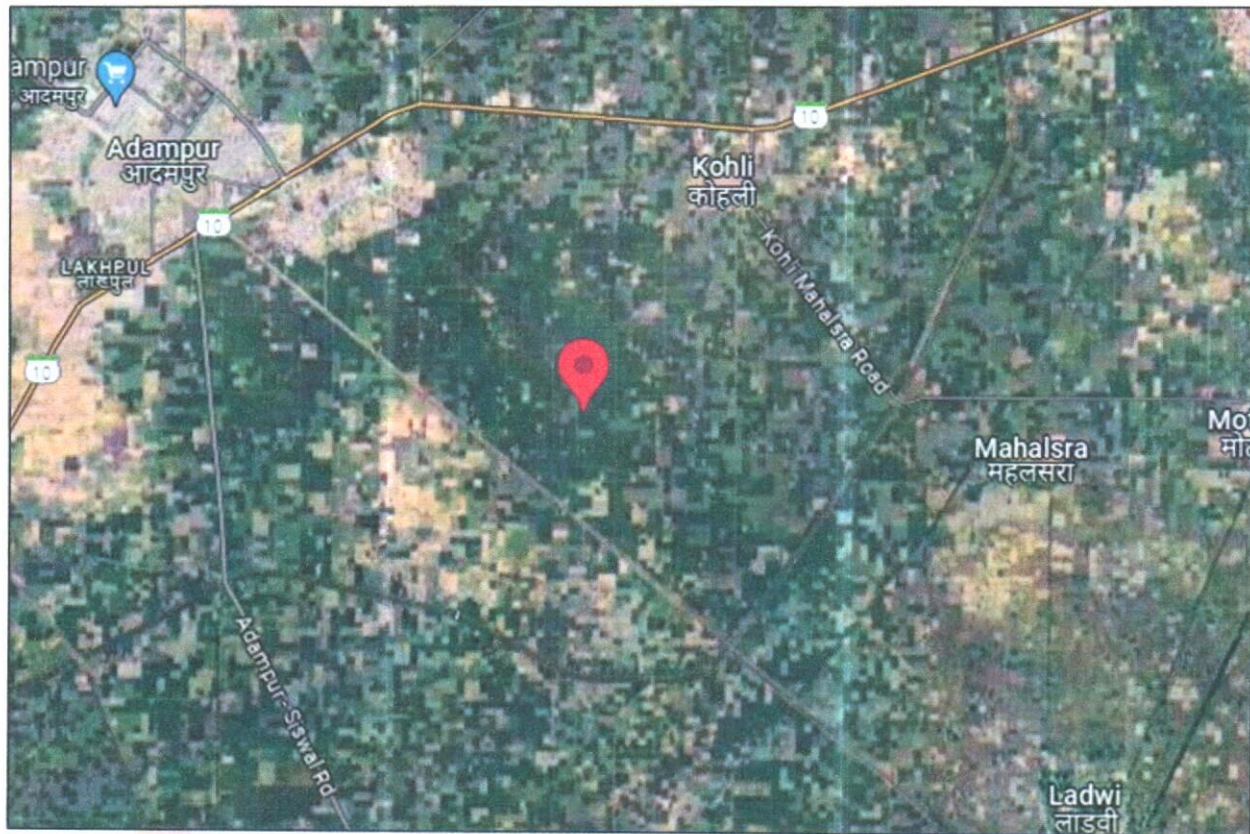
- Cold Storage & Insulation Panels
- Milk Procurement
- Milk Reception
- Milk Processing
- Cheese Equipment
- Whey Equipment
- Cheese Process
- Ghee
- Paneer
- Curd
- Laboratory Instrument

2. **PROJECT LOCATION:**

Particulars	Description
Location/ Address	
	Mouja - Kohli, Tehsil - Adampur, District-Hisar, Haryana
Google Coordinates	
	29°15'49.5"N 75°30'30.1"E
Connectivity Systems	
	Road: The plant is situated approx. 16 km. from the Hisar highway and is accessible via 20 feet wide internal road. Moreover, it is positioned near the Adampur market.
	Rail: The nearest major railway station from subject property is the Bhattu Railway Station and Big railway station is Hisar railway station which is approx. 20 Km from the subject property.
	Air: The nearest airport to subject location is Indira Gandhi International Airport in Delhi, which is at a distance of approximately 200-210 kilometres, depending on the route taken.



Figure: Location of property



Source: Google map

3. **PROJECT OVERVIEW:** M/s Choudhery Cheese Bazar Pvt. Ltd. is setting up a new production facility in Mouja - Kohli, Tehsil - Adampur, District- Hisar, Haryana. The subject Plant is proposed to manufacture ~12,375 MT/year of Mozzarella, Cheddar, Processed & Cottage cheese etc. and 7500 MT/year of by-products like ghee and curd as per the below installed capacity and product mix:

Product	Capacity/MT
Mozzarella Cheese	6,000.00
Cheddar Cheese	1,500.00
Processed Cheese & Dips	1,875.00
College Cheese Paneer'	3,000.00
Curd (Yogurt) Dahi	1,500.00
Ghee	600.00
DM 40	5,400.00
Total	19,875.00

As per TEV report, M/s. Choudhery Cheese Bazar Private Limited (CCBPL) has been in the dairy business since 1986. Founded by Shri. Asheesh Choudhery and Smt. Akansha Choudhery, the

company started in New Delhi on July 3rd, 2001. They developed their own production facilities at Surajpur, Greater Noida in 2011. The company sells its products with brand names as "Choudhery's Cheese Bazar" and "Anandam".

Total Project cost is estimated at Rs. 72.48 crore which comprises of Land, Buildings, Plant and Machinery, and utilities. Break-up the Project cost is further detailed in later section of the report. Funding for the project is planned through Rs. 44.80 crore Rupee Term Loan from Bank, Rs.18.45 crore from promoter contributions, and a grant of Rs. 9.23 crore from the Ministry of Food Processing Industries (MoFPI).

The Company has obtained quotation from M/s Food and Biotech Engineers India P. Limited for purchase of Plant & Machinery and other equipment. The Plant will have dairy processing, laboratory equipment, utilities such as power/steam generation and distribution, RO and water softening plant, air compressor, ETP (Effluent Treatment Plant), CIP (Clean-in-Place system), milk tankers, and miscellaneous assets. The total estimated cost for the core plant and machinery, including other equipment and installation, amounts to Rs. 55.29 crore.

Company has started the work on the Project from December, 2023. As per Implementation Schedule provided to us by bank, Plant is proposed to achieve COD in August, 2024. However the Project has just started and the COD is going to be extended further since the work has started only few months back.

Company has already obtained Pollution NOC on the Project. Other approvals such as Building Plan, Fire NOC and others are yet to come. For the purpose of the construction

As per the site inspection carried out on 19th April 2024, boundary wall of the site is completed and column and footing work upto plinth of the main plant is in progress.

State Bank of India, Commercial Branch, Janpath, New Delhi has sanctioned RTL to the company and Bank has appointed us to know the periodic progress of the project.

4. SCOPE OF WORK DURING PROJECT DURATION:

- a. Periodic Project physical status review.

Project cost verification is out of scope of work and has been referred from the TEV Report.



5. PURPOSE OF THE REPORT: To provide fair detailed analysis report to the Bank based on the "in-scope points" mentioned above to know Project progress.

6. METHODOLOGY ADOPTED:

- a. Study of Project Planning documents/ reports to know about the Project.
- b. Additional information, data, documents collection from the borrower.
- c. Site Inspection.
- d. Review and analysis of the documents and information obtained from the borrower and corroborating it with the site inspection status.
- e. Information compilation, analysis and reporting.



PART C INFRASTRUCTURE DETAILS OF THE PROJECT & CURRENT STATUS

- 1. LAND:** The Company has acquired 10.66 acres of land at Mouja -Kohli, Tehsil Adampur, District-Hisar, and Haryana for the proposed project. As per the copy of the deed provided to us, it is a freehold land which is purchased and registered in the name of Choudhery Cheese Bazar Pvt. Ltd. The total cost estimated for Land and its development is Rs. 3.80 Cr. as per documents provided to us by the client/bank.

S No.	Village	Kathi No.	Khasra No.	Seller	Extent of land
1	Siswal	245/316	40 / 1 / 2 (6-13), 2 / 2 (7-0), 3/2 (7-3), 8 (8-0), 9(8-0), 10 (7-8), 13 (8-0), 18/1 (2-6)	Bimla	54 Kanal 10 Marla
2	Siswal	246/317	140 / 11 (7-8), 12 (8-0), 19 (8-0), 20 (7-8)	Bimla	30 Kanal 16 Marla
Total					85 Kanal 6 Marla

- 2. BUILDING & CIVIL WORKS:** The company has planned to construct the following buildings:
- PEB Building (for process area, packaging area, storage of finished products and utility block etc.)
 - Administrative building (conventional RCC beam and column structure)
 - Cold Storage & Insulation Panels (The thermal insulation all around the superstructure of the proposed cold storages at their respective temperatures as per the process.

