

**File No.: VIS (2024-25)-PL040-052-071**

**Dated: 27.05.2024**

# **LENDER'S INDEPENDENT ENGINEER REPORT (1<sup>ST</sup>) (TILL MAY 2024)**

## **OF**

## **15,000 BRICKS PER HOUR KILN PLANT**

### **SITUATED AT**

**KHASRA NO. 961, ADARSH NANGLA – SHABGA ROAD, VILLAGE  
SHABGA, BLOCK BARAUT, DISTRICT BAGHPAT, UTTAR PRADESH -  
250617**

### **IMPLEMENTED BY**

**M/S. SAUGA BRICKS PRIVATE LIMITED**

### **REPORT PREPARED FOR**

**STATE BANK OF INDIA, SME MEERUT**

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations
- 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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**PART A**

**REPORT SUMMARY**

- 1. Name of Project:** M/s Sauga Bricks Private Limited (SBPL) is establishing a Tunnel Kiln Technology based Perforated Bricks Manufacturing Unit with a total capacity of 15,000 Bricks Per Hour in Khasra No. 961, Adarsh Nangla – Shabga Road, Village Shabga, Block Baraut, District Baghpat, Uttar Pradesh.
- 2. Project Location:** Khasra No. 961, Adarsh Nangla – Shabga Road, Village Shabga, Block Baraut, District Baghpat, Uttar Pradesh
- 3. Name of the Borrower:** M/s Sauga Bricks Private Limited
- 4. Director's/Partner's:** Mr. Nitin Arya  
Mr. Deepak Chaudhary
- 5. Prepared for Bank:** State Bank of India SME Branch, Meerut, Uttar Pradesh
- 6. LIE Consultant Firm:** M/s. R.K. Associates Valuers & Techno Engineering Consultants (P) Ltd.
- 7. Date of Survey:** 15<sup>th</sup> May 2024
- 8. Date of Report:** 27<sup>th</sup> May 2024
- 9. Purpose of the Report:** To provide fair detailed analysis report to the Bank based on the "in-scope points" mentioned below to know the current status of the Project.
- 10. Scope of the work provided by the Lender:**
  - a. Project physical status review
  - b. Review of expenditure of the Project based on the invoices/ bills submitted by the client



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**PART B**

**INTRODUCTION**

**1. ABOUT THE ASSIGNMENT:**

This progress of the plant in LIE Report captured till 15<sup>th</sup> May 2024 of Tunnel Kiln Technology based Perforated Bricks Manufacturing Unit located at Village Shabga, Block Baraut, District Baghpat, Uttar Pradesh. **M/s. Sauga Bricks Private Limited (SBPL)** is establishing a Tunnel Kiln Technology based Perforated Bricks Manufacturing Unit with a total capacity of 15,000 Bricks Per Hour in Khasra No. 961, Adarsh Nangla – Shabga Road, Village-Shabga, Block-Baraut, District-Baghpat, Uttar Pradesh. The proposed commercial operation date is 01<sup>st</sup> August 2024 for which bank has appointed M/S R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. to review of physical & expenditure status of the project.

This report is prepared for physical & financial progress till 15<sup>th</sup> May 2024.

**2. PROJECT OVERVIEW:**

**M/s. Sauga Bricks Private Limited (SBPL)** is establishing a Tunnel Kiln Technology based Perforated Bricks Manufacturing Unit with a total capacity of 15,000 Bricks per Hour at Village-Shabga, Block-Baraut, District-Baghpat, Uttar Pradesh. The project was started on 01<sup>st</sup> May 2023 and is scheduled to operate on 01<sup>st</sup> August 2024.

Whereas as per TEV report dated 01<sup>st</sup> June 2023, the appraised Project cost considered is Rs. 24.01 Cr. which includes Land development, Building, Plant & Machinery etc. Detailed breakup of the same is available in later section of the report.

As per MCA, M/s Sauga Bricks Private Limited (SBPL) was incorporated on 15<sup>th</sup> May 2019. Company is formed by Mr. Nitik Arya and Mr. Deepak Chaudhary who has experience in the same field. As per information provided to us, there was an ordinary Brick Kiln plant at the same location.

The Project is being executed through the package route, i.e appointment of different contractors / suppliers for different works and not through EPC route.



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**Current Status of Implementation as on 15<sup>th</sup> May 2024:**

- a. **Land:** Company has acquired the requisite land for the proposed project at Khasra No. 961, Adarsh Nangla – Shabga Road, Village Shabga, Block Baraut, District Baghpat, Uttar Pradesh – 250617. The area of the project land is 20,070 m<sup>2</sup>, which has been acquired by the Company on Lease basis for a period of 10 years.
- b. **Civil Works/Land Development:** As on of site visit, land development work & civil structure work was completed. The subject plant demarcated by permanent boundary wall in three sides.
- c. **Plant & machinery:** Work related to track for tunnel conveyer is in progress. Company had placed order for machinery which is expected to arrive in early June 2024.
- d. **Electrical Power Requirement:** Currently company had received temporary industrial setup 20KW electricity connection from Electricity Distribution Division, Baghpat. The total electricity requirement for the current capacity is about 1000 kVA. Further DG Sets shall also be installed for power backup.
- e. **Water Requirement:** Company has already received ground water NoC from Government of Uttar Pradesh. For this company has installed 1 commercial Tube Well of 1 H.P. with rate of withdrawal of 2.0 m<sup>3</sup>/hr.

