

FILE No.: VIS (2024-25)-PL493-442-615

Date: 20-12-2024

- **CERTIFICATE NAME:** Physical Progress Assessment Report of M/s. TT Distilleries Private Limited (TTDPL).
- **PREPARED FOR ORGANIZATION:** IFCI Venture Capital Funds Ltd.
- **BORROWER COMPANY'S NAME:** M/s. TT Distilleries Private Limited (TTDPL).
- **ASSET TYPE:** Project Civil work and Machines required for setting up Manufacturing unit for packaged drinking water.
- **LOCATION OF THE PLANT:** Karjipara, Alipurduar-II, District- Alipurduar, West Bengal Pin- 736121.

S. NO.	PARTICULARS	DESCRIPTION
1.	Date of Work Order	Via e-mail dated 18-10-2024
2.	Documents provided for perusal	<ul style="list-style-type: none"> • Land Deeds • Cost Estimate, DPR.
3.	Project Location	Plot no. LR-162/757, Karjipara, Alipurduar-II, District- Alipurduar, West Bengal Pin-736121
4.	Borrowing Company	M/s. TT Distilleries Private Limited (TTDPL)
5.	Type of Asset	Project Civil work and Machines required for setting up Manufacturing unit for packaged drinking water.
6.	Type of Assessment	Physical Progress Assessment Report of Under-construction Manufacturing unit for packaged drinking water
7.	Scope of Assessment	Physical Progress Assessment Report of Under-construction Manufacturing unit for packaged drinking water
8.	Nature of Plant	Manufacturing unit for packaged drinking water.
9.	Total Project Cost	Rs. 268.72 Lakh (As per the List/ quotations / invoices / Cost Estimate/ documents provided by the company of machineries and civil works)
10.	Current Status of Project	As per the site visit, the construction of superstructure with brickwork and 90% plastering of office building is completed and shed structure is completed only minor finishing work is required. And all the Plant & Machinery is arrived at site and some

REGISTERED OFFICE:

G-20, 3rd Floor, Preet Vihar,

Vikas Marg, Delhi-110092

Ph.: +91 995862707

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

Ph.: +91 995862707 : VIS (2024-25)-PL493-442-615

Other Offices at: • Mumbai • Kolkata • Bengaluru • Lucknow • Meerut • Agra • Dehradun • Ahmedabad • Shahjahanpur

		And all the Plant & Machinery is arrived at site and some additional machinery also found during site visit. Please refer to PART A for detailed analysis.
11.	Total number of pages with Annexure.	23

S. No.	Name of Documents and Approvals	Documents Provided/ Not Provided
1.	Property Title Document	Sale Deed Provided
2.	Change of Land Use	Provided
3.	Cizra Map	Provided
4.	Detailed Project Report	Provided
5.	NOC Pollution	Provided
6.	Permit for Sinking New Well	Provided
7.	Chemical Analysis and Container Analysis Report	Provided
8.	Trade License	Provided
9.	Invoices of Machines and Civil Work	Not Provided

VALUATION ENGINEER	L1/ L2 REVIEWER
Manmohan	Abhinav Chaturvedi
<i>M. Subudh</i>	<i>Abh</i>



PART A

PROJECT PHYSICAL PROGRESS ASSESSMENT

- 1. EXECUTIVE SUMMARY:** M/s. TT Distilleries Private Limited is setting up a Manufacturing unit for Packaged Water at Plot no. LR-162/757, Karjipara, Alipurdwār-II, District- Alipurdwār, West Bengal. In respect to financial assistance of this Project, M/s. TT Distilleries Private Limited has approached IFCI Venture Capitals Fund Ltd. As per IFCI the project cost of the project as shown by the company is Rs.268.72 Lakhs.

Sr. No.	Particulars	Project Cost (TT Distillery of 6,000 LPH)
1	Land & Site Development	3.00
2	Shed & Building	83.20
3	Plant & Machinery	106.17
4	Other Fixed Assets	24.65
5	Preliminary & Pre-operative exp.	2.70
6	Interest During Construction	19.00
7	Margin Money for WC (25% of Total WC Requirement)	30.00
8	Miscellaneous Expenses	-
TOTAL		268.72

Details of Civil Work & Land and Building:

Sr. No.	Particulars	Area (in Sq.ft.)	Status During Site Visit Dated 21.11.2024
1.	Office Building	864	Superstructure completed finishing work like doors, plastering and painting etc. left.
2.	Working Shed	5000	Shed Structure completed only minor finishing work is required.
3.	Lab Room	~368	It is built by only Aluminium Partition inside working shed.
4.	Jar Washing and Refilling Section	~180	It is built by only Aluminium Partition inside working shed.
5.	Boundary wall	---	Completed for 33 decimals land parcel.

Observations Civil Works:

- The constructed built-up area is considered as per site visit because no relevant document was provided to us.
- This progress assessment report is stated on the basis of the site visit by the surveyor and we don't recommend any sort of recommendation in our Document.
- This Document doesn't include any work related to drawing, design, sketch plan, and technical specifications of the machines.
- Ownership and other legal point of view in respect of the asset is not considered in this report as same is out of scope of this Document.

(Handwritten signature and stamp)

Details of Plant & Machinery:

S. NO.	NAME OF MACHINERY	Status During Site Visit Dated 21.11.2024	Remarks
1	UV Ozonator, complete set, Vessels 3 Unit SS including SS tank 3,000 Ltrs. - 2 units	Machine Purchased & Installed at site	Invoice not available.
2	Batch Printing Machine	Machine Purchased & Installed at site	Invoice not available.
3	Automatic Filling cum washing cum capping machine (60 Bottle per minute)	Machine Purchased & Installed at site.	Invoice not available.
4	Blowing Machine - 800 to 1000 Bottle per Hour (15 HP Compressor, moulds -500 ml, 1 Ltrs, 2 Ltrs)	Machine Purchased & Present at site.	Invoice not available.
5	Pipeline for filling & interconnectivity requirement (approx.) as per construction area- SS pipes	Pipeline work 90% done as per site visit.	Invoice not available.
6	Laboratory Set-up as per IS: 14543:2004 Complete With Chemicals, Instruments & Glassware.	Equipments present at site	Invoice not available.
7	SS Tank - 40,000 Ltr.	3 nos. PVC Storage Tanks of 5000 Ltr. capacity Installed at site.	Invoice not available.