SUMMARY OF BUILDINGS

S No.	Description	Proposed Area (Sq.mt.)	Status
1	Main Building	15,276	Column work has been started
2	Utilities	1,236	Work yet not started
3	Toilet	80	Work yet not started
4	Boiler	480	Work yet not started
5	Security Block	37	Work yet not started
6	Administrative block	180	Work yet not started



MAIN PLANT AREA AND UTILITY BLOCK (PEB BUILDING)

S No.	Building name	Area	Level/Floors	Status
1	Dryer section	20.4Mtr X 17.7Mtr	0.0MLVL to 21.0MLVL / 5 floors	Column and footing work upto plinth of the main plant is in progress
2	Evaporator section	20.4Mtr X 9.27Mtr	0.0MLVL to 21.0MLVL / 3 floors	
3	Whey Process/Crystallization section	20.4Mtr X 21.38Mtr	0.0MLVL to 5.2MLVL / 1 floors	
4	Butter section	8.98Mtr X 12.93 Mtr	0.0MLVL to 5.2MLVL / 1 floors	
5	Ghee section	8.98Mtr X 38.22Mtr	0.0MLVL to 5.2MLVL / 1 floors	
6	Grater, Emulsifier, Stabilizer, Ingredient room	13.5Mtr X 11.88Mtr	0.0MLVL to 5.2MLVL / 1 floors	
7	Processing Kettle	13.5Mtr X 9.99Mtr	0.0MLVL to 5.2MLVL / 1 floors	
8	Process cheese Packing Room	13.5Mtr X 16.55Mtr	0.0MLVL to 5.2MLVL / 1 floors	
9	Process cheese Stacking Room	13.5Mtr X 12.77Mtr	0.0MLVL to 5.2MLVL / 1 floors	
10	Dahi production area	13.3Mtr X 21.6Mtr	0.0MLVL to 5.2MLVL / 1 floors	
11	Dahi filling & packing area	13.3Mtr X 29.5Mtr	0.0MLVL to 5.2MLVL / 1 floors	
12	Paneer production area	19.7Mtr X 21.6Mtr	0.0MLVL to 5.2MLVL / 1 floors	
13	Paneer cutting & packing area	19.7Mtr X 29.5Mtr	0.0MLVL to 5.2MLVL / 1 floors	
14	Mozzarella & Natural Cheese	27.79Mtr X 51.88Mtr	0.0MLVL to 5.2MLVL / 1 floors	
15	CIP section	15.2Mtr X 12.3Mtr	0.0MLVL to 5.2MLVL / 1 floors	
16	Milk process & storage section	31Mtr X 12.3Mtr	0.0MLVL to 5.2MLVL / 1 floors	
17	Secondary Packaging	93.6Mtr X 18Mtr	0.0MLVL to 3.0MLVL / 1 floors	
18	Packaging material store room	96Mtr X 18Mtr	3.0MLVL to 7.0MLVL / 1 floors	
19	Milk lab	6.6Mtr X 4.5Mtr	0.0MLVL to 5.2MLVL / 1 floors	
20	Purchase Office	5.5Mtr X 2.7Mtr	0.0MLVL to 5.2MLVL / 1 floors	
21	Cold rooms & Storage area	108.65Mtr X 30.77Mtr	0.0MLVL to 5.2MLVL / 1 floors	
22	MCC room	10.2Mtr X 12.3Mtr	0.0MLVL to 5.2MLVL / 1 floors	
23	Scada room	4.8Mtr X 12.3Mtr	0.0MLVL to 5.2MLVL / 1 floors	
24	ETP	12.48Mtr X 47Mtr	0.0MLVL to 6.0MLVL / 1 floors	



ADMINISTRATIVE BUILDING & OTHER BLOCKS

S No.	Building name	Area	Level/Floors	Status
1	Administrative block	20 Mtr X 9 Mtr	Ground Floor	Work not yet started
2	Engg Store & WorkShop	11 Mtr x 13 Mtr	Ground Floor	
3	Canteen	11.5 Mtr x 7.7 Mtr	Ground Floor	
4	DG Shed	11.5 Mtr x 7.8 Mtr	Ground Floor	
5	Toilet	8 Mtr x 13 Mtr	Ground Floor	
6	Boiler section	18Mtr X 27Mtr	0.0MLVL to 17.0MLVL / 1 floors	
7	Refrigeration Machine room	11.54Mtr X 24Mtr	0.0MLVL to 6.0MLVL / 1 floors	
8	RO & Air compressor section	11.54Mtr X 8Mtr	0.0MLVL to 6.0MLVL / 1 floors	
9	PCC & APFC Panel room	11.54Mtr X 10Mtr	0.0MLVL to 6.0MLVL / 1 floors	

COLD STORAGE & INSULATION PANELS

S No.	Description	Proposed Area(Sq.mt.)	Status
1	Puff Panel for Dairy Building Width 105m x Height 7.5m x 4 Nos. Panel	3,150	Work not yet started
2	Puff Panel for Dairy Building Length 115m x Height 7.5m x 8 Nos. Panel	6,600	Work not yet started
3	Puff Panel for Dairy Building Ceiling 115m Length x 105m Width	12,075	Work not yet started
4	Puff Panel for Hygiene Station 10m Length x 10m Width	2,000	Work not yet started
5	Flooring & Civil Work 80m Length x 105 Width	8,400	Work not yet started

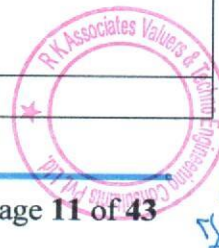
- 3. PLANT/ MACHINERIES & OTHER EQUIPMENT AND UTILITIES:** The total amount envisaged against the purchase of Plant and Machinery amounts to Rs.5666.00 Lakh out of which as per CA Certificate having UDIN No. U15203D1.2001PT111502, expenditure incurred till 22st March 2024 is Rs.1452.95 Lakh.

SUMMARY OF PLANT & MACHINERY & OTHER ASSETS

SUMMARY PLANT & MACHINERY		
S No.	Particulars	Basic Cost Rs. Lakhs (incl. GST)
1	Plant & Machinery	4,627.96
2	Laboratory Ware, Equipments & Instruments Cost Break-up	59.00
3	Power	368.75
4	Steam Requirement	107.38
5	RO Plant & Water Softening Plant	59.00
6	Air Compressor	35.40
7	ETP	70.80
8	CIP (Cleaning in Process)	59.00
9	Milk Tankers	141.60
10	Misc. Assets	141.60
	Total	5,670.49

MAIN EQUIPMENT

S. No:	Item	Quantity	Approved/ Not Approved by MoFPI	Status
A	Milk Procurement			
1	Bulk coolers, 2000 KL Cap	40	Not approved	Yet to arrive on site
2	Computerized Milk Weighment & Testing	40		
B	Milk Reception			
1	Thermisor cap 25 KL/hr ho deg.C/ 15 Sec	1	Approved	Yet to arrive on site
2	Weigh Bridge	1		
3	Storage Silos 60 KL	3		
C	Milk Processing			
1	Milk Pasteuizer 25 KL/hr	1	Approved	Yet to arrive on site
2	Bactofuge 25 KL/hr - Used for cheese	-		
3	Milk Separator 25 KL/hr	1		
4	Cream Pasteuizer 3 KL/hr	1		
5	Chilled Water	1		
6	Storage Silos 60 KL (PMT)	4		
7	Cream Silos 5 KL	2		
8	Homogenizer	1		
D	Cheese Equipments			
1	Double 'O' Vats cap.15000/16000	3	Approved	Yet to arrive on site
2	Finishing Vats, cap 10 KL	3		
3	Cooking and Stretching 2.0/2.5 HT.batch stream	1		
4	Drum Moulder for 2.5 HT	1		
5	Dry Salter Suitable	1		
6	Water Doser Suitable	-		
7	Cooling Vat 1 set	1		
8	Drying room at 2 deg. C	1		
9	Dicer cap. 2.0 MT/hr	1		
10	Sifter Suitable	1		
11	Tumbler Suitable	1		
12	Anticaking Agent Doser	1		
13	Conveyor 1 set	1		
14	FFS Machine 2 MT/hr	1		
15	Multivac Double Decker	1		
16	Set of conveyors with metal detector	1		
17	Maturing room cold storage	1		
18	Blast Freezer cold storage	1		
19	Cold Store Deep Freezer	1		
20	Presses for 20kg block cheddar	1		
21	Cheese Hoop	1		
22	Maturing Cold Storage Cheddar	1		
E	Whey Equipments			