**3. PROJECT LOCATION:**

Details about Location of Unit is as below:

Particulars	Description
<b>Postal Address</b>	
Khasra No. 961, Adarsh Nangla – Shabga Road, Village-Shabga, Block-Baraut, District-Baghpat, Uttar Pradesh	
<b>Location</b>	
The location is in rural part of village area, nearby lands are mostly agricultural area.	
<b>Google Coordinates</b>	
Latitude	29°09'07.4"N
Longitude	77°10'56.4"E
<b>Connectivity Systems</b>	
Road	Shabga Village is around 30 km from Baghpat city via Delhi-Shamli-Saharanpur road. The project site is currently accessible via a metallic road of ~15 feet wide.



#### 4. SCOPE OF WORK DURING PROJECT DURATION:

- a. Project physical status review
- b. Review of expenditure of the Project.

**5. 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 know the current status of the Project.

## 6. METHODOLOGY ADOPTED:

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- 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.
- f. Expenditure assessment of the civil works has been done as per the physical observation during site survey and by taking benchmark cost of the respective items.
- g. Verification of the bills & invoices have not been done on our end.



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**PART C**

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

1. **LAND AND LAND DEVELOPMENT:** For the purpose of the Project, company has acquired 20,070 m<sup>3</sup> of land at Rs.3,700/- per sqm.for period of 10 years. The boundary details of the land are provided in the exhibit below:

Direction	Description
North	Adarsh Nangla – Shabga Road
South	Water Canal Passage
East	Land of Shri Brijpal Singh
West	Land of Shri Udayveer Singh





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- 2. BUILDING & CIVIL WORKS:** as per approved layout plan & details shared, there is only main production in the plant. The contract for same is given to M/s MAK Building System (P) Limited. The shed is Double Slope Multi-Span building having total area of 7728 sqm. The contact value is Rs. 2,68,79,456/-.

The Physical progress is considered based on observation during our visit on 15<sup>th</sup> May 2024 of the subject Plant. During the Course of our visit to the subject Project Site following observations were made:

Sr. No.	Description	Current Status/ Progress
1.	Production Shed	<ul style="list-style-type: none"> <li>The construction work related to shed is completed already.</li> <li>It is a single storey PEB Structure with total covered are of 7,728 sqm.</li> <li>The size of the shed is 138 m x 56 m.</li> <li>There are total 04 nos. of ways/canopy.</li> </ul>

**Note:** The Physical progress captured in the report is based on the approximate observations of the structures found during site during site inspection.



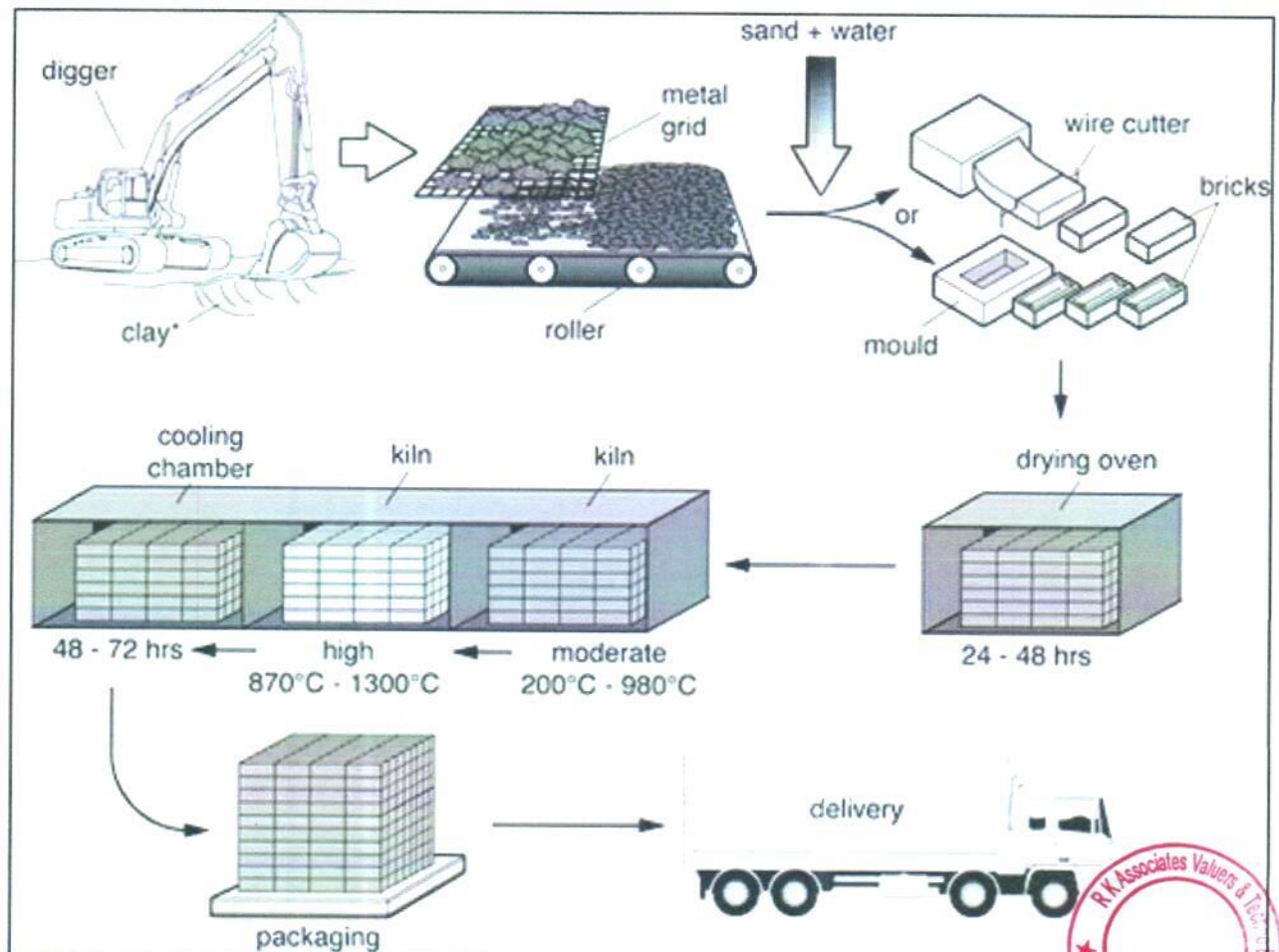
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**3. PLANTS/ MACHINERIES & OTHER EQUIPMENTS AND UTILITIES:** The total amount envisaged against the purchase of Plant and Machinery amounts to Rs. 16.95 Cr. out of which Rs. 1.53 Cr. has been paid to advances for imported machinery as per CA Certificate having UDIN No. 24505802BKCLAY2623. Total expenditure incurred till 03<sup>rd</sup> May 2024 2023 is 20.00 Cr.

