**File No.: VIS (2024-25)-PL656-587-824 Dated: 21.01.2025**

**LENDER’S INDEPENDENT ENGINEER REPORT (7th)**

**(FOR QUARTER ENDING DECEMBER 2024)**

**OF**

**NEW POULTRY LAYER UNIT OF CAPACITY 2 LAKH LAYER BIRDS.**

**SITUATED AT**

**VILLAGE BARANATA, CHAKULIA, PURBI SINGBHUM, JHARKHAND.**

**IMPLEMENTED BY**

**M/S RIYA DIYA AGRO FARMS LLP**

**REPORT PREPARED FOR**

**STATE BANK OF INDIA, SME BRANCH ADITYAPUR JAMSHEDPUR.**

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| --- | --- |
| **PART A** | **REPORT SUMMARY** |

|  |  |  |
| --- | --- | --- |
| **1.** | **Name of Project:** | To set up a new poultry layer unit of capacity 2 lakh layer birds and also setting up in-house feed making unit along with layer farming business. |
| **2.** | **Project Location:** | Village-Baranata, Chakulia, District- Purbi Singbhum, State- Jharkhand |
| **3.** | **Name of the Borrower:** | M/s Riya Diya Agro Farms LLP. |
| **4.** | **Director’s/Partner’s:** | Mr. Durga Madhav Dagara  Mrs. Kajal Dagara |
| **5.** | **Prepared for Bank:** | State Bank of India Sme Branch Adityapur, Jamshedpur |
| **6.** | **LIE Consultant Firm:** | M/s. R.K. Associates Valuers & Techno Engineering Consultants (P) Ltd. |
| **7.** | **Date of Survey:** | 15th of January 2025 |
| **8.** | **Date of Report:** | 21st of January 2025 |
| **9.** | **Purpose of the Report:** | To provide fair detailed analysis report to the Bank based on the “in-scope points” mentioned below for facilitating them to know the current status of the Project. |
| **10.** | **Scope of the work provided by the Lender:** | 1. Periodic Project physical status review 2. Periodic review of expenditure of the Project. |
| **11.** | **Documents perused for Proposal:** | 1. CA Certificate dated 18/01/2025 2. Copy of Invoices for machines already installed |
| **12.** | **Annexure with the report:** | 1. Copies of Project Statutory approvals 2. CA Certificate |

|  |  |
| --- | --- |
| **PART B** | **INTRODUCTION** |

1. **THE PROJECT:**

**M/S RIYA DIYA AGRO FARMS LLP** is setting up a new poultry layer unit of capacity 2 lakh layer birds and also setting up in-house feed making unit along with layer farming business at Village Baranata, Chakulia, District- Purbi Singbhum, and State- Jharkhand. The unit is proposed to construct its own in house 5-6 tons per hour Maize Feed Plant having 60-90 days storage capacity silos. To know the Project progress bank has appointed M/s R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. for review of periodic physical & expenditure of the project. This is 7th LIE Report for Quarter ending December’24 in continuation to previous quarter and inception LIE Report submitted. The Project status in the report is as on 15/01/2025 but the expenditure considered in the report is for the period of October’24-December’24 as per the Bills/ CA Certificate shown to us by the company or as per independent assessment done as per the status found on the date of survey.

1. **PROJECT LOCATION:**

Details about Location of Unit is as below:

**TABLE - 1**

|  |  |
| --- | --- |
| **Particulars** | **Description** |
| **Postal Address** | |
| Village-Baranata, Chakulia, District- Purbi Singbhum, State- Jharkhand | |
| **Location** | |
| The location is in rural area of village area, nearby lands are mostly agricultural area or barren land. It is next to Power Grid Birdho. | |
| **Google Coordinates** | |
| Latitude | 22°33'08.8"N |
| Longitude | 86°44'20.4"E |
| **Connectivity Systems** | |
| Road | The project site of the subject under construction plant has a ~15 feet wide uneven approach road named Baranata Village Road. Chakulia-Belpahadi road is the nearest main road, at distance of 30 km from the subject project. |
| Rail | The Nearest Railway station to the subject locality is Chakulia Railway Station which is about 12 Km from the Subject Project. |
| Air | The nearest Domestic Airport to the subject project is Kazi Nazrul Islam Airport which is about 160 Km from the subject project. |
| **Geographical Conditions On The Site** | |
| Temperature | The area has generally hot climate. The maximum temperature is around 105°F while the minimum is 36°F. |
| Rainfall | The average annual rainfall of this area is about 1200 mm to 1400 mm. |
| Seismic Zone | The above plant site area falls in Seismic Zone II. |