LIE REPORT**M/S CHOUDHERY CHEESE BAZAR PVT. LTD. (CCBPL)**

1	AZO Filter	1	Approved	Yet to arrive on site
2	Whey Pasteurizer 25 KL/hr	1		
3	Whey Separator 25 KL/hr	1		
4	Whey Calrifier 25 KL/hr	1		
5	Nano Filtration 20 KL/hr	1		
6	Nano Polisher 20 KL/hr	1		
7	Suitable Evaporator	1		
8	Crystallization	1		
9	Silos 60 KL	2		
10	Ultra Filterator 20 KL/hr for WPC 80	-		
F	Cheese Process			
1	Grater	1	Approved	Yet to arrive on site
2	Processing Kettle 80 Ltr	1		
3	Block Filling Ceka Pollatiner	1		
4	Slice IWS	-		
5	Portion Machine (80-100 portion/min)	1		
6	Filling Machine for Tubs	1		
7	Filling Machine for Bottle	1		
8	Cold Storage	1		
9	Homogenizer 1000-1500 KL/hr	1		
10	Pumps	1		
G	Ghee			
1	Cream Concentrator 1.5-2 KL/hr capacity	1	Approved	Yet to arrive on site
2	Ghee Kettle Cap - 1 MT	2		
3	Ghee Kalrifier 1 MT/hr	1		
4	Ghee Filling Machine in Jars	1		
5	Ghee Pouch Filling	1		
H	Paneer			
1	Silos 30 KL	2	Approved	Yet to arrive on site
2	Milk Pumps (10 KL/ hr)	1		
3	PHE cap 3000 ltr/hr 6 deg.C to 90 deg.C	1		
4	Milk Storage Tank (3 KL)	3		
5	Pumps with VFD (10 KL/ hr)	1		
6	Alpma equipments	1		
7	Moulds with lids	40		
8	Roler conveyor	1		
9	Presses	1		
10	Water cooling	1		
11	PHE for cold water (10 KL/ hr)	1		
12	Milk Pumps	1		
13	Whey Storage Silos (30 KL)	3		
14	Acid Tank System (2 KL)	2	Yet to arrive on site	
15	SS Pipes & fittings	1		
16	Multivac Thermo Forming Machine R225	1		



17	Howbart slicer	2		
18	Electriclas	1		
19	Thermisation	1		
20	Cold Storage plus	1		
21	Cold storage deep	1		
22	Multivac small vacuum packaging	1		
23	Misc	1		
I	Dahi			
1	PHE cap 3000 ltr/hr 6 deg.C to 90 deg.C	1	Approved	Yet to arrive on site
2	Culture tank 5000 KL	2		
3	Filing machine	1		
4	Incubation room 1 set	1		
5	Cold storage 1 set	1		
6	Trolleys	10		

LABORATORY WARE, EQUIPMENTS & INSTRUMENTS

S. No:	Equipment	Quantity	Approved / Not Approved by MoFPI	Remark
I	General Equipments			
1	Laboratory Glass Ware	Lot	Not Approved	Yet to arrive on site
2	Laboratory Chemical Reagents	Lot		
II	Laboratory Equipments			
1	Analytical Balance Top-loading automatic	1	Not Approved	Yet to arrive on site
2	Analytical Balance Dhona type Manual	2		
3	Moisture Oven-Air circulation Fan	2		
4	Mufle Furnace 0 deg. To 96 deg.C	1		
5	Soxhelt extraction set 6 packets	1		
6	Refractor-meter	2		
7	Moisture Balance Meter	2		
8	pH Meter	2		
9	Thickness guage tester (.001 LC)	2		
10	T.L.C. Kit	2		
11	Ultra Voilet Kit	1		
12	Microscope	2		
III	Sophisticated Modern Equipments			
1	U.V. Visible Spectrophotometer	1	Not Approved	Yet to arrive on site
2	Gas Chromatograph	1		
3	Flame Photometer	1		
4	Bomb Calorimeter	1		
5	Polarimeter	1		
6	HPLC	1		
IV	Microbiology Testing Facilities			
1	Laminar Flow	1	Not Approved	Yet to arrive on site



2	Colony Counter, Digital	2		
3	BOD Incubator	2		
4	Autoclave	1		
5	Centrifuge	1		

POWER UTILITIES

S. No:	Equipment	Quantity	Approved / Not Approved by MoFPI	Remark
A	33 KV Sub-Station (Refer SLD)			
1	2.0 MVA, 33 KV/ 433V Transformer	2 No.	Not Approved	Yet to arrive on site
2	33 KV, Vacuum Circuit Breaker (VCB)	1 No.		
3	30 KV, Lightening Arrestor (LAS)	2 Set		
4	33 KV, TP Isolators	2 Nos.		
5	RTCC Panel	1 No.		
6	110 V Battery with Charger	1 No.		
7	PCCs, MCC, MDB, SDB	1 Nos.		
8	3200 A, TPN Bus Duct	15 Mtrs.		
9	1250 A, TPN Bus Duct	3 Mtrs.		
10	1000A, TPN Bus Duct	10 Mtrs.		
11	700 KVAR Capacitors with control panel	2 Nos.		
12	Steel Structures	Lot		
13	Control cables	Lot		
14	Earthing System	Lot		
15	Misc.			
B	D.G. Set for Emergency Power to PCC 2 NOS. 500 KVA + 1NO 125KVA DG Set with Control Panel	2 Nos.	Approved	Yet to arrive on site
1	11 KV, XLPE Cables for a total load for 4000 KVA, entire localized load centers			
2	Internal Electrification			
3	External Electrification			



EQUIPMENT TO GENERATE AND DISTRIBUTE PROCESS STEAM

S. No:	Equipment	Quantity	Approved / Not Approved by MoFPI	Remark
A	Bio-Mass Boiler With Standard Components			
	Bio-mass based boiler of capacity 12,000 Kg/hr		Not Approved	Yet to arrive on site
1	of saturated steam @ 10.50 Bar including standard components like ID & FD	1		
	Fan, motors and mounting /fittings etc.			
2	Air Pre-heater	1		
3	Dust Collector	1		
4	Packing @ 2%			
5	Supervision of Erection charges			
B	Essential accessories, erection & commissioning and certification of Boiler			
	Chimney complete with ladder, lightening		Not Approved	Yet to arrive on site
1	arrestor including ducting to connect it with boiler	1		
	and canvas duct for FD fan			
2	Complete feed water system including a tank of 30 kL, structure for staging and all valves, fittings etc.	1		
3	Steam system including Pressure Reducing Station, main header with all standard fittings and mountings etc.	2		
4	Miscellaneous items like support structure of ducts, boiler operation platform, foundation bolts, refractory lining etc.	LOT		
5	IBR approval	1		
6	Packing and loading charges @ 5%			
7	Erection and commissioning charges			
8	Steam distribution piping from boiler house to use points	LOT		

Source: TEV report provided to us.



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OTHER MISCELLANEOUS ITEMS (NOT APPROVED BY MOFPI)

The lists of other miscellaneous items are given below:

- RO Plant & Water Softening Plant
- Air Compressor
- ETP
- CIP (Cleaning in Process)

MILK TANKERS

S. No:	Equipment	Capacity(KL)	Quantity	Approved / Not Approved by MoFPI	Remark
1	Reefer Vans	18	4	Approved	Yet to arrive on site

Source: TEV report provided to us.

MILK CHILLING CENTRE

The company proposes to set up 10 Chilling centres to procure milk. Each Chilling center will have 4 Nos of 2KL tank along with all the necessary equipment to make the milk portable for transport and further processing.

NOTE:

1. The above is the proposed and estimated Machineries as mentioned in TEV Report. However in actual this may vary at the time of order.
2. In the LIE Report we will be matching the machines from the actual Bills/ Invoices.



PART D

PROJECT CONSULTANTS, CONTRACTORS & SUPPLIERS

According to the company representative, and the details obtained from the Invoices and TEV report, there are some contractor/Suppliers appointed for different works. Details of the same has been shown in table below:

PROJECT CONSULTANTS, CONTRACTORS & SUPPLIERS		
S. No.	Contractor / Suppliers name	Work Assigned
1.	M/s PAN INDIA Construction	Architect & civil construction
2.	M/s Food & Biotech Engineers(Inida) Pvt. Ltd.	Milk processing Section, Cream processing Section, Curd/Chhach/Lassi processing section, Whey Cooling Section
3.	M/s Urjex Boilers Pvt. Ltd.	8 Ton & 4 Ton Boilers
4.	M/s Multivac Iaraon India Pvt. Ltd.	Packing Machine
5.	M/s Uttam Enviro Tech Engineers Pvt. Ltd	Sewage Treatment Plant
6.	M/s Fill pack	Press Machine, Single Head Mould, panner Mould, Double Matka Filling machine, Sealing Machine
7.	Sahiba Fabrication	SS304 vertical milk storage fabrication, Mil storage silos cap. 60KL, SS316 Brine tank length 25 Mtr, Milk procurement bulk Coolers
8.	Dima SRL	Batch Steam cooler, Mozzarella drum moulding machine
9.	FAM NV	FAM cutting machine
10.	Tech-N-Tech Engineers	SS304 ERW Pipe Fabrication, Air Reciever tank 1 M3, Innova valves, Tanker unloading pump, Curd transfer pump, Whey transfer pump centrifugal.,
11.	Prefect Fabricators	Labour for Roof sheet, vertical sheet, all corner and accessories, painting work
12.	Mittal Machinery Store	End cup, Wires, Sheets, adaptors, motors, Nippals.
13.	Balaji Packaging Machines	Fully automatic Linear carbon packing machine, four packet pressure conveyor.
14.	NVS Industries	Bulk Concentrated acid tank, Dosing tank, lye solution tank, water tank, Recuperation tank.

Source: Compiled from the Invoices/ Bills provided by the company

Note:

- The above information of suppliers/ contractors is extracted from the Invoices/ Bills provided to us. However Contract agreements/ purchase orders placed for the same were not made available to us to check terms of engagement.