Observations Plant & Machinery:

1. We have been provided with the DPR for the machines/ equipment proposed to be installed by the borrower company. Please refer to annexures for the list of machines.
2. This progress assessment report is stated on the basis of the site visit by the surveyor and we don't recommend any sort of recommendation in our Document.
3. As per site visit and information provided by the client it seems to appear that all the Machines/Equipments already placed as per the plant layout and installation is in progress.
4. As per physical inspection and observation made during site visit dated 21st November, 2024 almost all machines mentioned in the provided list have arrived at site and proposed to be installed and commissioned within 2 months. But 2 nos. of SS Tank of 40,000 Ltr. Capacity is seems to be replaced with the 3 nos. 5000 Ltr. PVC tanks.
5. This Document doesn't include any work related to drawing, design, sketch plan, and technical specifications of the machines.
6. Ownership and other legal point of view in respect of the asset is not considered in this report as same is out of scope of this Document.
7. This Document is made at the request of the Bank.



DISCLAIMERS:

1. We have not received BOQ, Invoices and receipts of material machines procured and contract agreement for site work. This report is purely based on the site visit and physical existence of machine rather than its technical specifications.
2. We also found few machinery which is not mentioned in the list like the Auto Bottle Wrapping machine.
3. The client/ owner and its management/ representatives warranted to us that the information they have supplied was complete, accurate and true and correct to the best of their knowledge. All such information provided to us either verbally, in writing or through documents has been relied upon in good faith and we have assumed that it is true & correct without any fabrication or misrepresentation. I/We shall not be held liable for any loss, damages, cost or expenses arising from fraudulent acts, misrepresentations, or willful default on part of the owner, company, its directors, employee, representative or agents.
4. Legal aspects for eg. Investigation of title, ownership rights, lien, charge, mortgage, lease, sanctioned maps, and verification of documents provided to us such as title documents, Map, etc. from any concerned Govt. office etc. have to be taken care by legal expert/ Advocate and same is not done at our end. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
5. Wherever any details are mentioned in the report in relation to any legal aspect of the property such as name of the owner, leases, etc. is only for illustration purpose and should not be construed as a professional opinion. Legal aspects are out of scope of this report. Details mentioned related to legal aspect are only based on the copy of the documents provided to us and whatever we can interpret as a non-legally trained person. This should be cross validated with a legal expert. We do not vouch any responsibility regarding the same.
6. We have relied on the data provided to us by bank/client. 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 the data, opinions or estimates from external sources, reasonable care has been taken to ensure that such data is extracted from authentic sources, however we still can't vouch its authenticity, correctness, or accuracy.
7. Documents, information, data including title deeds 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. These are not reviewed in terms of legal rights for which we do not have expertise. Wherever any information mentioned in this report is mentioned from the documents like owners name, etc., it is only for illustration purpose and may not necessary represent accuracy.

ANNEXURES - (A) - INVOICES

Civil Work for Partition in Shed

Surabhi Hardware

Phone no.: 9382701167
Email: sujitmedaka1@gmail.com

Tax Invoice

Bill To
pinaki da

Invoice Details
Invoice No.: 19
Date: 21-11-2024

#	Item Name	HSN/ SAC	Quantity	Unit	Price/ Unit	Amount
1	Plane sheet		99.5	Sqf	₹ 320.00	₹ 31,840.00
2	Aluminium door		42	Sqf	₹ 350.00	₹ 14,700.00
3	Leha & Acq		128	Sqf	₹ 350.00	₹ 44,800.00
Total			269.5			₹ 91,340.00

Invoice Amount In Words
Ninty One Thousand Three Hundred and Forty Rupees
only

Sub Total	₹ 91,340.00
Total	₹ 91,340.00
Received	₹ 0.00
Balance	₹ 91,340.00

Terms And Conditions

Thank you for doing business with us.

For: Surabhi Hardware

Authorized Signatory

www.vyaparapp.in

Vyapar

Surabhi Hardware

Phone no.: 9382701167
Email: sujitmedaka1@gmail.com

Tax Invoice

Bill To
pinaki da

Invoice Details
Invoice No.: 18
Date: 21-11-2024

#	Item Name	HSN/ SAC	Quantity	Unit	Price/ Unit	Amount
1	12×7.5		180	Sqf	₹ 250.00	₹ 45,000.00
2	Acç panelling		170.5	Sqf	₹ 220.00	₹ 37,510.00
Total			350.5			₹ 82,510.00

Invoice Amount In Words
Eighty Two Thousand Five Hundred and Ten Rupees
only

Sub Total	₹ 82,510.00
Total	₹ 82,510.00
Received	₹ 0.00
Balance	₹ 82,510.00

Terms And Conditions
Thank you for doing business with us.

For: Surabhi Hardware

Authorized Signatory



Invoices of Machines


Tax Invoice		(ORIGINAL FOR RECIPIENT)		e-Invoice			
<p>IRN : b8e962c0a96b8931c9def7d2f966efc696cd5c4c7f76e1cd-1bc7e7fdd0c18d2</p> <p>Ack No. : 182416027112445</p> <p>Ack Date : 22-Apr-24</p>							
<p>ANALYTICA ANALYTICA FOODTECH SERVICES (P) LTD. Regd Off : SUKANTAPALLY, TARAKESWAR HOOGHLY, PIN - 712410 City Off : PARDANKUNI, PANCHANANTALA DANKUNI, HOOGHLY - 712310 GSTIN/UIN : 19AAKCA8475E1ZA State Name : West Bengal, Code : 19 E-Mail : analyticafoodtech@gmail.com</p>				<p>Invoice No. : AFSP/037/24-25 e-Way Bill No. : 871406255099 Dated : 22-Apr-24</p>			
<p>Consignee (Ship to): TT DISTILLERIES PRIVATE LIMITED KAMAKHYAGURI MASTERPARA ALIPURDUAR JALPAIGURI 736121 GSTIN/UIN : 19AADCT8753B1Z7 State Name : West Bengal, Code : 19</p>				<p>Delivery Note : Mode/Terms of Payment : Reference No. & Date : Other References : Buyer's Order No. : Dated : Dispatch Doc No. : Delivery Note Date : Dispatched through : Destination : BY TRUCK ALUPURDUAR Bill of Lading/LR-RR No : Motor Vehicle No : WB11C8414</p>			
<p>Buyer (Bill to): TT DISTILLERIES PRIVATE LIMITED KAMAKHYAGURI MASTERPARA ALIPURDUAR JALPAIGURI 736121 GSTIN/UIN : 19AADCT8753B1Z7 State Name : West Bengal, Code : 19</p>				<p>Terms of Delivery :</p>			
Sl No.	Description of Goods	HSN/SAC	Quantity	Rate	per	Disc %	Amount
1	AUTO WRAPPING MACHINE FOR BOTTLE	84224000	1.00 SET	5,90,000.00	SET		5,90,000.00
2	LD SHRINK ROLL 90GSM 11PCS ROLL	392010	355.29 KGS	131.00	KGS		46,542.99
							6,36,542.99
CGST OUTPUT							57,288.87
SGST OUTPUT							57,288.87
ROUND OFF							0.27
Total							₹ 7,51,121.00
Amount Chargeable (in words) : INR Seven Lakh Fifty One Thousand One Hundred Twenty One Only							
E & O E							
HSN/SAC		Taxable Value	Central Tax	State Tax	Total		
		Rate	Amount	Rate	Amount	Tax Amount	
84224000		5,90,000.00	9%	53,100.00	9%	53,100.00	1,06,200.00
392010		46,542.99	9%	4,188.87	9%	4,188.87	8,377.74
Total		6,36,542.99		57,288.87		57,288.87	1,14,577.74
Tax Amount (in words) : INR One Lakh Fourteen Thousand Five Hundred Seventy Seven and Seventy Four paise Only							
Company's Bank Details							
A/c Holder's Name : ANALYTICA FOODTECH SERVICES (P) LTD.							
Bank Name : UCO BANK (CC - 01630510001295)							
A/c No. : 01630510001295							
Branch & IFS Code : DAKSHIN JHAPARDA & UCBA0002979							
for ANALYTICA FOODTECH SERVICES (P) LTD.							
Declaration : We declare that this invoice shows the actual price of the goods described and that all particulars are true and correct.							
Authorized Signatory							
SUBJECT TO CHANDANNAGAR JURISDICTION							
This is a Computer Generated Invoice							