**Source: Google Earth**

**Figure: Location of Manufacturing Unit**

1. **PROJECT OVERVIEW:**

**M/S RIYA DIYA AGRO FARMS LLP** is setting up a new poultry layer unit of capacity 2 lakh layer birds and also setting up in-house feed making unit along with layer farming business at Village Baranata, Chakulia, District- Purbi Singbhum, and State- Jharkhand. The unit is proposed to construct its own in house 5-6 tons per hour Maize Feed Plant having 60-90 days storage capacity silos. The project is developed on total land area 6.15 Acre (as per the information provided to us, during site survey) which was already available with M/s Riya Diya Agro Farms LLP.

*Layer birds are egg-laying poultry birds which are raised for the purpose of commercial egg production.*

The cost of project is estimated to be Rs.23.95 Cr. which broadly consists of Rs.11.72 crore in Building & Civil works, and Rs.8.66 crores in Plant & Machinery. Project land is not the part of Project cost since it was already available with the company. Total expenditure shown by the company till 31st December is Rs.18,46,29,947.98/-. Detailed breakup of the same is available in later section of the report, along with LIE assessment.

The project has achieved partial COD only Layer-1 shed is being used for commercial as of now, rest layer sheds are still in construction stage which has been explained in later section of the report.

As per the Demand Note Cum Load Sanction Letter for New HT connection M/S RIYA DIYA AGRO FARMS LLP has demanded 232 KVA load on 11 KV Supply Voltage from Jharkhand Bijli Vitran Nigam Limited, (JBVNL) Jharkhand.

1. **SCOPE OF WORK DURING PROJECT DURATION:**
2. Periodic Project physical status review
3. Periodic review of expenditure of the Project.
4. **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 Project status.
5. **METHODOLOGY ADOPTED:**
6. Study of Project Planning documents/ reports to know about the Project.
7. Additional information, data, documents collection from the borrower.
8. Site Inspection.
9. Review and analysis of the documents and information obtained from the borrower and corroborating it with the site inspection status.
10. Information compilation, analysis and reporting.

|  |  |
| --- | --- |
| **PART C** | **PLANT INFRASTRUCTURE SECTIONS & FACILITY DETAILS WITH ACTUAL PROGRESS** |

1. **LAND DEVELOPMENT AND OTHER STRUCTURE WORK DETAILS:** The project is developed on total land area 6.15 Acre (as per the information provided to us, during site survey) owned by M/S Riya Diya Agro Farms LLP. Since land was already with the promoters so it is not part of the LIE report as such.
2. **Buildings/structures as per sanctioned building plan approved by Pramukh, Chakulia Prakhand, Jharkhand**:

**TABLE - 2**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **As Per Building Plan Approved By Pramukh, Chakulia Prakhand, Jharkhand** | | | | | |
| **SR. No.** | **Particulars** | **Floors** | **Type of Structure** | **Area *(sq. mt.)*** | **Height *(feet)*** |
| 1 | Administrative Building | G+1 | R.C.C | 1,572 | 10 |
| 2 | Grooming and Breeding Shed | 1 | Tin Shed | 996 | 45 |
| 3 | Layer 1 | 1 | Tin Shed | 1,342 | 45 |
| 4 | Layer 2 | 1 | Tin Shed | 1,386 | 45 |
| 5 | Layer 3 | 1 | Tin Shed | 1,386 | 45 |
| 6 | Layer 4 | 1 | Tin Shed | 1,386 | 45 |
| 7 | Food Mill | 1 | Tin Shed | 563 | 45 |

***Note: The above details are taken from the sanctioned building plan provided.***

1. **Buildings/structures and progress as per site survey dated 15th January 2025 is shown below:**