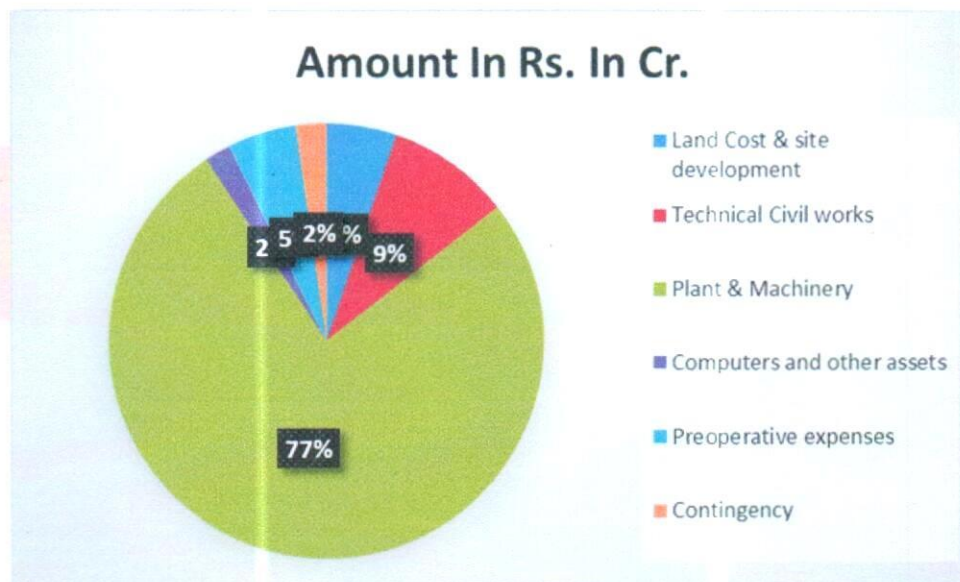
PART E

PROJECT COST & MEANS OF FINANCE

1. **TOTAL PROJECT COST:** As per TEV Report, the total Project cost is estimated below amounting to Rs.72.48 Cr. Breakage of the same has been shown in tabular and graphical form below:

Particulars	Amount
Land Cost & site development	3.80 Cr.
Technical Civil works	6.66 Cr.
Plant & Machinery	55.29 Cr.
Computers and other assets	1.42 Cr.
Preoperative expenses (incl. IDC)	3.69 Cr.
Contingency @ 2.7%	1.62 Cr.
TOTAL	72.48 Cr.

Source: TEV Report



PLANT & MACHINERY (SUMMARY INCLUDING GST)		
S No.	Particulars	Basic Cost Rs. Lakhs (incl. GST)
1	Plant & Machinery	4,627.96
2	Laboratory Ware, Equipments & Instruments Cost Break-up	59.00
3	Power	368.75
4	Steam Requirement	107.38
5	RO Plant & Water Softening Plant	59.00
6	Air Compressor	35.40
7	ETP	70.80
8	CIP (Cleaning in Process)	59.00
9	Milk Tankers	141.60

10	Misc. Assets	141.60
	Total	5,670.49

**Component/ section wise breakup of the proposed Plant & Machinery is annexed with the report as given in the TEV Report.*

2. CURRENT STATUS & TOTAL EXPENDITURE INCURRED TILL DATE: M/s. Anupam Parashar & Co., Chartered Accountants, having registered office at N-10, 3rd floor, Greater Kailash-1 New Delhi-100048, has issued a certificate dated 22.03.2024 in respect of the Investment in Building and Plant and machinery Equipment. Expenditure along with present status of the each segment is given below:

Sr. No.	Particulars	Proposed (In Rs. in Lakh.)	Expenditure shown by company till 22/03/2024 As per CA Cert. (In Rs. in Lakh.)	Amount as per LIE (In Rs. in Lakh.)	Remarks
1.	Land/ development Charges	380.00	354.71	343.52	<ol style="list-style-type: none"> Rs.343.52 lakhs is spent in land purchase with stamp duty (as per the value mentioned in the sale deed). The cost considered does not include the site development charges as the breakup of the same is not given.
2.	Civil work – Technical Civil works & Other civil work	666.00	138.65	136.84	<ol style="list-style-type: none"> The cost assessment for building and civil works is done in accordance with the benchmark or market cost, as per the percentage of work completed. For detailed calculation please refer to Table No. 1 below. Material/ Inventory lying at site is not considered in this cost. Any advances paid to the parties for which work is not completed are not captured in the above assessment which may have been included in the CA Certificate. This may be one of the reason for difference in CA certificate and our assessment.

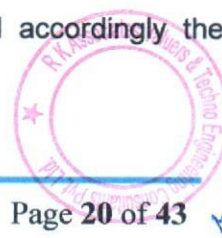
3.	Plant & Machineries	5666.00	1452.95	-----	1. No plant and machineries or equipment have been arrived or installed yet on the site. 2. As per CA Certificate 1452.95 Lacs has been spent on P&M. 3. As informed to us by the company, only advance amount has been paid to suppliers and vendors as listed in Table 2 below which is reflected in CA certificate.
4.	Other	536.00	115.66	Nil	Since breakup was not available thus we have not commented on this item.
TOTAL		Rs.7248.00	Rs.2061.97		---

TABLE 01

CIVIL WORK							
S NO.	Description	Quantity	Unit	Type of structure	Rate per unit	Value assessed	Remark
1	Footing	452.68	Cum	RCC	8340.85	37,75,702	CPWD DSR 2023 vol-1, ref-4.1.2
2	Column Type A	100.58	Cum	RCC	8340.85	8,38,927	CPWD DSR 2023 vol-1, ref-4.1.2
3	Column Type B	28.03	Cum	RCC	8340.85	2,33,822	CPWD DSR 2023 vol-1, ref-4.1.2
4	Boundary Wall	18,377.39	sq. ft.	Precast	100	18,37,739	Market rate
	Brick work	686.00	RMT	Brickwork	4500	30,87,000	Market rate
	Columns in Brickwork	39.54	Cum	R.C.C	8340.85	3,29,772	CPWD DSR 2023 vol-1, ref-4.1.2
5	Steel in Columns	44,765.00	KG	TMT Bars	80	35,81,200	Market rate
Total						1,36,84,162	

Comments/ Note:

1. Civil works cost assessment is done only as per the current physical status of the Project.
2. Any kind of advance amount of loose material lying on site is not captured in above assessment.
3. In Civil works cost assessment, area/ quantity is taken from site survey.
4. During site inspection some sample measurements were done and accordingly the quantity has been estimated accordingly.



5. For Civil work cost expenditure assessment CPWD DSR 2023 for scheduled items and market rates for non-scheduled items are considered.

TABLE 2

BREAK UP OF EXPENDITURE SHOWN IN PLANT & MACHINERY

Sl. No.	Invoice No.	Invoice Date	Vendor Name	Amount	Advances	Remarks
1	18/23-24	24-11-2023	Sahiba Fabrication	7,12,32,000	2,13,69,600	30% Advance against PI No.18/23-24 70% after delivery
2	18-1/23-24	24-11-2023	Sahiba Fabrication			
3	18-2/23-24	24-11-2023	Sahiba Fabrication			
4	HR/23-24/005	24-11-2023	Sahiba Fabrication	3,58,40,000	1,43,36,000	40% Advance
5	5450050306	16-01-2024	Multivac	61,36,000	15,60,000	30% Advance against PI No. 5450050306 40% Before delivery, 20% after Delivery, 10% after installation
6	187	12-11-2023	Dima	2,44,56,344	97,82,806	100% Advance has been made
7	FBE/CCBPE/2023-2024	15-02-2024	Food & Biotech Engineer	15,93,00,000	5,40,00,000	40% advance against PI No. (FBE/CCBPE/2023-2024) 60% after Delivery
5	2008960	23-02-2024	FAM NV	52,92,013	15,87,560	30% advance made
8	10	05-12-2023	Ashish Technical pvt ltd	64,96,000	38,97,600	60 % Advance & 40% Before Dispatch
9	531	15-02-2024	Frick India ltd	4,54,30,000	1,15,50,000	30% advance against PI No. (531) 70% after delivery
10	131	17-02-2024	Green-Tech India	57,23,000	19,40,000	40% advance made
11	325	19-02-2024	Uttam Enviro tech engineers pvt. Ltd.	64,90,000	27,50,000	40% Advance has been made
12	230	28-02-2024	Urjex Boiler pvt.ltd.	1,41,60,000	49,56,000	40% advance made
13	2402008	29-02-2024	PPml Ltd	24,000	24,000	100% Advance has been made
14	101	19-03-2024	Fillpack	82,60,000	28,00,000	40% advance
15	bpm/2324/629	22-03-2024	Balaji Packing machine	10,62,000	5,31,000	50% advance against PI No. (bpm/2324/629) 50% after Delivery
16	PI_240308	21-03-2024	NVS Industries	63,72,000	16,20,000	30% advance PI No. (PI_240308) 70% after Delivery
17	PI/23-24/0082	22-03-2024	Tech-N-Tech Engineers	3,34,05,800	1,41,55,000	50% advance against PI No. (PI/23-24/0082) 50% after Delivery
18	686	30-12-2023	M/s mittal Machinery Store	26,267	26,267	100% Advance has been made
19	685	30-12-2023	M/s mittal Machinery Store	49,501	49,501	100% Advance has been made
20	741	21-12-2023	M/s mittal Machinery Store	3,280	3,280	100% Advance has been made
21	AIS/23-24/1162	05-03-2024	Advance Iron & Steel Company	4,39,928	4,39,928	100% Advance has been made