S. No	Particulars	Supplier/Vendor	Current Status
1.	Tunnel Fire Kiln (3.6m*130m)	M/s A. J. Consultancy & Enterprises	Work is in progress
2.	Tunnel Dryer Kiln (3.6m*130m)		Work is in progress
1.	Wire, Cable, Lighting of the project		Wiring work completed, panel work yet to be started
2.	Belt Conveyor		Advance amount paid. Belt is with the vendor & yet to be received at site
3.	Track and Auxiliary Material		Track foundation work is in progress. Company had already purchased Trolley wheels/ trolley
4.	Kiln Car (trolley) YC 3.6x3.7		
5.	Equipment & Kiln Foundation, Carriage return & ferry line construction		Track foundation work is in progress

**Manufacturing Process of Burnt Clay Perforated Bricks:**





- **Raw Material Preparation:** To achieve the proper consistency for brick formation, the clay must be adequately prepared. This involves transforming the raw material from a hard, unyielding state into a plastic, mouldable form. Various methods can be employed to achieve this workable consistency. Initially, a primary crusher, such as a rotary crusher, breaks down large lumps of rock into manageable sizes (100-200mm). These chunks are then fed into a secondary crusher, like a pan mill, which further reduces the clay pieces to sizes ranging from 5-15mm. At this stage, water can be added in a process known as 'wet pan'. The clay is then further crushed by pairs of high-speed rolls, reducing the particles to about 1-2mm. During the clay preparation stage, various additives may be introduced, usually before or at the pan mill, to enhance the manufacturing process by providing additional dry strength or assisting in firing. Other materials can also be added to affect the aesthetic qualities of the brick, primarily its colour.

The clay is fed into a mixer in which final quantities of water are added and thoroughly mixed. Most modern mixers comprise a double shaft with attached blades or paddles, which are set at specific angles, to both mix and convey clay along a large trough.

- **Moulding /Forming through Extrusion:** The clay is transferred from the mixer into a vacuum chamber where air is extracted. It is then pushed by a corkscrew-shaped auger through a mouthpiece and an extrusion die. Typically, the extruder is equipped with perforation bars, creating the distinctive perforations seen in extruded bricks. The extruded column can undergo various processes to attain the desired finish.

Once cut, the bricks are usually placed onto steel rails or pallets before being sent to the dryer. Some brickworks extrude a very firm column of clay which allows wet bricks to be set straight onto kiln cars before drying the entire car.

- **Drying – Tunnel Kiln Technology:** All formed clay bricks contain water, which makes the clay sufficiently plastic to shape. The water content varies, ranging from about 12% for extruded bricks to over 25% for those made using the soft mud method. Before the bricks can be fired, this water must be removed. The drying process needs to be carefully controlled to prevent stressing the bricks, which could cause distortion and cracking.

The drying rate of a brick is regulated by adjusting temperature, humidity, and air movement. A typical drying cycle begins with a low temperature (around 30°C) and high humidity, gradually progressing to a higher temperature (up to 120°C) and lower humidity. Air movement, managed by fans, helps evenly distribute air around the bricks and remove saturated air.