**TABLE - 3**

| **As Per Site Survey Dated 15th January 2025** | | | | | |
| --- | --- | --- | --- | --- | --- |
| **Building Name** | **Area (Sq. ft.)** | **Type of Structure** | **Progress as on**  **December 2023** | **Progress as on June 2024** | **Progress as on 15th January 2025** |
| Boundary Wall | 2,748  (R. MT.) | Pre-Cast | * Completed (As informed by representative as the backside of the site was not accessible due to dense bushes) | * Status same as mentioned in previous report | * Completed as reported earlier. |
| Boundary Wall | 1,074  (R. MT.) | Chain Link Fencing | * Completed (As informed by representative as the backside of the site was not accessible due to dense bushes) | * Status same as mentioned in previous report | * Completed as reported earlier. |
| Breeding & Grooming Shed | 12,308 | GI shed over RCC structure and walls | * The super structure work along with the major finishing work is completed. * The assembling of cages was in progress, which was observed to be reaching its completion stage, with few pending works. | * Major status same as previous report. * Further finishing work has been done and assembling of cages is completed which is currently in operation | * The shed work & assembling of cages has been completed and currently operational. |
| Layer Shed-1 | 16,535 | GI shed over RCC structure and walls | * Super structure work including foundation, columns, brickwork has been completed. * Trusses have been installed on roof, with tin shed fixed on half of the structure. | * The super structure work along with the major finishing work is completed. * The assembling of cages was in progress. | * The shed work & assembling of cages has been completed and currently operational. |
| Layer Shed-2 | 16,535 | WIP | * Super structure work i.e. Footing/foundation work is in progress and is completed till the plinth level. * Soil filling has been done, and the compaction of the soil is to be done. | * Super structure work i.e. Footing/foundation work is completed. * Blockwork from both sides has been done, the balance blockworks are currently in progress. | * Super structure work i.e. Footing/foundation work is completed. * Blockwork has been completed, further the iron & truss frame work is also completed. * Laying of profile shed is pending and other finishing work |
| Layer Shed-3 | 16,535 | WIP | * Super structure work i.e. Footing/foundation work is in progress. | * Super structure work i.e. Footing/foundation is completed. * Column reinforcement work is in progress, shuttering and casting of concrete is due. | * Same as previous report |
| Layer Shed-4 | 16,535 | Not started yet | * Work has not started yet. | * Super structure work i.e. Footing/foundation work is completed. | * Same as previous report |
| JVNL Meter Room | 194 | R.C.C Framed Structure | * Completed | * Same as previous report | * Work completed |
| Water Tank  (Ground Floor) | 675 | R.C.C Framed Structure | * Structure and block work has been completed | * Same as previous report | * Work completed |
| Water Tank  (First Floor) | 675 | R.C.C Framed Structure | * Structure work has been completed | * Same as previous report | * Work completed |
| DG Concrete Base | 614 | Concrete Base | * Base is ready | * Same as previous report | * Work completed |
| Egg Store House | 4,368 | R.C.C Framed Structure | * The super structure work is completed. * Brickwork has been completed till the slab level. * Slab casting is due, the same was observed to be in progress at the time of survey. | * All the civil works has been done. Roof shed work is due. * Blockwork and plaster work has been completed from inside in half portion. | * Same as previous report |
| Office Room | 39 | R.C.C | * Construction and finishing work is completed. | * Same as previous report | * Work completed |
| Food Mill Shed  (Excluding Mezzanine) | 6,739 | Steel Structure | * The Truss and the iron support structure, along with footing has been completed. * The Covering on sides and tin shed on roof is due, however the work was observed to be in progress. | * Construction work along with finishing work, has been completed | * Work completed |
| Food Mill Mezzanine | 3,370 | Construction of base of mezzanine is done, further no finishing work is observed on the mezzanine yet. | * Same as previous report | * Work completed |
| Temporary Store Room | 1500 | Temporary GI Shed over brick walls | * Store with tin shed is constructed, however it is informed to be temporary structure by the representative | * Same as previous report | * Work completed |
| Labor Kitchen | 221 | G.I Shed over brick walls | * Construction completed | * Same as previous report | * Construction completed |
| Labor Shed | 2,152 | G.I Shed over brick walls | * Construction completed | * Same as previous report | * Construction completed |
| Shed of Container | 253 | G.I Shed | * Construction completed | * Same as previous report | * Construction completed |
| Silo Base (Platform) | --- | R.C.C | * Footing and Wall casting is done. * Soil filling in between is done * Slab casting of the same is due | * Status same as previous report, further slab casting work has been executed | * Work completed |
| Sanitization Chamber | 630 | Shed on brick walls | ----- | ------- | * Work completed |