22	AIS/23-24/1189	14-03-2024	Advance Iron & Steel Company	2,17,002	2,17,002	100% Advance has been made
23	PSINV-23-04913	05-03-2024	KL Steels Pvt Ltd	15,91,703	15,91,703	100% Advance has been made
25	PSINV-23-04923	06-03-2024	KL Steels Pvt Ltd	17,85,934	17,85,934	100% Advance has been made
27	PSINV-23-05107	18-03-2024	KL Steels Pvt Ltd	16,82,789	16,82,789	100% Advance has been made
28	PSINV-23-05108	18-03-2024	KL Steels Pvt Ltd	2,03,626	2,03,626	100% Advance has been made
29	G/2023-24/5422	20-02-2024	Shri Rath Steel Ltd	14,16,788	14,16,788	100% Advance has been made
30	G/2023-24/6001	17-03-2024	Shri Rath Steel Ltd	11,57,917	11,57,917	100% Advance has been made

Source: As per Bills/ Invoice provided by the company

Comment/Note:

- All the details mentioned above in the table no.2 were taken from the copy of invoices/P.O provided to us by client/banker.
- To some of the vendors/ suppliers 100% advance have been made, although material has not arrived on site yet.

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	
Promoter's Contribution (Equity)	18.45
Grant from MFPI	9.23
Term Loan (Debt)	44.80
TOTAL	72.48

Source: As per TEV report provided.



PART F

STATUTORY & REGULATORY APPROVALS, CLEARANCES & NOC

Sr. No.	NAME OF LICENSE/ REGISTRATION	PURPOSE	DATE OF ISSUE	CURRENT STATUS
	ISSUING AUTHORITY		LICENCE NO.	
1.	Change of Land Use Certificate (CLU)	Change in land use	Memo No. NOC-8493A/HR/STP/1368/2022 Dated:25/05/2022	Obtained
2.	Building Plan Approval	Approval of building plans	---	To be obtained
3.	Pollution Certificate Haryana State Pollution Control Board	Consent to establish new unit	No. HSPCB/Consent/ : 313095324HISCTE33626421 Dated:02/02/2024	Obtained
4.	Electricity Connection	---	---	To be obtained
5.	Fire NOC	---	---	To be obtained
6.	Letter by block development Panchayat and officer, Adampur	---	---	Obtained
7.	FSSAI	Food License	License Number: 12721999000010	Obtained (Only for 650 tones/ year)
8.	Layout plan by Sarpanch Gram Panchayat, Kohli	---	Dated:26/09/2023	Obtained

Observations & Comments:

1. All the Above mentioned approvals and licenses is as per the documents provided by the client/bank.
2. FSSAI license has been currently taken only for **650 tones/ year** for different types of cheese, butter and ghee. However the installed capacity proposed is of ~12,375 MT/ Year of Cheese Manufacturing and 7500 MT/ Year of By-Products (ghee, curd & whey powder). Company would have to take additional capacity FSSAI approval before COD.
3. Above the major approvals & NOCs as provided by the client and are not exclusive.



PART G

PROJECT SCHEDULE & CURRENT STATUS

IMPLEMENTATION SCHEDULE OF M/S CHOUDHERY CHEESE BAZAR PVT. LTD.

S. No.	Particular	Commencement	Completion	Current Status
1.	Building and Civil Works	September 2023	April 2024	Already Started. It has reached only upto footing work. For more details refer Table 1 above.
2.	Placement of orders for Plant & Machineries and Utilities	February 2024	April 2024	Already Started. Quotations have been invited for major equipment and orders
3.	Installation of utilities	March 2024	May 2024	Not yet Started.
4.	COD	August 2024		Likely to be achieved by December, 2024

NOTE:

- 1) All the information mentioned above were taken from the implementation Schedule provided to us by bank.



PART H

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/ Advanceocate. 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 Advanceocate 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 survey, 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 Advanceisory document from the Financial/ Chartered Engineering firm and its specifically Advanceised 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.
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






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 Advancised 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.



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.



FOR R.K. ASSOCIATES VALUERS AND TECHNO ENGINEERING CONSULTANTS PVT. LTD.		
SURVEY ANALYST	ENGINEERING ANALYST	REVIEWER
Sachin Pandey & Nischay Gautam	Nischay Gautam	Sr. VP Projects
		

Place: Noida

Date: 24th May 2024



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.

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ENCLOSURE 1: IMPORTANT DOCUMENTS EXHIBIT

DOCUMENT-1: CA CERTIFICATE DATED 10/01/2024



Anupam Parashar & Co.
Chartered Accountants

Ph: 0120-4265790
Mobile 9718309444
Website: www.caanupam.in

TO WHOM IT MAY CONCERN

This is to certify that **M/S CHOUDHERY CHEESE BAZAR PRIVATE LIMITED CIN U15203DL2001PTC111502** having registered office at N-10, 3rd Floor, Greater Kailash-I New Delhi-110048 with respect to the setting up a new facility in Hissar district:

I. Project Cost: (Rs. In Lakh)

S.No.	Name of the Component / Item	Cost approved by the Ministry	Actual expenditure incurred as on 22.03.2024
1.	Land development charges	180.00	354.71
2.	Civil Works		138.65
	Technical civil works	666.00	
	Other civil works		1452.95
3.	Plant & Machinery	5666.00	
4.	Misc. Fixed Assets		
5.	Others	546.00	115.66
	TOTAL	7248.00	2061.97

II. Means of Finance: (Rs. In Lakh)

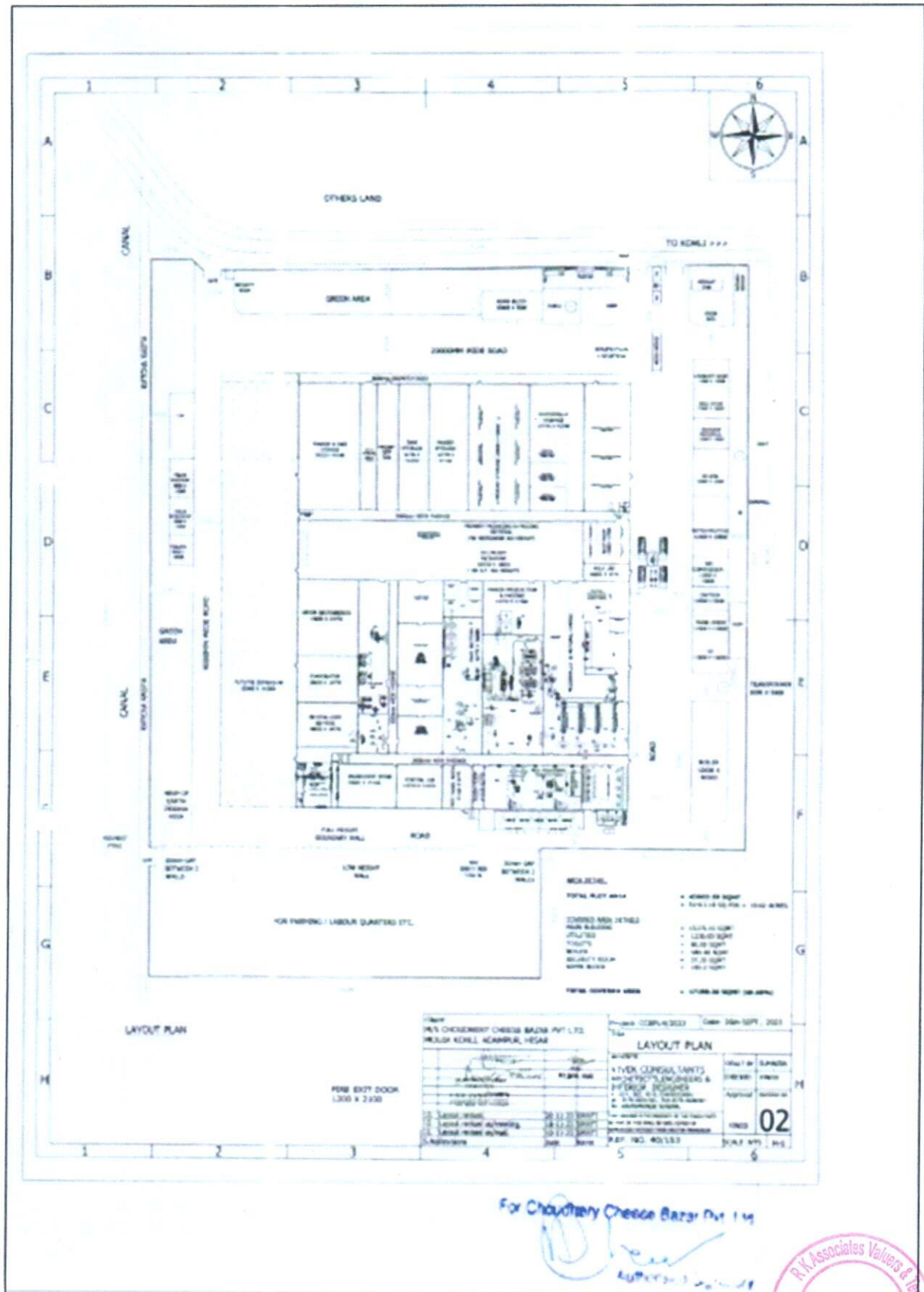
S.No.	Item	Means of Finance approved by the Ministry	Actual expenditure incurred as on 22.03.2024
1.	Promoter's Equity	1845.21	807.04
2.	Term Loan	4480.00	1254.93
3.	*Unsecured Loan		
4.	Grant from MOPPI	922.79	
5.	Others		
	TOTAL	7248.00	2061.97

This certificate is based on the information provided by the management.