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A tunnel kiln is a continuous, moving ware kiln where clay products are fired as they travel on cars through a long, horizontal tunnel. The firing takes place in the central part of the tunnel. Tunnel kiln technology is considered the most advanced in brick making. Its main advantages include the ability to fire a wide range of clay products, better control over the firing process, and the production of high-quality bricks.

- **Packing and distribution:** Dried bricks are collected, packed and delivered to end user.

### Note:

1. As per copy of TEV Report 01 June 2023, the total cost of plant & Machinery is about Rs. 19.40 Cr.



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

As of now mentioned below are the list of Contractors/ Suppliers/ Consultants which have been currently engaged in the Project.

Contractors/ Suppliers/ Consultants	Nature of Work
M/s AJ Consultancy & Enterprises	Major Plant & Machinery work
M/s MAK Building System (P) Limited	Building/Civil Works
M/s Dabas Construction Company	Electric Work

Source: The above Information/Data is taken from the details provided during inspection & Copy of Contracts shared.

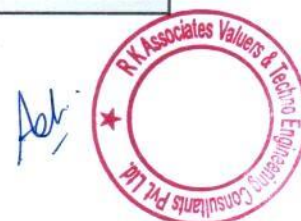
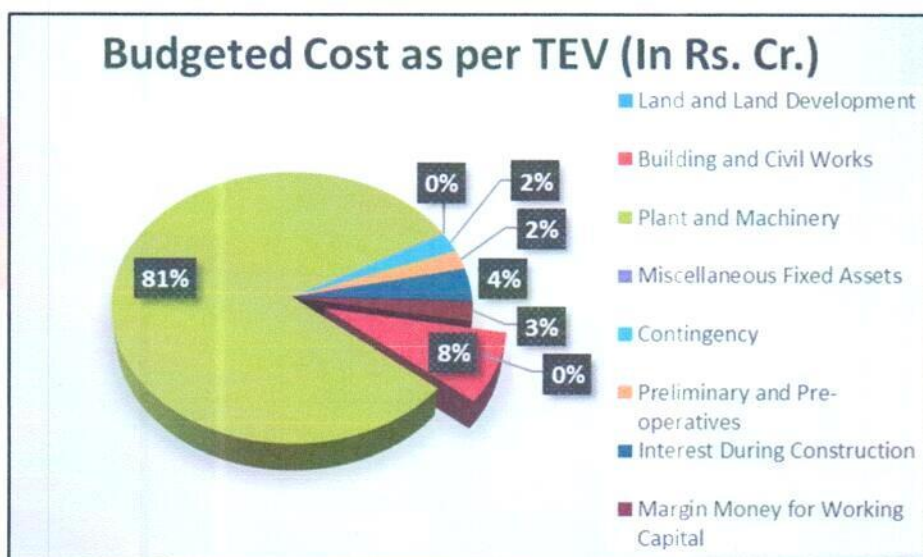


**PART E**

**PROJECT COST & MEANS OF FINANCE**

- 1. TOTAL PROJECT COST & STATUS OF EXPENDITURE:** As per copy TEV Report by CARE Advisory Research & Training Ltd. dated 01<sup>st</sup> June 2023, the estimated total project cost was Rs. 24.01 Cr. Details of the same are as follows:-

S. No.	Particulars	Amount (In Rs. Cr.)
1	Land and Land Development	-
2	Building and Civil Works	2.00
3	Plant and Machinery	19.40
4	Miscellaneous Fixed Assets	0.04
5	Contingency	0.54
6	Preliminary and Pre-operatives	0.54
7	Interest During Construction	0.94
8	Margin Money for Working Capital	0.56
<b>Total</b>		<b>24.01</b>



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As per CA Certificate dated 04<sup>th</sup> May 2024, the total investment of the project is Rs. 2476.32 Lacs. Out of which Rs. 2,000.30 Lacs has been spent till 03<sup>rd</sup> May 2024 and Rs. 476.02 Lacs is yet to be paid to different parties. Details of same are as follows:-

Particulars	Amount (In Rs. Lacs)
<b>Amount Already Paid</b>	
Investment in Land (taken on Lease by the company)	-
Investment in factory building construction (invoices received of Rs. 272.70 Lacs)	263.15
Investment in plant & machinery (Indigenous)	1,542.70
Imported machinery (Advance payment made)	152.69
Other investment (Electricity Line etc.)	41.69
<b>Sub-total-A</b>	<b>2,000.30</b>
<b>Amount to be Paid</b>	
Balance payment to machine supplier (approx.) on balance USD 2.94 Lacs @83/- per USD	244.02
Import duty and other eligible taxes @30% approx. on total invoice	120.00
Fright (Estimation)	20.00
Installation and Commissioning of machine (Estimation)	92.00
<b>Sub-total-B</b>	<b>476.02</b>
<b>Grand Total (A+B)</b>	<b>2,476.32</b>



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**2. COST EXPENDITURE ANALYSIS:** A detailed comparison between the actual construction expenses and the company's reported costs, as certified by a Chartered Accountant (CA), is presented below. Alongside this, a cost assessment based on a site survey is also provided:

PARTICULARS		AMOUNT (As Per C.A. Certificate) (In Rs. In Cr.)	AMOUNT (As Per Assessment) (In Rs. In Cr.)	REMARKS
Land and Land Development		---	---	<ul style="list-style-type: none"> <li>As per details provided, company had taken land of lease for a period of 10 years. Thus, the same is not capitalized</li> </ul>
Building and Civil Works		2.63	2.68	<ul style="list-style-type: none"> <li>The approved cost of ₹2.68 Crores is in accordance with the amount specified in the construction agreement between M/s Sauga Bricks Pvt. Ltd. and MAK Building System Pvt. Ltd., dated 29/05/2023</li> <li>As the work has already been completed, the cost stated in the agreement is considered for the assessment. Which is also in line with the prevailing market rates</li> </ul>
Plant and Machinery	Indigenous	15.42	7.93	<ul style="list-style-type: none"> <li>As per the site observation, against the Performa Invoice between M/s Sauga Bricks Pvt. Ltd. and AJ Consultancy &amp; Enterprises dated 19-04-2023 only the following works could be verified: <ul style="list-style-type: none"> <li>a. Kiln Car YC 3.6 x 3.7mtr (140 Vehicles) received at site of Rs. 3.68 Cr. including GST.</li> <li>b. Equipment Foundation, Kiln Foundation, Carriage Return &amp; Ferry Line Construction- Rs. 1.29 Cr. including GST.</li> <li>c. Track &amp; Auxiliary Material- Rs. 1.30 Cr. including GST.</li> <li>d. Wire, Cable, Workshop lighting work is progress of Rs. 0.96 Cr. including GST.</li> </ul> </li> <li>Rest of the works shown in the Performa Invoice couldn't be verified at our end as the progress is yet not achieved on site.</li> </ul>
	Imported	1.52	~1.41	<ul style="list-style-type: none"> <li>Amount verified is as per the Performa Invoice between M/s Sauga Bricks Pvt. Ltd. and Henan Yaxin Kiln Co. Ltd. dated 02-03-2024 of USD 1,70,000, attachment of same can be found in later part of report.</li> <li>Physical verification of the same couldn't be done at our end, as the machine setup has not arrived on site yet.</li> <li>The USD conversion rate is as per the rate provided in CA certificate.</li> </ul>
Electric work			0.43	It is related to electricity connect work from Electricity distribution department Baghpat.
Other Investments		0.42		<ul style="list-style-type: none"> <li>Not in scope of assessment</li> </ul>
<b>Total</b>		<b>20.00</b>	<b>12.45</b>	

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*RK Associates Valuers & Techno Engineers Pvt. Ltd.*



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**Note:**

- We have given a general overview of the project based on expenses shown by chartered accountant in their CA certificate as per CA Certificate dated 04<sup>th</sup> May 2024 with UDIN No. 24505802BKCLAY2623, also based on the data/ information gathered from client and the observation made during the site survey.
- Bills/ Invoices of civil works has not been verified at our end.
- 5%-10% variance in measurement should be considered.
- The above mentioned assessment is against the material received at site or work in progress.
- Advances paid for material/machines which are yet to be received are not taken except for imported machine.
- As verified by CA dated 15-04-2024, M/s AJ Consultancy & Enterprises received total amount of Rs. 14.37 Cr. Out of which work pertaining to Rs. 7.93 Cr. is in progress at site and advance paid to M/s AJ consultancy & enterprises is Rs. 6.44 Cr. Details of M/s AJ consultancy & enterprises invoices are as follows:-

S. No.	Invoice Date	Invoices No.	Amount (In Rs.)	Item Name
1	15-01-2024	AJ/22/23-24	1,28,62,000	Job Work for Equipment Foundation, kiln foundation, carriage return and ferry line construction.
2	11-04-2024	AJ/02/24-25	95,58,000	Material & Labour
3	20-11-2023	AJ/20/23-24	1,29,80,000	Job Work for Track & Auxiliary Material
4	01-11-2023	AJ/19/23-24	3,68,16,000	Job work for Kiln Car YC 3.6 X 3.7 (140 vehicles)
5	08-04-2024	AJ/01/24-25	70,80,000	Job work for Belt Conveyor
<b>Total</b>			<b>7,92,96,000</b>	



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### 3. SOURCES OF FINANCE & UTILIZATION OF FUNDS:

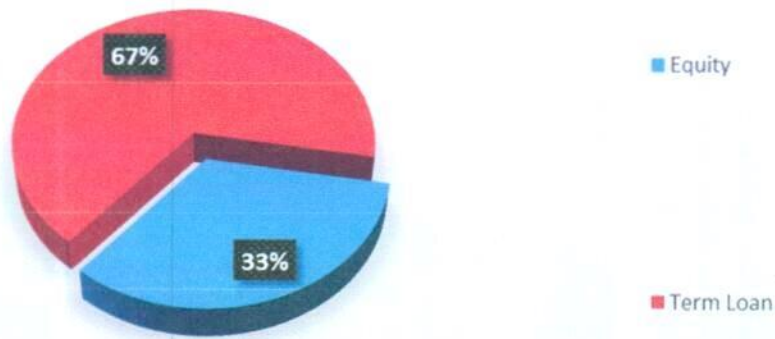
The Project cost mentioned above has been planned to be covered from following resources:

(Amount in Rs. Crore)

PARTICULARS	Amount
Equity	8.01
Venture Capital Fund	--
Term Loan	16.00
<b>TOTAL</b>	<b>24.01</b>

Source: As per TEV

Source of Finance (In Rs. Cr.)