ANNEXURE - (B) – IMPORTANT DOCUMENT EXHIBIT

Land Deed

Baletem Sarwar



মং ৯,৯০,০০০=০০ টাকার দানপত্র। মৌজা ১- কার্জিপাড়া। থানা ১- শামুকতলা।
জমি ১- ৩৩ ডে।। টুপাড়া ২নং গ্রাম পঞ্চায়েত অধীন।

প্রতিষ্ঠা ১- TT Distilleries Pvt. Ltd. সাকিন কার্জিপাড়া, পোঃ সতিনপাড়া, থানা- শামুকতলা, জেলা- অসমপুর্নদুয়ার, PAN- [MASKED]। পক্ষে পার্টনার (১) শ্রী পিনাকী রঞ্জন সাহা, PAN- [MASKED] পিতা শ্রী নরেশ চন্দ্র সাহা। ভারতীয় নাগরিক, জাতি হিন্দু, পেশা ব্যবসা। সাকিন উত্তর কামাখ্যাচড়ি, পোঃ কামাখ্যাচড়ি, থানা- কুমাংগ্রাম, জেলা- অসমপুর্নদুয়ার, পিন- ৭০৬২০২।
(২) শ্রীমতি বেবী সিং সরকার, স্বামী শ্রী বরেন কুমার সরকার, PAN- [MASKED] ভারতীয় নাগরিক, জাতি হিন্দু, পেশা ব্যবসা, সাকিন ও পোঃ জেলাবড়ারবী, থানা ও জেলা অসমপুর্নদুয়ার, পিন- ৭০৬১২৩।

দাতা ১- শ্রী বরেন সরকার, পিতা শ্রী যতীন্দ্র চন্দ্র সরকার। ভারতীয় নাগরিক, জাতি হিন্দু, পেশা গৃহস্থী। সাকিন বোড়াগাড়ী, পোঃ ভাটবাড়ী, থানা- শামুকতলা, জেলা- অসমপুর্নদুয়ার, পিন- ৭০৬১২১।

কস্য রায়গতি বহু বিশিষ্ট জমির শুভ দানপত্র দলিল পত্রমিদং কার্যকর। নিম্ন তপশীলের লিখিত জমি আমি বিপত ইংরাজী ২৮-১০-১৫ তারিখে ৪৬৬৭ নং কবলার ৩০ ডে; জমি বহিদ করিয়া ভোগবান স্বত্ববান মলিক দখলকার আছি। এক্ষনে উক্ত TT Distilleries Pvt. Ltd. সংস্থার কিছু জমির প্রয়োজন হইলে আপনারা উক্ত সংস্থার পক্ষে পার্টনারবৎ তাহা আমাকে অবহিত করিলে আমি উক্ত কোম্পানীর ব্যবসার প্রয়োজনে এবং অত্র এলাকার উন্নয়নের লক্ষ্যে আমার বহিদা ৩০ ডে; জমি সম্পূর্ণ উক্ত TT Distilleries Pvt. Ltd. ব্যাবহারে দান করিব বলিয়া মনস্থির করিয়াছি। অদ্য হইতে আপনারা উক্ত কোম্পানীর পক্ষে পার্টনারবৎ উক্ত কোম্পানীর প্রয়োজনে উক্ত জমিতে যাবতীয় কাজকর্ম করিতে থাকুন তাহাতে আমি বা আমার ওয়ারিশগণের কহাবও কোন প্রকার ওজর আপত্তি, দাবী দাওয়া নাই ও রহিলে না। নিম্ন তপশীল বর্ণিত দানকৃত জমির আনুমানিক মূল্য মং ৯,৯০,০০০=০০ মত লক্ষ মকই হাজার টাকা হইবে তাহাই উক্ত কোম্পানীর ব্যাবহারে দানকৃত বটে এবং আমি স্বীকার অঙ্গীকার করিতেছি যে দানকৃত সম্পত্তি মধ্যে আমার বে সকল বহু স্বামীত্ব ভোগ দখল অধিকার ছিল বা আছে তাহা সম্পূর্ণ অদ্য হইতে আমারে হুণ্ড হইল ও উক্ত কোম্পানীর ব্যাবহারে বর্তিল এবং আপনারা উক্ত কোম্পানীর পক্ষে পার্টনারবৎ অদ্য হইতে আমার নামের পরিবর্তে উক্ত কোম্পানীর নামে নামজারি করিয়া কোম্পানীর উন্নয়নমূলক কাজে উক্ত জমি ব্যবহার করিয়া কোম্পানীর সকলকে লইয়া ভোগ দখল করিতে থাকুন। তাহাতে আমি মায় হুলাভিষিক্ত উত্তরধিকারী ক্রমে কেহ কোন প্রকার দাবী দাওয়া কিংবা ওজর আপত্তি করিতে পারিব না ও রহিলে না করিলে সর্বত্রই তাহা আইনতঃ বতিল ও অগ্রহ্য হইবেক। এতদ্ব্যর্থ সুস্থ চিত্তে স্বজ্ঞানে অনোর বিনা প্ররোচনায় অত্র দানপত্র দলিল আমি স্বেচ্ছায় সহি সম্পাদন করিয়া দিলাম। ইতি বাংলা ১৪২৫ সনের ১৮ই অগ্রহায়ণ ইংরাজী ০৫-১২-২০১৮ পাঁচই ডিসেম্বর দুই হাজার আঠার সন।

05/12/2018 Query No.-20030001835090 / 2018 Deed No.1 - 200305115 / 2018. Document is digitally signed.