**Notes:**

1. *The Physical progress captured in the report is on approximate basis as per status of structures observed on site during site inspection.*
2. **MACHINERIES, OTHER EQUIPMENTS & UTILITIES:**

In the subject poultry project, following list of plant and machinery is proposed:

**TABLE - 4**

|  |  |  |
| --- | --- | --- |
| **S. No** | **Particulars** | **Supplier/Vendor** |
|
|  | Water Plant | Netsol Water Solutions Pvt Ltd |
|  | DSI Automatic Cage 4 Row 5 tier (1 Grooming and 4 layer house) | DS ISPAT |
|  | Maize Feed Plant | Sai Durga Agrotech Industries |
|  | Silos | Sai Durga Industries |

The status as on date 15/01/2025 is as below :-

**TABLE - 5**

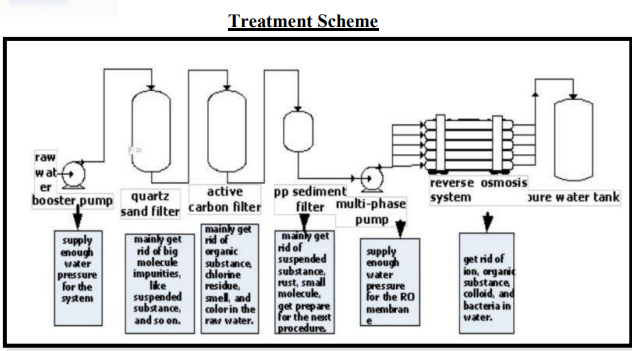
|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **S. No** | **Particulars** | **Supplier/Company** | **Status Achieved** | | | |
| **Quotation Received** | **Purchase Order** | **Received on site** | **Installed** |
|  | Water Plant | Netsol Water Solutions | Z:\In Progress Files\Abhinav Chaturvedi\Check.png | Z:\In Progress Files\Abhinav Chaturvedi\Check.png | Z:\In Progress Files\Abhinav Chaturvedi\Check.png | Z:\In Progress Files\Abhinav Chaturvedi\Check.png |
|  | Automatic Cage Layer-1 | DS ISPAT | Z:\In Progress Files\Abhinav Chaturvedi\Check.png | Z:\In Progress Files\Abhinav Chaturvedi\Check.png | Z:\In Progress Files\Abhinav Chaturvedi\Check.png | Z:\In Progress Files\Abhinav Chaturvedi\Check.png |
|  | Maize feed Plant | Sai Durga Agro Industries | Z:\In Progress Files\Abhinav Chaturvedi\Check.png | Z:\In Progress Files\Abhinav Chaturvedi\Check.png | Z:\In Progress Files\Abhinav Chaturvedi\Check.png | Z:\In Progress Files\Abhinav Chaturvedi\Check.png |
|  | Silos | Sai Durga Industries | Z:\In Progress Files\Abhinav Chaturvedi\Check.png | Z:\In Progress Files\Abhinav Chaturvedi\Check.png | Z:\In Progress Files\Abhinav Chaturvedi\Check.png | Z:\In Progress Files\Abhinav Chaturvedi\Check.png |
|  | Transformer  (315 KVA) | Synergy Power Equip Pvt. Ltd. | Z:\In Progress Files\Abhinav Chaturvedi\Check.png | Z:\In Progress Files\Abhinav Chaturvedi\Check.png | Z:\In Progress Files\Abhinav Chaturvedi\Check.png | Z:\In Progress Files\Abhinav Chaturvedi\Check.png |
|  | Silent Diesel Generator  (30 KVA & 200 KVA) | Kirloskar | Z:\In Progress Files\Abhinav Chaturvedi\Check.png | Z:\In Progress Files\Abhinav Chaturvedi\Check.png | Z:\In Progress Files\Abhinav Chaturvedi\Check.png | Z:\In Progress Files\Abhinav Chaturvedi\Check.png |
| 7. | L.T. Panel | --- | Z:\In Progress Files\Abhinav Chaturvedi\Check.png | Z:\In Progress Files\Abhinav Chaturvedi\Check.png | Z:\In Progress Files\Abhinav Chaturvedi\Check.png | Z:\In Progress Files\Abhinav Chaturvedi\Check.png |

**Note:**

1. The major machineries/ equipment’s mentioned in the above table have arrived on the site and installation of the same is in progress, as observed during the survey date 15/01/2025.
2. As per CA certificate, the total amount incurred against the purchase of Plant, Machinery and equipment’s amounts to Rs.4.88cr. against the proposed amount of Rs.9.07 Cr.
3. As per purchase orders provided to us by the company the major vendor for the machines, plants and equipment’s is M/s DS ISPAT, Sai Durga Agrotech Industries, Netsol Water Solutions Pvt Ltd etc.