For Anupam Parashar & Co.
Chartered Accountants
PCA Anupam Parashar
(Partner)
AN.No.: 515969
Date: 28.03.2024
UDIN: 24515969BKAKEM8912



DOCUMENT- 2: PLANT LAYOUT PLAN



DOCUMENT- 3: POLLUTION CERTIFICATE



HARYANA STATE POLLUTION CONTROL BOARD

Bays B-7-8, Near Vishwas Sr.Sec. School, E-II, Hisar
Ph. 01662-250891(O) Email:- hspcbrohr@gmail.com

Website: www.hrcnmv.nic.in E-Mail - hspcbhro@gmail.com

Telephone No.: 0172-2577870-73



No. HSPCB/Consent/ : 313095324/HISCTE33626421

Dated:02/02/2024

To.

M/s : M/s Choudhary Cheese Bazar Pvt. Ltd.
Village-Kohli, Adampur, Distt. Hisar
HISAR
125001

Sub. : Grant of consent to Establish to M/s M/s Choudhary Cheese Bazar Pvt. Ltd.

Please refer to your application no. 33626421 received on dated 2023-12-21 in regional office Hisar.

With reference to your above application for consent to establish M/s M/s Choudhary Cheese Bazar Pvt. Ltd. is here by granted consent as per following specification/Terms and conditions.

Consent Under	AIR/WATER
Period of consent	02/02/2024 - 01/02/2029
Industry Type	Milk processes and dairy products(integrated project) large and medium scale units
Category	RED
Investment In Lakh)	4893.52
Total Land Area (Sq. meter)	43149.0
Total Builtup Area (Sq. meter)	19775.28
Quantity of effluent	
1. Trade	300.0 KL/Day
2. Domestic	50.0 KL/Day
Number of outlets	2.0
Mode of discharge	
1. Domestic	Recycling/Reuse in gardening/flushing
2. Trade	reuse in process
Permissible Domestic Effluent Parameters	
1. pH	6.5-8.0
2. BOD	10 mg/l
3. COD	50 mg/l
4. TSS	20 mg/l
5. TDS	1500 mg/l



DOCUMENT-4: LETTER BY BLOCK DEVELOPMENT AND PANCHAYAT OFFICER, ADAMPUR

TO WHOM IT MAY CONCERN

Memo No. 5990

Dated 19-12-2023

It is Certified that the Block Development and Panchayat Officer, Adampur has no objection if the industrial (Milk Dairy Processing Plant) in the Kh. No. 140//1/2 (6-13), 2/2(7-0), 3/2 (7-3), 8(8-0), 9(8-0),10(7-8), 11(7-8), 12(8-0), 13(8-0), 18/1(2-6), 19(8-0), 20 (7-8), total area 85 Kanal 06 Marla and Khatoni No. 316 and 317 is being setup under the Directorship of Shri. Ashish Chaudhery S/o Shri Sushil Chaudhery R/o H. No. N-10, 3rd floor, Block N, Greater Kailash, South Delhi, Delhi- 110048 in the name of M/s Choudhery Cheese Bazar (Pvt) Ltd. In revenue estate of Village Kholi, Tehsil Adampur District Hisar. Having Mob No. 9871710808

B.D.&P.O.
Adampur (Hisar)

Block Development and Panchayat Officer,
Adampur.



DOCUMENT- 4: CHANGE OF LAND (CLU)

Office of Senior Town Planner, Hisar, 4th floor, Room 432, Mini Sectr, Hisar
Department of Town & Country Planning Hry. Phone: 01662-231106, Email: info@rkassociates.com

To
Choudhery Cheese Bazar Pvt. Ltd.,
Through Sh. Ashish Choudhery s/o Sh. Sushil Choudhery,
R/o House no. N-10, 3rd Floor, Block-N,
Greater Kailash-1, South Delhi, Delhi.

Memo No. NOC-8493A/HR/STP/1368/2022 Dated 25/05/2022

Subj- Information regarding setting up of Industrial Unit (Milk Dairy Processing Plant) in
Kh. no. 140/1/2 (6-13), 2/2(7-0), 3/2(7-3), 8(8-0), 9(8-0), 10(7-8), 11(7-8),
13(8-0), 18/1(2-6), 19(8-0), 20(7-8) total area 85K-06M i.e. 43161.8 sqm in the
revenue estate of Village Kohli, Teh. Adampur & Distt. Hisar.

Ref- Your application TCP-ORA/10520/2022 (NOC-8493) dated 17.05.2022 and District
Town Planner, Hisar office memo no. 2076 dated 19.05.2022

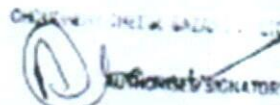
After considering the facts and figures reported by District Town Planner, Hisar vide
memo mentioned under reference, it is informed that:-

1. Whereas you have sought NOC/information regarding status of land measuring 85K-06M comprising Kh. no. 140/1/2 (6-13), 2/2(7-0), 3/2(7-3), 8(8-0), 9(8-0), 10(7-8), 11(7-8), 13(8-0), 18/1(2-6), 19(8-0), 20(7-8) i.e. 43161.8 sqm in the revenue estate of Village Kohli, Teh. Adampur & Distt. Hisar
2. The applied site does not fall in controlled area declared under the provisions of the Punjab Scheduled Roads & Controlled Areas Restriction of Unregulated Development Act-1963.
3. The site falls in Urban Area Adampur and as per report of DTP, Hisar there is no violation of Section 16 of Act 8 of 1975
4. The above information is given subject to the following conditions:-
 - a. That the grant of NOC by this Department does not amount to approval of construction over the above-mentioned land in any manner and owner shall have to obtain all necessary clearances/statutory clearances including those from Environment Department, Pollution Control Board, Forest Department Haryana, Panchayat Department/Education Department or any other authority under any other applicable laws/Rules.
 - b. That it does not grant any immunity from any other applicable laws/rules, nor grant any sanction approval of construction to be raised by you in any manner
 - c. That you shall not object to the acquisition proceedings in case the land is acquired by any Govt. agency for widening of road/rasta in future vis-à-vis the undertaking submitted by land owner.
 - d. That you shall comply with the provision of the Punjab Scheduled Roads & Controlled Areas Restriction of Unregulated Development Act, 1963 and Rules framed there under as and when the site becomes part of any Controlled Area
 - e. That it does not provide any immunity to the site from the applicability of other Acts and Rules framed there under

Page no. 1 of 2

For Choudhery Cheese Bazar Pvt. Ltd


Authorized Signatory


R.K. Associates

DOCUMENT- 4: SALE DEED

Indian-Non Judicial Stamp
Haryana Government

Date: 26/03/2022

Certificate No. HAZ2022C2
GRN No. 88697730

Stamp Duty Paid: ₹ 2248000
Penalty: ₹ 0

Seller / First Party Detail

Name: Binda Wife of Mahabir singh
H.No/Floor: 00 Sector/Ward: 00 LandMark: 00
City/Village: Sirwal District: Hisar State: Haryana
Phone: 98*****40

Buyer / Second Party Detail

Name: Choudhry cheese bazar Pvt Ltd
H.No/Floor: 00 Sector/Ward: 00 LandMark: 00
City/Village: Gautam Nagar District: Noida State: Uttar paradesh
Phone: 93*****25

Purpose: Sale Deed

The authenticity of this document can be verified by scanning the QR Code Through smart phone or on the website <https://registry.hk.in>

दस्तावेज बयानामा / Sale Deed
दस्तावेज बयानामा मालयती - 3,21,04,800 /-
स्टाम्प डियुटी :- 22,48,000 /-रुपये Stamp Certificate No. HAZ2022C2 GRN No 88697730
रकबा 85 कनाल 8 मरला याक्या मौजा कोहली तहसील आदमपुर जिला हिसार
दिक्कत्री का आधार नो 9877 5181 1918 PAN No CCRPB8653D
Buyer :- CHOUDHERY CHEESE BAZAR PVT. LTD. PAN No. AABCC8795Q
बजरिया डायरेक्टर आशीष चौधरी आधार नो 5141 3993 9370 PAN No AHNPC9300M

Seller / First Party Detail -

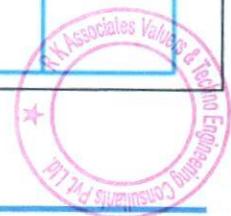
Sr. No.	Name	Address
1.	बिमला पत्नी महाबीर पुत्र रामकुमार	निवासी सीरावाल तहसील आदमपुर जिला हिसार