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Major Information of the Deed










Deed No :	I-2003-05115/2018	Date of Registration	05/12/2018
Query No / Year	2003-0001835090/2018	Office where deed is registered	
Query Date	05/12/2018 10:19:33 AM	A D S R ALIPURDUAR District Alipurduar	
Applicant Name, Address & Other Details	Pinaki Ranjan Saha Thana Kumergram, District Alipurduar, WEST BENGAL, PIN - 736202, Mobile No 9832098320, Status Buyer/Claimant		
Transaction	Additional Transaction		
[0204] Gift, Gift in fto others except family members, Government, Local Body	[4305] Other than Immovable Property Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs 1,00,000/-	Rs 9,90,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 49,510/- (Article 33(x))	Rs 9,907/- (Article A(1), E)		
Remarks			

Land Details :

District Alipurduar, P S - Shamuktala, Gram Panchayat BHATIBARI Mouza Kanjipara

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-162/757	LR-720	Industrial use	Dahala	33 Dec	1,00,000/-	9,90,000/-	Width of Approach Road 12 Ft.
Grand Total :					33Dec	1,00,000/-	9,90,000/-	

Donor Details :

Sl No	Name, Address, Photo, Finger print and Signature															
1	<table><tr><th>Name</th><th>Photo</th><th>Fingerprint</th><th>Signature</th></tr><tr><td>Mr Balaram Sarkar (Presentant) Son of Mr. Jatindra Ch Sarkar Executed by: Self, Date of Execution: 05/12/2018 Admitted by: Self, Date of Admission: 05/12/2018 ,Place Office</td><td></td><td></td><td></td></tr><tr><td></td><td>05/12/2018</td><td>05/12/2018</td><td>05/12/2018</td></tr></table>	Name	Photo	Fingerprint	Signature	Mr Balaram Sarkar (Presentant) Son of Mr. Jatindra Ch Sarkar Executed by: Self, Date of Execution: 05/12/2018 Admitted by: Self, Date of Admission: 05/12/2018 ,Place Office					05/12/2018	05/12/2018	05/12/2018	<p>Boragari, P.O:- Bhatibari, P.S:- Shamuktala, District -Alipurduar, West Bengal, India, PIN - 736123 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, Status :Individual, Executed by: Self, Date of Execution: 05/12/2018 Admitted by: Self, Date of Admission: 05/12/2018 ,Place : Office</p>		
Name	Photo	Fingerprint	Signature													
Mr Balaram Sarkar (Presentant) Son of Mr. Jatindra Ch Sarkar Executed by: Self, Date of Execution: 05/12/2018 Admitted by: Self, Date of Admission: 05/12/2018 ,Place Office																
	05/12/2018	05/12/2018	05/12/2018													



Major Information of the Deed - I-2003-05115/2018-05/12/2018

05/12/2018 Query No -20030001835090 / 2018 Deed No I - 200305115 / 2018 Document is digitally signed.

Digitally signed by



Change of Land Use

Government of West Bengal

Office of the Sub-Divisional Land & Land Reforms Officer

আসি পুরদুয়ার আসি পুরদুয়ার

To

উ. টি. ডি. বি. সি. ডি. প্রাইভেট লিমিটেড গড় পটনার পিনাকী রাস্তা

সি. টি. ডি. বি. সি. ডি. প্রাইভেট লিমিটেড গড় পটনার বৌদি বি. সরকার

কলকাতা

P.S. আসি পুরদুয়ার

District: আসি পুরদুয়ার

Sub. Prayer for change of character of land from one class to another

Ref. His/Her application dated: 19/01/2024

In terms of the provision laid down in sec 4C of the West Bengal Land Reforms Act, 1955 as amended up to date read with the provision of Rule 5A of West Bengal Land Reforms Rules, 1965 permission is hereby accorded to him/her for conversion of land from one class to another as noted in the schedule-I below with effect from 07/02/2024 subject to the terms and condition as noted in schedule-II

Schedule-I

(Schedule of Land for which conversion is allowed vide case no. CN/2024/2005/26)

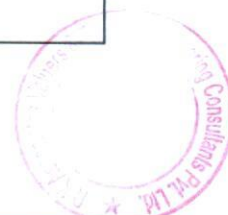
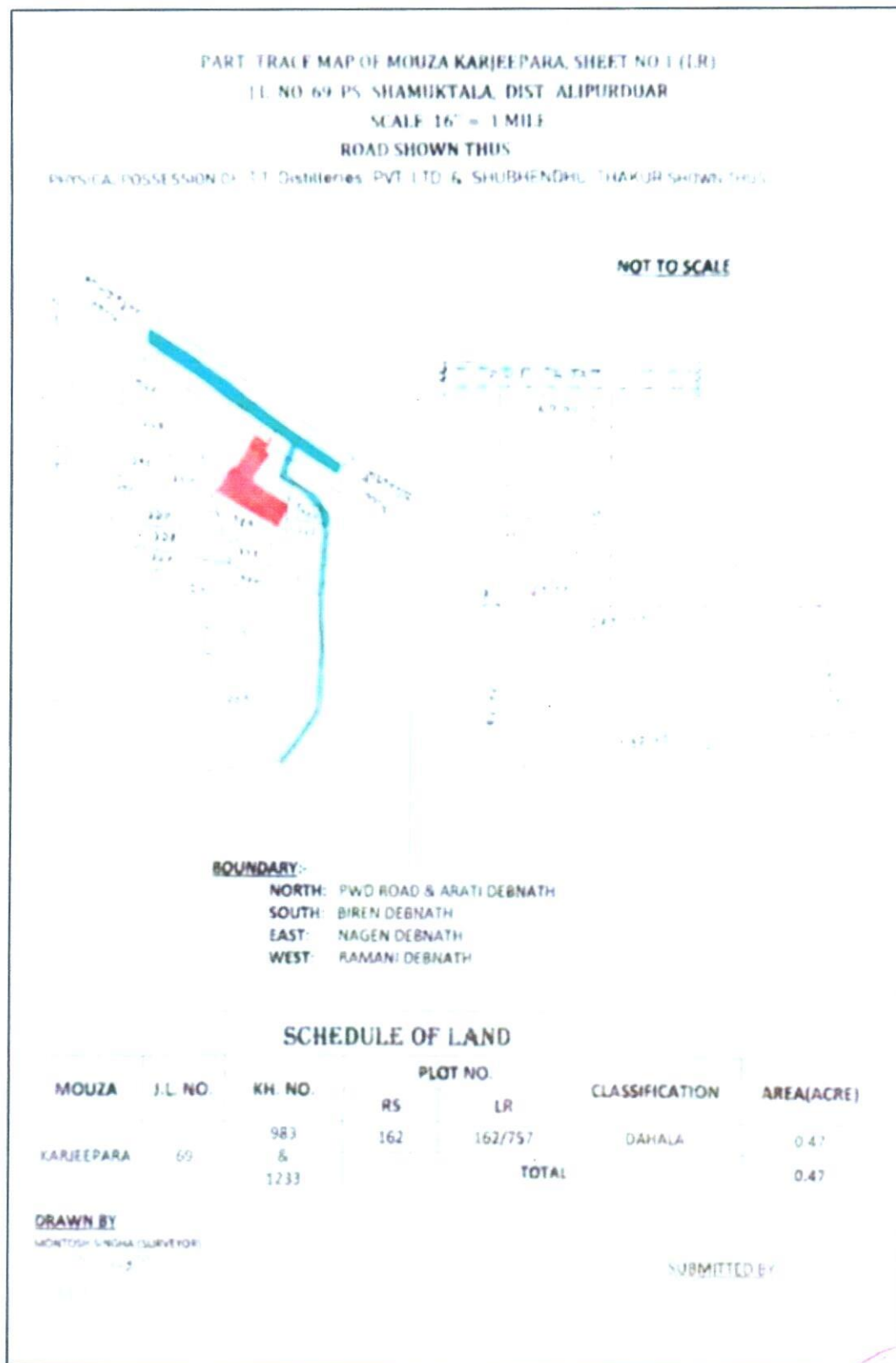
Mouza With JL No. & PS	Khatian No.(LR)	LR Plot No. Noted in the Deed	New Plot No. (after creation of Bata if any)	Share	Area (in Acres)	Classification as per ROR	Classification for which permission accorded
কলকাতা, 69, আসি পুরদুয়ার	983	162/757		991	0.1300	ঘরানা	কারখানা