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**M/S SAUGA BRICKS PRIVATE LIMITED**

**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	28-12-2018	Obtained (for 6.02 hectare of Land)
2.	Fire NoC	Fire Safety	UPFS/2024/106235/ BGP/BAGHPAT/946 /CFO dated 22-01-2024	Obtained
3.	Ground Water NoC	Ground extraction water	Registration No.: 202401000323 dated 02-02-2024	Obtained
4.	Approved Layout	construction	Dated 22-12-2020	Obtained
5.	Pollution NoC	Pollution NoC	507/C/sauga brick (p) ltd./2023 dated 14-08-2023	Obtained

**Observations & Comments:**

Above mentioned are the preliminary approvals which are required for the Project. The status mentioned above is as per the documents provided by the client.



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**PART G**

**PROJECT SCHEDULE & CURRENT STATUS**

The timeline and scheduling for the implementation of the "Brick Kiln Plant" is expected to be completed by July 2024.

The target was to commission the project and start commercial production by 01<sup>st</sup> June 2024.

Activity	Commencement	Expected date of completion	Current Status
Land Purchased	---	Purchased	Completed
Civil Construction	---	Completed	Completed
Plant & Machinery	June-2024	July 2024	Track foundation work is in progress. Work related to conveyer, kiln tunnel, drying room is yet to be started
Trial Run	---	July 2024	To be done
Commercial Operation	---	July 2024	To be done

**Current Status:**

- During the recent site visit, it was observed that the project's progress is little bit slow as expected.
- Major civil works has been completed.
- Track foundation & laying work is in progress.
- Further, the company is proactively planning and implementing measures to get the project back on track and aiming to start the commissioning and COD (Commercial Operation Date) by July 2024 as informed by the representative on site.





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/ 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, 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.
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 up to 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.
  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.

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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.



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**LIE REPORT**  
**M/S SAUGA BRICKS PRIVATE LIMITED**

SURVEY ANALYST	ENGINEERING ANALYST	L1 REVIEWER
Manmohan Dubey	Abhinav Chaturvedi	Vishal Singh
		

For

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

Place: Noida

Date: 27<sup>th</sup> 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](mailto: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](mailto: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 04/05/2024**

<b>A. KHANDELWAL &amp; CO.</b> CHARTERED ACCOUNTANTS ICAI F.R.N. 023063N UDIN - 24305802BKCLAY2623		
<b>TO WHOM SO EVER IT MAY CONCERN</b>		
It is hereby certified that of M/s Sauga Bricks Private Limited (CIN - U26990UP2019PTC116944) having its Registered office at House No. 303, Village - Shabga, Baghpat - 200 617 (Uttar Pradesh) has put following funds / Investments into land, construction of the factory building and Plant & machinery from 01.01.2023 to 03.05.2024		
S. No.	Particulars	Amount in Rs. & Lacs
		Total Funds Infused
1.	Investment in Land (Taken on Lease by the company)	0.00
2.	Investment in Factory Building Construction (Invoices Received of Rs. 2*2.70 Lacs)	263.15
3.	Investment in Plant & Machinery (Indigenous)	1542.70
4.	Imported Machinery (Advance Payment Made)	152.69
5.	Other Investments (Electricity Line etc.)	41.69
<b>GRAND TOTAL (Rs. In Lacs)</b>		<b>2,000.30</b>
In addition to that, following amounts are payable on imported machinery as per the proforma invoice provided for verification -		
		Amount in Rs. & Lacs
1.	Balance payment to Machine Supplier (Approx.) on Balance USD 2.94 Lacs @ 83/- per USD	244.02
2.	Import Duty and other eligible taxes @ 30% Approx. on total invoice	120.00
3.	Freight (Estimation)	20.00
4.	Installation and commissioning of machine (Estimation)	92.00
<b>Total Amount yet to be payable</b>		<b>476.02</b>
Therefore, total investment in the project is coming to Rs. 2476.32 Lacs		
		
204, 11nd Floor, Vivekanand Puri, Delhi-110007 ☎ +91 9810121160 ✉ atulkhandelwal@akcindia.co.in 🌐 www.akcindia.co.in		



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**ANNEXURE 11**

**Construction Price & Payment Terms:**

**Total Building Area 7728 SQM or 83176 SQF.**

Complete Building structure with sheeting weight = 229 MT (weight & Cost +4%).

**Cost of pre-engineering building shall be mentioned below:**

Sr.N.	ITEM DISCRIPTION	Qty.	Supply Price	Erection Price	AMOUNT
1.	Supply & installation cost of PEB Building Structure & Sheeting, gutter flashing as per design.	229 MT	92000/-	4000/-	2,19,84,000.00
2.	Supply & installation cost of Down take pipe, silicon & screw.	1 Building	3,50,000/-	50000/-	4,00,000.00
3.	Supply and installation 2mm Polycarbonate sheet	110 SQM	1260/-	60/-	1,45,200.00
4.	Supply and installation cost of roof turbo fan. 600mm dia.	1 Nos	4500/-	800/-	5300.00
5.	Transportation				2,50,000.00
6.	Basic Cost of Project.				2,27,79,200.00
7.	GST 18%				41,00,256.00
8.	Total Project Cost				2,68,79,456.00

**The above given price for Design, Engineering/Fabrication & erection of the Pre-engineered Building materials.**

**Payment Terms:**

**Supply**

1. 10% advance on order along with P.O.
2. 30% of the Order value against Performa Invoice on Drawing Submission.
3. 60% Payment against Structure materials before dispatch.