Buyer / Second Party Detail:-

बिमला

PLANT & MACHINERY BREAKUP (AS PER TEV)

A. Plant & Machinery							
S. No:	Item	Quantity	Basic Cost Rs. Lakhs	Cost as per Cost Norms Rs. Lakhs	Approved Cost Rs. Lakhs	Eligible Grant Rs. Lakhs	
A	Milk Procurement						
1	Bulk coolers, 2000 KL Cap	40	200.00	-	-	-	
2	Computerized Milk Weighment & Testing	40	120.00	-	-	-	
B	Milk Reception						
1	Thermisor cap 25 KL/hr ho deg C/ 15 Sec	1	20.00				
2	Weigh Bridge	1	20.00				
3	Storage Silos 60 KL	3	30.00				
C	Milk Processing						
1	Milk Pasteurizer 25 KL/hr	1	20.00				
2	Bactofuge 25 KL/hr - Used for cheese	-	-				
3	Milk Separator 25 KL/hr	1	200.00				
4	Cream Pasteurizer 3 KL/hr	1	20.00				
5	Chilled Water	1	10.00				
6	Storage Silos 60 KL (PMT)	4	40.00				
7	Cream Silos 5 KL	2	100.00				
8	Homogenizer	1	20.00				
D	Cheese Equipments						
1	Double 'O' Vats cap.15000/16000	3	100.00				
2	Finishing Vats, cap 10 KL	3	50.00				
3	Cooking and Streching 2.0/2.5 HT batch stream	1	120.00				
4	Drum Moulder for 2.5 HT	1	50.00				
5	Dry Salter Suitable	1	20.00				
6	Water Doser Suitable	-	-				
7	Cooling Vat 1 set	1	70.00				
8	Drying room at 2 deg. C	1	20.00				
9	Dicer cap. 2.0 MT/hr	1	20.00				
10	Sifter Suitable	1	20.00				
11	Tumbler Suitable	1	10.00				
12	Anticaking Agent Doser	1	10.00				
13	Conveyor 1 set	1	20.00				
14	FFS Machine 2 MT/hr	1	40.00				
15	Multivac Double Decker	1	20.00				
16	Set of conveyors with metal detector	1	10.00				
17	Maturing room cold storage	1	20.00				
18	Blast Freezer cold storage	1	20.00				
19	Cold Store Deep Freezer	1	20.00				
20	Presses for 20kg block cheddar	1	10.00				
				2,332.46	2,332.46	816.36	



LIE REPORT

M/S CHOUDHERY CHEESE BAZAR PVT. LTD. (CCBPL)

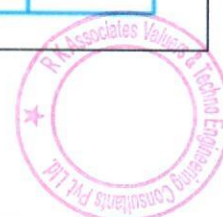
S. No:	Item	Quantity	Basic Cost Rs. Lakhs	Cost as per Cost Norms Rs. Lakhs	Approved Cost Rs. Lakhs	Eligible Grant Rs. Lakhs
21	Cheese Hoop	1	10.00			
22	Maturing Cold Storage Cheddar	1	20.00			
E	Whey Equipments					
1	AZO Filter	1	20.00			
2	Whey Pasteurizer 25 KL/hr	1	20.00			
3	Whey Separator 25 KL/hr	1	210.00			
4	Whey Calrifier 25 KL/hr	1	150.00			
5	Nano Filtration 20 KL/hr	1	200.00			
6	Nano Polisher 20 KL/hr	1	130.00			
7	Svitabe Evaporator	1	500.00			
8	Crystallization	1	20.00			
9	Silos 60 KL	2	30.00			
10	Ultra Filterator 20 KL/hr for WPC 80	-	-			
F	Cheese Process					
1	Grater	1	10.00			
2	Processing Kettle 80 Ltr	1	80.00			
3	Block Filling Ceka Pollatiner	1	10.00			
4	Slice IWS	-	-			
5	Portion Machine (80-100 portion/min)	1	90.00			
6	Filling Machine for Tubs	1	10.00			
7	Filling Machine for Bottle	1	10.00			
8	Cold Storage	1	10.00			
9	Homogenizer 1000-1500 KL/hr	1	10.00			
10	Pumps	1	20.00			
G	Ghee					
1	Cream Concentrator 1.5-2 KL/hr capacity	1	20.00			
2	Ghee Kettle Cap - 1 MT	2	10.00			
3	Ghee Kalrifier 1 MT/hr	1	10.00			
4	Ghee Filling Machine in Jars	1	10.00			
5	Ghee Pouch Filling	1	10.00			
H	Paneer					
1	Silos 30 KL	2	20.00			
2	Milk Pumps (10 KL/ hr)	1	10.00			
3	PHE cap 3000 ltr/hr 6 deg.C to 90 deg.C	1	20.00			
4	Milk Storage Tank (3 KL)	3	10.00			
5	Pumps with VFD (10 KL/ hr)	1	12.00			
6	Alpma equipments	1	450.00			



S. No:	Item	Quantity	Basic Cost Rs. Lakhs	Cost as per Cost Norms Rs. Lakhs	Approved Cost Rs. Lakhs	Eligible Grant Rs. Lakhs
7	Moulds with lids	40	10.00			
8	Roller conveyor	1	10.00			
9	Presses	1	10.00			
10	Water cooling	1	50.00			
11	PHE for cold water (10 KL/hr)	1	10.00			
12	Milk Pumps	1	10.00			
13	Whey Storage Silos (30 KL)	3	30.00			
14	Acid Tank System (2 KL)	2	10.00			
15	SS Pipes & fittings	1	10.00			
16	Multivac Thermo Forming Machine R225	1	130.00			
17	Howbart slicer	2	10.00			
18	Electricias	1	10.00			
19	Thermisation	1	10.00			
20	Cold Storage plus	1	10.00			
21	Cold storage deep	1	20.00			
22	Multivac small vacuum packaging	1	10.00			
23	Misc	1	50.00			
I	Dahi					
1	PHE cap 3000 ltr/hr 6 deg C to 90 deg C	1	10.00			
2	Culture tank 5000 KL	2	10.00			
3	Filling machine	1	10.00			
4	Incubation room 1 set	1	10.00			
5	Cold storage 1 set	1	10.00			
6	Trolleys	10	-			
J	Air Compressor					
1	Air Compressor with all standard accessories 300 CFM	Lot	30.00	-	-	-
K	Treatment Plant					
1	Effluent Treatment Plant (Mechanical Hardware) 700 KLD	Lot	60.00	-	-	-
L	Milk Tankers					
1	Reefer Vans Milk Tankers (Capacity KL-18)	Lot	120.00	144.19	120.00	42.00
M	CIP					
1	CIP (Cleaning in Process)	Lot	50.00	-	-	-
N	General Equipment		40.00	-	-	-



S. No:	Item	Quantity	Basic Cost Rs. Lakhs	Cost as per Cost Norms Rs. Lakhs	Approved Cost Rs. Lakhs	Eligible Grant Rs. Lakhs
1	Laboratory Glass Ware	Lot				
2	Laboratory Chemical Reagents	Lot				
O	Laboratory Equipments					
1	Analytical Balance Top-loading automatic	1				
2	Analytical Balance Dhona type manual	2				
3	Moisture Oven-Air circulation Fan	2				
4	Muffle Furnace 0 deg To 96 deg.C	1				
5	Soxhelt extraction set 6 packets	1				
6	Refractor-meter	2				
7	Moisture Balance Meter	2				
8	pH Meter	2				
9	Thickness guage tester (.001 LC)	2				
10	T.L.C. Kit	2				
11	Ultra Violet Kit	1				
12	Microscope	2				
P	Sophisticated Modern Equipments					
1	U.V. Visible Spectrophotometer	1				
2	Gas Chromatograph	1				
3	Flame Photometer	1				
4	Bomb Calorimeter	1				
5	Polarimeter	1				
6	HPLC	1				
Q	Microbiology Testing Facilities					
1	Laminar Flow	1				
2	Colony Counter, Digital	2				
3	BOD Incubator	2				
4	Autoclave	1				
5	Centrifuge	1				
R	Bio-Mass Boiler With Standard Components					
1	Bio-mass based boiler of capacity 12,000 Kg/hr of saturated steam @ 10.50 Bar including standard components like ID & FD Fan, motors and mounting / fittings etc.	1	42.00			