**Technical details and aspect of the above plant/machineries and equipment’s is shown below:**

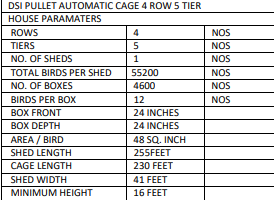
1. **Water Plant:**



1. **Automatic Cage 4 row 5 tier(one growing and 4 layer house)**

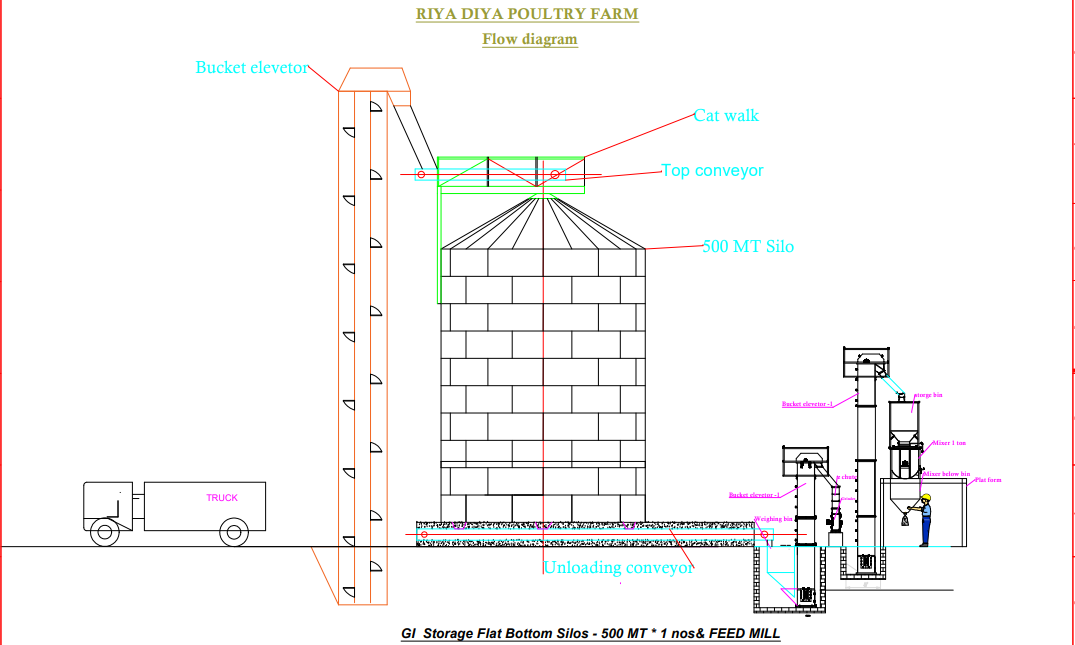
The setup proposed to be installed in the layer house is automated, and it includes feeding trolley, manure removal system, egg collection system, water drinking system etc.

**Parameters:**



1. **Silos**

GI Corrugated 1500 MT Flat bottom silos with loading and unloading system.



1. **Transformer (315 KVA)**

Company: Synergy Power Equipment Pvt. Ltd.

Voltages: 1100 High Voltage to 433 Low Voltage

Phases: 3 phase

1. **Silent Diesel Generator**

Company: Kirloskar

Load: 30 & 200 KVA

Features: Silent Generator

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

Following are the project consultants, contractors & suppliers:

**TABLE - 6**

|  |  |  |
| --- | --- | --- |
| **S. No.** | **Contractor Name** | **Work Assigned** |
|  | Netsol Water Solutions Pvt Ltd | Water Plant |
|  | DS ISPAT | Automatic Cage (1 growing and 4 layer house) |
|  | Sai Durga Agrotech Industries | Maize feed Plant |
|  | Synergy Power Equipment Pvt. Ltd. | Transformer (315 KVA) |
|  | Kirloskar | Silent Diesel Generator (30 & 200 KVA) |

|  |  |
| --- | --- |
| **PART E** | **PROJECT COST & MEANS OF FINANCE** |

1. **TOTAL PROJECT COST:** M/S RIYA DIYA AGRO FARMS LLP has estimated the Total Project Cost amounting to Rs.23.95 Cr.