Schedule - II

(Terms and conditions for conversion)

- This permission for conversion is without prejudice to any of the provisions of chapter IIB of West Bengal Land Reforms Act, 1955
- This permission of conversion is also without prejudice to any the provision of the Urban Land (Ceiling and Regulation) Act, 1976 & the Town & Country (Planning & Development) Act, 1979, if these are applicable to the land involved.
- This permission for conversion will stand revoked if there is any violation of the provision of prevailing laws-enforcing prevention of environmental pollution affecting public health in general of the locality at any point of time.
- This permission of conversion will also stand revoked if the land is used other than the purpose for which permission is given.
- The Land Revenue shall be determined as per sec. 23 of amended WB.L.R. Act.

Cizra Map



Snapshot of DPR

IFCI VENTURE CAPITAL FUNDS LTD. (IFCI VENTURE) NEW DELHI

MEMORANDUM NO. 365/2019-20

ITEM NO. 3 OF THE AGENDA

MEMORANDUM TO THE INVESTMENT COMMITTEE (IC) OF VENTURE CAPITAL
FUND FOR SCHEDULED CASTES (VCF-SC) FOR ITS MEETING TO BE HELD ON
DECEMBER 10, 2019

**Re: To consider proposal for financial assistance to M/s. TT Distilleries Private
Limited (TTDPL)**

Name of the Company	M/s. TT Distilleries Private Limited (TTDPL)
Date of Incorporation	27/01/2011
CIN	U74999WB2011PTC158086
PAN	AADCT8753B
Regd. Office	Uttar Kamakhya, (Master Para) Kamakhya, Jalpaiguri, West Bengal - 736121
Sector	Manufacturing
Industry	Packaged Drinking Water
Existing Banker	Punjab National Bank – (Current Account)
Proposed Capacity	6,000 LPH (litres per hour) capacity of production of packaged drinking water.
Promoters	<ul style="list-style-type: none"> • Mr. Pinaki Ranjan Saha • Mr. Nitai Sarkar • Ms. Baby Singh Sarkar • Mr. Somen Thakur
Proposed Project	The assistance sought under VCF-SC shall be utilized for setting up a factory for the production of Packaged Drinking Water used for industrial/ commercial/residential purpose with a proposed capacity of the unit of 6,000 LPH (litres per hour) with fully automatic plant at <u>Alipurduar</u> , West Bengal.
Project Location	<u>Kanee Para</u> , Alipurduar-2, Dist- <u>Alipurduar</u> , Pin-736121
Date of Screening Committee	16 th October 2019
Comments of Screening Committee	<p>The Screening Committee suggested :-</p> <ul style="list-style-type: none"> - To Re-examine the plant and machinery cost and to reduce the list of final proposed products as per the actual demand in the local vicinity; - Examining any plastic ban notifications in the project area and its impact on packaged drinking water industry; - Checking whether any approval is to be taken from central ground water commission for the utilization of ground water into packaged drinking water; - To explore taking the personal guarantee of the project mentor viz. Mr. <u>Tarun Parira</u> who is having experience of the industry and shall be assisting the company/its promoters for implementation/operations of the project. <p><i>The clarifications on the above points are mentioned in the</i></p>

Page 1 of 23

	<i>memorandum below.</i>
Project Cost	Rs. 268.72 Lakh
Promoters Contribution	Rs. 81.72 Lakh
Assistance Applied for	Rs. 187.00 Lakh
Assistance Recommended	<p>IFCI Venture proposes to invest Rs. 1,87,00,000 to TTDPL by way of subscription to:</p> <ul style="list-style-type: none"> • Optionally Convertible Debentures (OCDs): 1,86,000 OCDs of Rs. 100/- each, at par, aggregating to Rs. 1,86,00,000; • Equity Shares: 10,000 equity shares of Rs. 10 each, at par, aggregating to Rs. 1,00,000.
Security	<p>1) Primary Security</p> <ul style="list-style-type: none"> - First charge by way of mortgage / hypothecation on all the present & future immovable / movable assets of the company (excluding stocks & book debts); - First charge by way of mortgage on the project land situated at <u>Karise Para, Alipurduar-2, Dist- Alipurduar, Pin-736121</u> admeasuring approx. 14,374 Sq. ft. <p>2) Collateral Security</p> <ul style="list-style-type: none"> - First charge by way of mortgage of land and building owned by at the promoter viz. Mr. Pinaki Ranjan Saha and his brother Mr. <u>Bijush Saha</u> located at Kamakhyaguri, <u>Alipurduar</u> with an approx. area of 7400 sq. ft. and with an approx. value of Rs.50 Lakhs (as per valuation report conducted by SBI in 2018); <p>3) Pledge of 51% unencumbered equity shares held by Promoters in the Company;</p> <p>4) Personal guarantee of Promoters viz. Mr. Nitai Sarkar, Ms. Baby Singh Sarkar, Mr. Pinaki Ranjan Saha and Mr. Somen Thakur;</p> <p>5) Personal guarantee of Mr. <u>Tarun Paria</u> and Mortgagors;</p> <p>6) Security cheque for the Principle Amount.</p> <p><i>Separate Valuation of the properties shall be carried out by IFCI Empanelled Valuer.</i></p> <p><i>Any other residential/ commercial property (ies) of equivalent or higher distress sale value in replacement/addition of 2 above, to the satisfaction of IFCI Venture Capital Funds Ltd.</i></p>
Term Sheet	Term Sheet is enclosed as Annexure - I

I. END USE OF THE FUND

The assistance sought under VCF-SC shall be utilized for setting up a factory for the production of Packaged Drinking Water used for industrial/commercial/residential purpose with a proposed capacity of the unit of 6,000 LPH (litres per hour) with fully automatic plant at Alipurduar, West Bengal.