S. No.	Item	Quantity	Basic Cost Rs. Lakhs	Cost as per Cost Norms Rs. Lakhs	Approved Cost Rs. Lakhs	Eligible Grant Rs. Lakhs
2	Air Pre-heater	1	2.50	-	-	-
3	Dust Collector	1	2.50	-	-	-
4	Packing @ 2%	-	0.94	-	-	-
5	Supervision of Erection charges	-	-	-	-	-
S	Essential Accessories, Erection & Commissioning and Certification of Boiler	1	10.10	-	-	-
1	Chimney complete with ladder, lightening arrestor including ducting to connect it with boiler and canvas duct for FD fan	1	4.50	-	-	-
2	Complete feed water system including a tank of 30 kL, structure for staging and all valves, fittings etc.	2	7.00	-	-	-
3	Steam system including Pressure Reducing Station, main header with all standard fittings and mountings etc.	Lot	0.65	-	-	-
4	Miscellaneous items like support structure of ducts, boiler operation platform, foundation bolts, refractory lining etc.	1	0.81	-	-	-
5	IBR approval	-	-	-	-	-
6	Packing and loading charges @ 5%	-	-	-	-	-
7	Erection and commissioning charges	-	-	-	-	-
8	Steam distribution piping from boiler house to use points	Lot	20.00	-	-	-
T	33 KV/0.433 KV sub-station for entire plant					
1	2.0 MVA, 33 KV/433 V Transformer	2	50.00	-	-	-
2	33 KV, Vacuum Circuit Breaker (VCB)	1	30.00	-	-	-
3	30 KV, Lightening Arrestor (LAS)	2	10.00	-	-	-
4	33 KV, TP Isolators	2	2.00	-	-	-
5	RTCC Panel	1	1.00	-	-	-
6	110 V Battery with Charger	1	1.00	-	-	-
7	PCCs, MCC, MDB, SDB	1	50.00	-	-	-
8	3200 A, TPN Bus Duct	15	2.25	-	-	-
9	1250 A, TPN Bus Duct	3	0.75	-	-	-
10	1000A, TPN Bus Duct	10	1.00	-	-	-

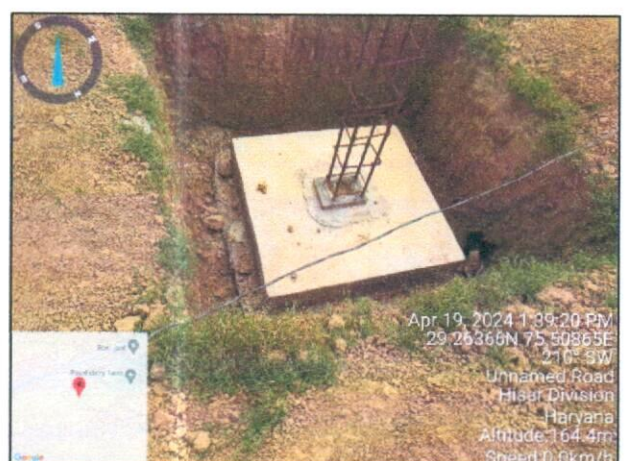
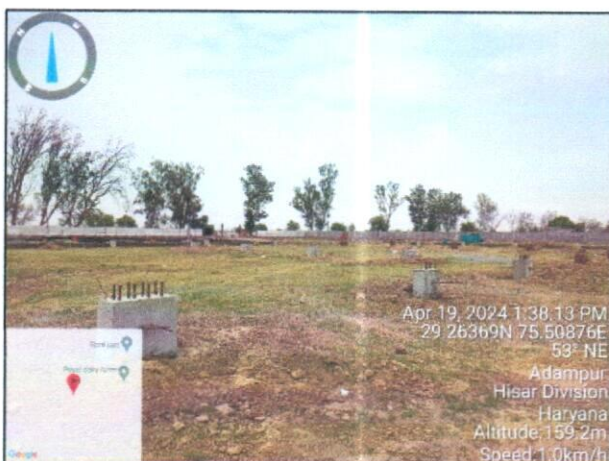
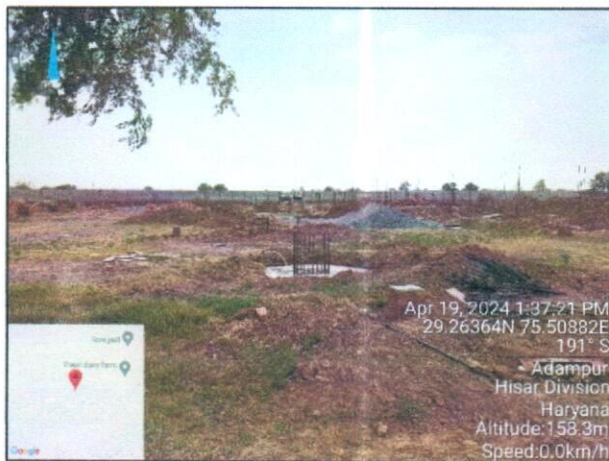
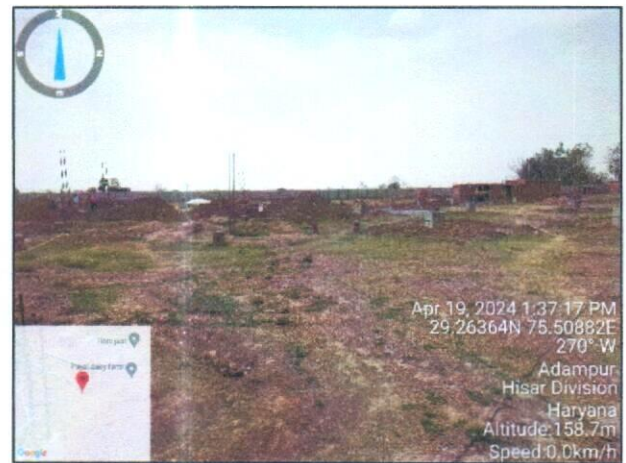
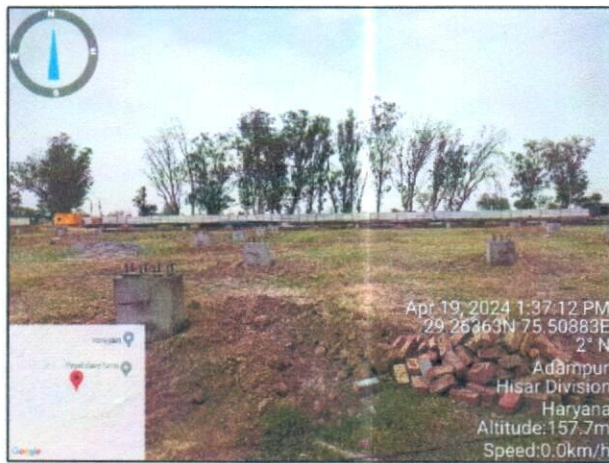


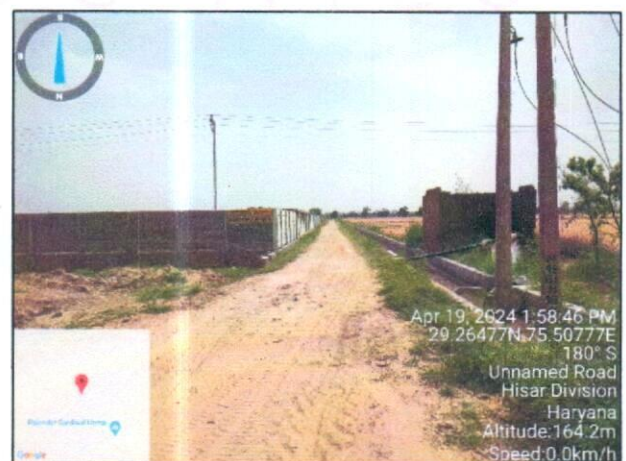
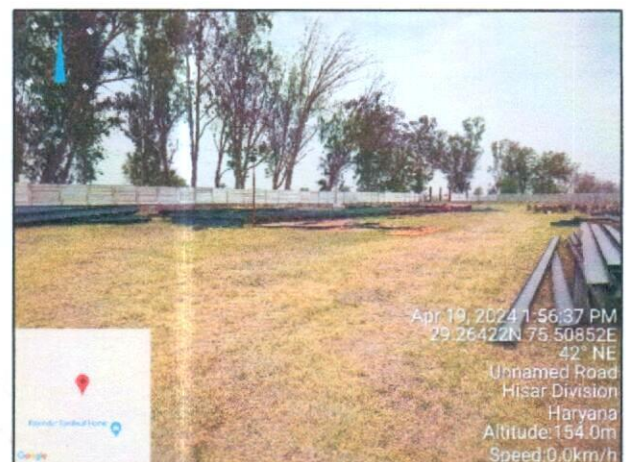
LIE REPORT
M/S CHOUDHERY CHEESE BAZAR PVT. LTD. (CCBPL)

S. No:	Item	Quantity	Basic Cost Rs. Lakhs	Cost as per Cost Norms Rs. Lakhs	Approved Cost Rs. Lakhs	Eligible Grant Rs. Lakhs
11	700 KVAR Capacitors with control panel	2	20.00	-	-	-
12	Steel Structurers	Lot	10.00	-	-	-
13	Control cables	Lot	1.50	-	-	-
14	Earthing System	Lot	3.00	-	-	-
15	Misc.		10.00	-	-	-
U	D.G Set for Emergency Power					
1	D.G. Set for Emergency Power to PCC 2NOS 500 KVA + 1No. 125KVA DG Set with Control Panel	2	70.00	32.88	32.88	11.51
2	11 KV. XLPE Cables for a total load for 4000 KVA, entire localised load centers	-	20.00			
3	Internal Electrification	LMS	20.00			
4	External Electrification	LMS	10.00			
V	RO Plant					
1	RO Plant (25 KLD)	1	50.00	-	-	-
Total Plant & Machinery (A to V) excluding GST			4,805.50	2,509.53	2,485.34	869.87



ENCLOSURE 3: PHPTOGRAPHS OF PROPERTY





(Circular Stamp: R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.)
(Handwritten signature)