**Erection-**

1. 20% advance on order along with P.O.
2. 50% Structure Installation complete.
3. 30% of the order value against Performa Invoice after Complete works.

(Cont... P/11)







GSTIN : 03CJJPM9461M1ZN

## A J CONSULTANCY & ENTERPRISES

# B005/00242, SECTOR 15, Behind Marina Heights,  
 Kharar (Mohali) - 140307, Punjab  
 Mobile : 9780928111, 9781928111

### PROFORMA INVOICE

<b>Party Details :</b> <b>Sauga Bricks Private Limited</b> 303, Shahga, Baghpat, Uttar Pradesh- 250617 Contact : 9818900292 Customer GST No : 09ABCCS0627B1ZR Customer PAN No :				<b>Inv. No. &amp; Dt. :</b> 19-04-2023 <b>P.O. No. &amp; Dt. :</b> Telephonic <b>Transport :</b> <b>G.R. No. &amp; Dt. :</b> <b>Vehicle No. :</b> <b>No. of cases :</b> <b>State Code :</b> 09			
Sr.	Description Of Goods/Services	HSN	Unit	QTY	RATE	TAX %	Amount
1	Kiln Car YC 3.6 x 3.7mtr (140Vehicles)	8417	Set	1	3,12,23,000/-	18%	3,12,23,000/-
2	Drying Room With Track Inside	8419	Set	1	1,89,00,000/-	18%	1,89,00,000/-
3	Tunnel Kiln Including Track Inside	8417	Set	1	3,10,50,000/-	18%	3,10,50,000/-
4	Belt Conveyor	8428	Set	1	60,00,000/-	18%	60,00,000/-
5	Track & Auxiliary Material	8608	Set	1	1,10,00,000/-	18%	1,10,00,000/-
6	Wire, Cable, Workshop Lighting	8544	Set	1	81,00,000/-	18%	81,00,000/-
7	Equipment Foundation, Kiln Foundation, Carriage Return & Ferry Line Construction	8417	Set	1	1,09,00,000/-	18%	1,09,00,000/-
<b>In Words : Thirteen Crore Eighty Two Lakh Sixty Four Thousand One Hundred Forty Only</b>							
Company Information		Tax Type	Taxable Value	-	IGST 18%	Gross Amount:	11,71,73,000/-
Pa No:		GST 18%	11,71,73,000/-	-	2,10,91,140/-	IGST 18%:	2,10,91,140/-
						Extra Charge	
Prev. Due:		Today's Bill:		Final Balance:			
Remarks:						Net Amount: 13,82,64,140/-	
Bank Details: Axis Bank, A/C No - 921020009994173, IFSC Code - UTIB0002804							

E. & O. E.

Authorized Signatory  
 For A J Consultancy & Enterprises



<b>ORIGINAL</b>					
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;">  <p><b>亚新窑炉</b></p> </div> <div style="text-align: center;"> <p><b>河南亚新窑炉有限公司</b>  <b>Henan Yaxin Kiln Co., LTD</b>                  Industrial Cluster District of Sui County, Shangqiu, Henan, China                  Tel: +86-15066696090      lisa@halstec-engineering.com</p> </div> </div>					
<b>PROFORMA INVOICE</b>					
CONSIGNEE: Sauga Bricks Private Limited Address: Village Shabga District Baghpat, Uttar Pradesh, India-250617 Email: nitikarya@gmail.com    Tel: +91 9818900292					
<b>INVOICE NO.: HALSTEC20240302</b>			<b>INVOICE DATE: 2024-03-02</b>		
<b>NO</b>	<b>GOODS DESCRIPTION</b>	<b>QTY</b>	<b>Unit</b>	<b>UNIT PRICE (USD)</b>	<b>TOTAL AMOUNT (USD)</b>
1	Clay Brick Manufacturing Plant with Necessary Accessories (Semi Knocked Down Condition)	1	Project	464000	464000.00
<b>Total Amount- Exw Machiney Factory USD</b>					<b>464000</b>
<b>Advanced Payment-USD</b>					<b>170000</b>
<b>BANK INFORMATION:</b>					
Beneficiary: HENAN YAXIN KILN CO.,LTD					
BANK NAME: BANK OF CHINA HENAN SHANGQIU BRANCH					
BANK ADDRESS: NO.101 SHENHUO ROAD SHANGQIU HENAN CHINA.					
Swift Code: BKCHCNBJ 530					
Account No.: 262488735611					