Page 2 of 23

Reference: DPR (IFCI)



List of Plant and Machinery

- **Details of Plant and Machinery:** The plant & machineries include the following:

Sr. No.	Name of the Machinery	Qty.	Cost in Rs. Lakh
1	UV <u>Ozonator</u> , complete set, Vessels 3 Unit SS including SS tank 3,000 <u>Ltrs</u> 2 units	1	24.78
2	Batch Printing Machine	1	3.54
3	Automatic Filling cum washing cum capping machine (60 Bottle per minute)	1	40.12
4	Blowing Machine - 800 to 1000 Bottle per Hour (15 hp Compressor, moulds -500 ml, 1 <u>Ltrs</u> , 2 <u>Ltrs</u>)	1	15.93
5	Pipeline for filling & interconnectivity requirement (approx) as per construction area- SS pipes		2.95
6	Laboratory Set-up as per IS: 14543:2004 Complete With Chemicals, Instruments & Glassware.	1 Set	8.85
7	SS Tank-40,000 Ltr	2	10.00
	TOTAL COST		106.17

The company has included two SS Tanks of 40,000 ltr capacity in the project cost which was earlier not taken in the project at the time of screening committee. The tanks are required for storing raw water as well as processed water at the project premises. The company has already identified the plant and machinery suppliers i.e. from M/s Renuka Projects based at Panchla (N.H. 6), Howrah, Kolkata. The quotations for the same have been obtained by IFCI Venture. Competitive quotations for the plant and machineries have also been obtained and the cost of the same is found reasonable.

Reference: DPR (IFCI)

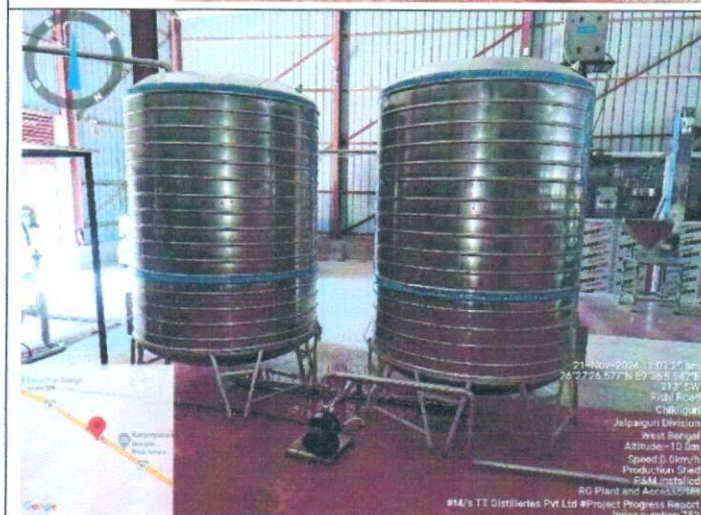
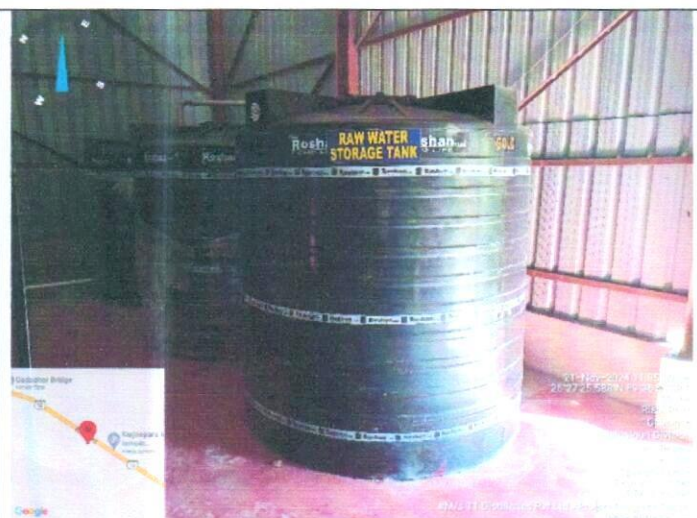


ANNEXURE - (C) – SITE VISIT PHOTOGRAPHS





Handwritten signature and stamp of R. K. Associates.



X *NR*
Rishi Road
Chakraborty
Jalpaiguri Division
West Bengal
Altitude: 23 km
Speed: 0 km/h
Production Shed
P&M installed
RPG Plant
#M/s TT Distilleries Pvt Ltd #Project Progress Report
Index number: 720

CARIBBEAN BHAWANA

12A, Block - LA Sector - 11 Salt Lake City, Nevada - 700 025

Certificate for Consent to Establish*

DUPLICATE

NO NOC 52867/CFE/DK/DAL

Date 09 06 2011

The West Bengal Pollution Control Board hereby grants its Consent to Establish under section 24 of the "Prevention & Control of Pollution" Amendment Act 1986 and section 21 of Air (Prevention & Control of Pollution) Amendment Act 1987 and the Rules and Orders made thereunder to

53 T.T. DISTILLERIES PRIVATE LIMITED

DIRECTORS: TARUN PARIRA AND TAPAN K. PARIRA

VILL: KARJEPARA; PO: SOUTH PARA; P.S. SAMUKTALA, DIST. JALPAIGURI
MOUDA: KARJEPARA, GLNO- III, DAGNO- 162; KH NO- 571

to establish the industry, plant and to manufacture to export **MFG. PACKAGED DRINKING WATER**

and to discharge liquid effluents through outfalls into the ...
and the gaseous effluents in accordance with the conditions as mentioned below (reproduced from the ...
1980). The quality of effluents and gaseous emissions shall not exceed the limits as laid down in the ...
Environment Act, 1986.

Breach of the conditions and/or failure to comply with the directions/conditions as stated below shall render the applicant liable for prosecution under the provisions of Water (Prevention & Control of Pollution) Act 1974 and Air (Prevention & Control of Pollution) Act 1981.

The State Road reserves its right to revoke, withdraw, or make any reasonable variation of the conditions of change or alter this consent by giving one month's notice to the applicant.

Conditions

- 01 The Applicant shall be responsible for the quantity and quality of liquid effluent and gaseous emissions.
- 02 The Applicant shall ensure maintaining the quality of liquid effluent discharge and air emissions within statutory limits as mentioned in Environment (Protection) Act, 1986 and Rules made thereunder.
- 03 The Applicant should adopt suitable measures to treat the liquid effluent to reduce the pollution load so that quality of the same is upto the prescribed standard.
- 04 The Applicant shall have to apply to this Board for its 'Consent to Operate' as per provisions of Water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1986 for discharge of liquid effluent and gaseous emissions. The liquid effluent and gaseous emission shall be discharged by the Applicant without polluting the environment.
- 05 In bring into any change in industrial plant, furnace, flues, chimneys, place and/or point discharge of liquid and gaseous effluents, pollution control equipments the Applicant shall obtain prior permission of the Board in this regard.
- 06 The Applicant shall maintain good house keeping, good working condition and take adequate measures for control of pollution from all sources.
- 07 The Applicant shall bring about at least 33% of the available open land under green cover, proper sanitation.
- 08 The Applicant shall ensure that fugitive emissions from the activity are controlled so as to maintain clean and green environment in and around the factory premises.
- 09 The Applicant shall provide drainage system for conveying liquid wastes.
- 10 The Applicant shall allow the officers of the Board to enter into the applicant's premises at any reasonable time for inspecting the unit.
- 11 The solid waste generated within the factory premises, sweepings etc. be disposed off separately so as not to cause any nuisance/pollution.
- 12 The Applicant should adopt adequate precautionary measures to prevent any inconvenience or annoyance to the residents of the locality due to its activity or be a cause for environmental concern.
- 13 In case of using Diesel Generator, adequate precautionary measures to be taken as per norms laid up by CPCB.

INVESTMENT IN TOTAL FIXED ASSETS Rs. 80,00,000/-

(~~Cost~~ Machinery Rs. 44,010/-)

For and on behalf of the U.S. Sentencing Commission



General Manager
 District Industries Centre, Jalpaiguri
 and
 In Office, Jalpaiguri
 District Industries Centre, Jalpaiguri
 General Manager
 District Industries Centre, Jalpaiguri
 and
 In Office, Jalpaiguri
 District Industries Centre, Jalpaiguri



FORM 4
(See Rules 8(i) and 10(i))
GOVERNMENT OF GUJARAT
DEPARTMENT OF WATER RESOURCES
PERMIT FOR SINKING OF NEW WELL

054713

PERMIT NO. **POB02 063 00142 01 000 00703**

1. (a) Name of the applicant(s) **Shri. T. T. DI STILLARIES PVT LTD**
(b) Son/Daughter of **N.A.**
(c) Address of the applicant **Chandivara, Tal. Varni, SDW, Gandhinagar, Dist. Jalnaigum.**
(d) Category of Farmer (Please tick) **Small Farmer (Marginal Farmer/ Farmer)**
(e) Serial No. of application form and date of submission **BP/A 0073 (37) S. 11.10.2010**
(f) Specimen signature of the user **Tarun Parma**

2. Location particulars -
(a) District **Jalnaigum**
(b) Block/Mosha J. I. No. / Plot No. **Ambungum - II, Chandivara, 65, 162/452**
(c) Municipality / Corporation **N.A.**
(d) Ward No. / Borehole No. / Holding No. **N.A.**

3. Particulars of the proposed well and pumping device -
(a) Type of the well **7/1W**
(b) Approx. depth of the well (m) **122 m**
(c) Purpose of the well **Industrial**
(d) Assembly size (for tube well) **100 mm X 75 mm**
(e) Approx. strainer length (for tube well) **10 m**
(f) Diameter (for dug well) **N.A. m**
(g) Type of pump to be used **Submersible**
(h) H.P. of the pump **2.5**
(i) Operational device **Electric**
(j) Rate of withdrawal (m³/hr) **3 m³/hr**
(k) Maximum allowable running hours per day **3 hr**

This permit authorizes the owner/applicant (user) to sink a well in the location specified at S1 (2) for extraction of ground water at a rate not exceeding that as shown at S1 (3)(i) and for running hours/day as shown at S1 (3)(k), and is valid subject to the observance of the conditions stated overleaf.

Place **Jalnaigum**
Date **23.11.2011**


OFFICE OF THE COLLECTOR, DISTRICT JALNAIGUM
OFFICE SEAL

Signature of Collector
Dr. D. M. 2011
Dr. D. M. 2011
Dr. D. M. 2011
Dr. D. M. 2011

Conditions:
(1) In case of any change or modification in the proposed well, the user must obtain permission from the Department of Water Resources.
(2) No change of location, design, rate of withdrawal and pumping device of the proposed well as mentioned at S1 (2) and (3) of this certificate shall be made without prior permission of the Competent Authority. Any deviation in this regard shall lead to cancellation of this permit.
(3) In case, any of the particulars of information furnished by the user at the time of application for issuance of this permit is found to be incorrect or false, the user shall be liable for the cancellation of this permit.
(4) Any other condition imposed by the concerned Authority.



Government of West Bengal
Water Resource Investigation & Development Department
State Water Investigation Directorate
Office of the Chemist
Regional Chemical & Hydrological Laboratory
Annex Building, Karnajora
Raiganj, Uttar Dinajpur-733130
Email: chemistswid.raiganj@gmail.com



Memo No: RCHE/RC Dated Raiganj the 16/12/19

To: Mr. Pratik Ranjan Saha
11 Durbhanga P.O. Ltd.
Karnajora, Alipadua

Sub: Chemical analysis report of One no water sample supplied by You

Please find below a report of Chemical analysis of one (1) no of water sample, supplied by You of the following source mentioned below

Location: Karnajora, Alipadua
District:

An amount of Rs. 2040.00/- has been received through e-Challan on 06/2/19 (GRN-19-201819-0342696/8) for analysis.


Sl. No.	Item	Unit	Value	Remarks
1	Alkalinity	mg/l	140.4	
2	pH		6.9	
3	Total Hardness	mg/l	151.2	
4	Calcium	mg/l	NIL	
5	Magnesium	mg/l	5.6	
6	Total Hardness	mg/l	124.0	
7	Calcium	mg/l	25.6	
8	Magnesium	mg/l	14.4	
9	Total Hardness	mg/l	0.31	
10	Fluoride	mg/l	0.19	
11	Hexavalent Chromium	mg/l	BDL	
12	Iron	mg/l	BDL	
13	Arsonic	mg/l	0.38	

- pH varies as the sample collection & analysis is not done at the same time.
- Alkalinity method IS 3025 Part 21 (Revised 1990) is used for analysis of alkalinity.
- Calcium method IS 3025 Part 21 (Revised 1990) is used for analysis of calcium.
- Fluoride method IS 3025 Part 21 (Revised 1990) is used for analysis of fluoride.
- Hexavalent Chromium method IS 3025 Part 21 (Revised 1990) is used for analysis of Hexavalent Chromium.
- Iron method IS 3025 Part 21 (Revised 1990) is used for analysis of Iron.
- Arsonic method IS 3025 Part 21 (Revised 1990) is used for analysis of Arsonic.