# LIE REPORT M/S SAUGA BRICKS PRIVATE LIMITED

C-TRANSFORMATION					
Particulars	Unit	QTY	Rate	Amount (Rs)	
1. POLE 11 METER LONG	NOS	2	1504.00	3008.00	
2. ACSR WITSEL CONDUCTOR (20X3+15+3N)	MTR	71	23.14	1642.14	
3. DISC INSULATOR 11 KV WITH FITTING	NOS	3	412.00	1236.00	
4. PIN INSULATOR 11 KV WITH NUT	NOS	3	268.00	804.00	
5. TOP CHANNEL 125X65X240 MM	NOS	1	832.00	832.00	
6. DROPPER CHANNEL 100X50X2028MM	NOS	1	748.00	748.00	
7. MS ANGLE 75X75X6X2028 MM FOR IT	NOS	2	1774.00	3548.00	
8. 11/0.4KV 63 KVA TR	NOS	1	10450.00	10450.00	
9. FUSE SET 11 KV	NOS	1	2325.00	2325.00	
10. T. OFF CHANNEL 125X65X1300 MM	NOS	1	478.00	478.00	
11. CLAMP OR HOLDING	NOS	6	304.00	1824.00	
12. FASTENING COMPLETE SET	NOS	2	838.00	1676.00	
13. STAY COMPLETE SET	NOS	2	2021.00	4042.00	
14. POLE GROUTING + STAY GROUTING	NOS	2	856.00	1712.00	
15. NUT BOLT	KG	2	196.00	392.00	
16. RED OXIDE PAINT	NLTR	2	160.00	320.00	
17. STONE PAD	NOS	2	140.00	280.00	
18. LABOUR CHARGE	L.S.			2000.00	
				ATACT	20660.00
METERING					
1. 3-PHASE 4 WIRE DIRECT STATIC METER	NOS	1	2921.00	2921.00	
2. LABOUR AND CARTAGE CHARGE				2000.00	
3. 4x25 SQ MM ARMOURD LT CABLE	NLTR	25.00	211.00	5275.00	
				TOTAL	10196.00
ABSTRACT					
1. B-TRANSMISSION				3044988.42	
2. C-TRANSFORMATION				20660.00	
3. METERING				10196.00	
4. 15% CHARGE ON 10196.00				15294.00	
5. 15% CHARGE ON 10196.00				15294.00	
6. 15% CHARGE ON 10196.00				15294.00	
7. 15% CHARGE ON 10196.00				15294.00	
				TOTAL	4857236.82
REPORT					
1. 3-PHASE 4 WIRE DIRECT STATIC METER	NOS	1	2921.00	2921.00	
				G-TOTAL	4857236.82

यह प्रकल्प अंकन नं० 474/2023 का 10 रंगा रिक रिल्ड द्वारा श्री दीपक चौधरी पुत्र श्री बजरंग निवासी रंगा 3 मीट्र रंगा 30 किलोमीटर का अर्थात् औद्योगिक विद्युत संयोजन अवमुक्त करने हेतु बनाया गया है। उक्त संयोजन 33/11 की उपकेन्द्र रंगा से बिन्दु A पर डबल पोल बनाकर बिन्दु A से 330 मीटर की 11 की XLPE केबल द्वारा अन्तरालाखन्ड लाइन बनाकर बिन्दु E पर डबल पोल बनाया जाना प्रस्तावित है। बिन्दु E से 1040 मीटर ओवरहेड 11 की लाइन बनाकर बिन्दु F पर डबल पोल बनाया जाना प्रस्तावित है। बिन्दु F पर स्थापित डबल पोल से 20 मीटर की 11 की लाइन बनाकर 63 कीवीर परिवर्तक सहित जोड़ा बनाया जाना प्रस्तावित है। प्रस्तावित 63 कीवीर परिवर्तक से अर्थात् सौर केबल द्वारा संयोजन अवमुक्त किया जाना प्रस्तावित है। आवेदक द्वारा अपने अर्थात् संयोजन पर स्वतंत्र पोषक बनाकर संयोजन निरत करने हेतु अनुरोध किया गया है। आवेदक द्वारा अवगत कराया गया है कि कुछ दिनों परमात आगत को 1200 कीवीर के विद्युत संयोजन की आवश्यकता होगी जिस कारण उक्त प्रकल्प 33/11 कीवीर उपकेन्द्र रंगा से 11 कीवीर स्वतंत्र पोषक बनाकर संयोजन निरत किया जाना प्रस्तावित है।

उक्त कार्य प्रकल्प स्वीकृति एवं सम्मोक्षा द्वारा प्रकल्प की क्षमता जांच करने के उपरान्त उपखण्ड अभ्यकारी विगत विगत उपखण्ड तृतीय बटौत की देखरेख में पूर्ण किया जायेगा।

SDO-III  
EDSD-III  
BARAUT

JE  
33/11 KV SS  
SHABGA

OFFICE OF CHIEF ENGINEER (D)  
MEERUT ZONE, MEERUT  
VA-T...  
Rupees Fourty three Lakh thirty one  
thousand & sixteen only  
On To 15%...  
And registered with the office  
V... 15%...  
R.E. (T) Chief Engineer

CHECKED  
Tech. Assit  
of the Chief Engineer office  
PVVNL  
MEERUT ZONE, MEERUT





**ENCLOSURE-2: - SITE PHOTOGRAPHS**