Only Chemical Analysis of the above mentioned Sample is done here at RCHL, SWID Raiganj on basis of the collection solely made by the depositor of this sample.

This is for your kind information

Thanking You


Chemist
RCHL, SWID
Raiganj, Uttar Dinajpur
CHEMIST, Raiganj, the
Regional Chemical & Hydrological Laboratory, Raiganj
State Water Investigation Div. WR&DD
Government of West Bengal

Memo No: RCHE/RC

Copies forward to:-

- The Director SWID, Kolkata
- The Superintending Geologist, Geological Circle, Kolkata
- The Senior Geologist, Geological Division No-IV, Jalpaiguri
- The Senior Chemist, DCHL, Malda
- Office copy

Chemist
RCHL, SWID
Raiganj, Uttar Dinajpur



টটপাড়া ২নং গ্রাম পঞ্চায়েত কার্যালয়
আলিপুরদুয়ার ২নং পঞ্চায়েত সমিতি
জিলা - আলিপুরদুয়ার
ব্যবসার অনুমতি জরিত সাময়িক প্রমাণ পত্র
Provisional Certificate for TRADE LICENCE
(Order No. 2329 (16) I/Panchaj II-190 U/S 46 (I) (b) of
West Bengal Panchayat Act. 1973

জি. পি. কোড নং - ১০
জি. পি. আইডি নং - ০৭১২১০৭০
প্রমাণ পত্রের ক্রমিক নং - **547**
তারিখ 2/5/2024
ফি 600.00
বৈধতা April, 2024 হইতে ৩১শে মার্চ 2025 পর্যন্ত।
ব্যবসায়ীর নাম Pinkki Rajan Saha
পিতা/স্বামী/অভিভাবকের নাম Narasi ch. Saha
ঠিকানা : গ্রাম U/Komakhya পোঃ Komakhya
জেলাঃ Alipurdhary
ব্যবসায়ের প্রকৃতি Pinkki Drinking Water Factory
প্রতিষ্ঠানের নাম T.T. Distilleries Private LTD
ঠিকানা : নাম Pinkki Rajan Saha
গ্রাম Kayapara পোঃ Serdhara
জেলাঃ Alipurdhary

[Signature]
প্রবন্ধকর্তা



MAGPET POLYMERS PVT. LTD.		MAGPET CERTIFICATE OF ANALYSIS (COA)																																																																																																																																																																																																									
Customer Name	L.S. TRADING (23-24) MASHILA BHURKUNDE TALA ANDOL-MOURI HOWRAH 743302	Document no.	MPP/COA/0105																																																																																																																																																																																																								
Factory address	Magpet Polymers Pvt. Ltd., VRI - Sonmura PO - Marhal, PS - Daspur, N.M. 2 Hooghly, 712249 (WB)	Production Batch no.	N121K20																																																																																																																																																																																																								
Resin name & grade	ASPET / AS-22C1	Invoice no. & Date	APR/2324/04897 Dt. 15-03-2024																																																																																																																																																																																																								
Jar weight	992 gm	Production date	30-12-2023																																																																																																																																																																																																								
Date of Inspection	15-03-2024	Total Quantity	300																																																																																																																																																																																																								
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<table border="1"> <thead> <tr> <th>Wall Thickness</th> <th>Top</th> <th>Specification</th> <th>Units</th> <th>Observation</th> </tr> </thead> <tbody> <tr> <td>8</td> <td>Top</td> <td>1.32 ± 0.02</td> <td>mm</td> <td>1.18</td> </tr> <tr> <td></td> <td>Middle</td> <td>0.70 ± 0.02</td> <td>mm</td> <td>0.74</td> </tr> <tr> <td></td> <td>Bottom</td> <td>0.82 ± 0.02</td> <td>mm</td> <td>0.96</td> </tr> <tr> <td>9</td> <td>Benefit capacity</td> <td>20390 ± 200</td> <td>ml</td> <td>20390</td> </tr> <tr> <td>10</td> <td>Top load</td> <td>As per IS</td> <td>kgf</td> <td>105.06</td> </tr> <tr> <td>11</td> <td>Identification on jar</td> <td>Caplets marked on Bottom FD marked on Bottom PET RICHILL Symbol & Recycle Code 1 on BOTTOM</td> <td></td> <td>Satisfactory Satisfactory Satisfactory</td> </tr> <tr> <td>12</td> <td>Gate Point</td> <td>Should be at center</td> <td></td> <td>Satisfactory</td> </tr> <tr> <td>13</td> <td>Leakage test</td> <td>1. Vibration Leakage 2. Air Pressure Leakage 3. Closure Leakage</td> <td></td> <td>Satisfactory Satisfactory Satisfactory</td> </tr> <tr> <td>14</td> <td>Drop test</td> <td>Should not rupture or leak</td> <td></td> <td>Satisfactory</td> </tr> <tr> <td>15</td> <td>Phiform Azuladibutylene Content</td> <td>NMT 8</td> <td>gpm</td> <td>5.8</td> </tr> <tr> <td>16</td> <td>Cap overall migration in Water</td> <td>Overall Migration Colour Migration</td> <td>mg/l Visual</td> <td>8.4 No visual colour migration observed</td> </tr> <tr> <td>17</td> <td>Blow jar Overall Migration in Water</td> <td>As per IS 8845 NMT 60 mg/l or 32 mg/dm² Colour Migration</td> <td>mg/dm² Visual</td> <td><1.0 No visual colour migration observed</td> </tr> <tr> <td>18</td>Transparency</tr></tbody></table>				Wall Thickness	Top	Specification	Units	Observation	8	Top	1.32 ± 0.02	mm	1.18		Middle	0.70 ± 0.02	mm	0.74		Bottom	0.82 ± 0.02	mm	0.96	9	Benefit capacity	20390 ± 200	ml	20390	10	Top load	As per IS	kgf	105.06	11	Identification on jar	Caplets marked on Bottom FD marked on Bottom PET RICHILL Symbol & Recycle Code 1 on BOTTOM		Satisfactory Satisfactory Satisfactory	12	Gate Point	Should be at center		Satisfactory	13	Leakage test	1. Vibration Leakage 2. Air Pressure Leakage 3. Closure Leakage		Satisfactory Satisfactory Satisfactory	14	Drop test	Should not rupture or leak		Satisfactory	15	Phiform Azuladibutylene Content	NMT 8	gpm	5.8	16	Cap overall migration in Water	Overall Migration Colour Migration	mg/l Visual	8.4 No visual colour migration observed	17	Blow jar Overall Migration in Water	As per IS 8845 NMT 60 mg/l or 32 mg/dm ² Colour Migration	mg/dm ² Visual	<1.0 No visual colour migration observed	18	Min. 85 %		91.5																																																																																																																																			
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20	Water Solubility Test	As per IS 4.6.6 of IS 15410		Satisfactory																																																																																																																																																																																																							
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