**TABLE - 7**

|  |  |  |
| --- | --- | --- |
| **Particulars** | **In Rs. (In Cr.)** | **Weighted %** |
| Land Development/Building/Other Civil Works | 11.72 | 48.94% |
| Plant & Machinery | 8.66 | 36.16% |
| Electrical Installation | 0.41 | 1.71% |
| Furniture & Fixture | 0.06 | 0.25% |
| Security Deposit | 0.02 | 0.08% |
| Others | 1.42 | 5.93% |
| Working Capital Margin | 1.66 | 6.93% |
| **Total** | **23.95** | **100%** |

1. **CURRENT STATUS & TOTAL EXPENDITURE INCURRED TILL DATE:** Details of the expenditure in the Table below is recordedfor the expenditure incurred up to 31st December 2024 as per CA Certificate dated 18th January 2022 with UDIN No. 25403137BMJOYI7837.

**TABLE - 8**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Particulars** | **Total Estimated Cost**  **(In Rs. In Cr.)** | **Expenditure as per CA Certificate**  **till 31st December 24**  **(In Rs. In Cr.)** | **Amount of Work Done On Site**  **(Till 15/01/2025)** | **Remarks** |
| Land Development and other civil works | 11.72 | 11.57 | ~9.69 | We have done the cost assessment independently as per present status of work on site using benchmark cost.  Please refer to the Table No. 9 below for the cost assessment done as per the status of construction during site survey conducted on 15th January 2025.  Cost of material lying on the site and any advances paid to the contractor is not covered in our assessment which may have been done in CA Certificate due to which difference is coming. |
| Plant, Machinery and electrical equipment | 9.07 | 4.88 | ~2.75 | Only those Bills/ Invoices have been considered which is installed at the site as seen on the site during site inspection conducted on 02nd August 2024 and for which company has confirmed to have made the payment corroborated by CA Certificate.  Please refer to the Table No. 10 for the breakup of the Invoices considered. |
| **TOTAL** | **20.79** | **16.45** | **~12.4** | -------- |

**Note:**

* *The above assessment is done cumulatively as per site survey observation done on 15/01/2024.*
* *Civil work assessment is done independently as per present status of work found on site using benchmark cost. Cost of material lying on site and any advances paid to vendors/ suppliers is not covered in our assessment.*
* *In Plant & Machinery head, only those machinery cost is included as per Bills/ Invoices which were found on site during site visit. Advances paid to vendors / suppliers is not covered in our assessment.*

**TABLE - 9**

| **CONSTRUCTION COST ASSESSMENT AS PER SURVEY DATED 15/01/2025** | | | | | |
| --- | --- | --- | --- | --- | --- |
| **Particular** | **Type of Structure** | **Unit** | **Quantity** | **Rate** | **Amount** |
| **Earth Work** | **---** | m3 | 37,332 | 300 | 1,11,99,600 |
| **Boundary Wall** | **Precast** | Sq. ft. | 17,346 | 100 | 17,34,600 |
| **Boundary Wall** | **Chain Link Fencing** | Sq. ft. | 7,518 | 90 | 6,76,620 |
| **Grooming Shed** | **GI shed over RCC structure and walls** | Sq. ft. | 12,308 | 1,500 | 1,84,62,000 |
| **Layer Shed 1** | **GI shed over RCC structure and walls** | Sq. ft. | 16,535 | 1,500 | 2,48,02,500 |
| **Layer Shed 2** | **GI shed over RCC structure and walls** | Sq. ft. | 16,535 | 750 | 1,24,01,250 |
| **Layer Shed 3** | **GI shed over RCC structure and walls** | Sq. ft. | 16,535 | 250 | 41,33,750 |
| **Layer Shed 4** | **GI shed over RCC structure and walls** | Sq. ft. | 16,535 | 125 | 20,66,875 |
| **JVNL meter room** | **R.C.C Framed Structure** | Sq. ft. | 194 | 1,200 | 2,32,800 |
| **Water Tank (Ground Floor)** | **R.C.C Framed Structure** | Sq. ft. | 675 | 1,350 | 9,11,250 |
|
| **Water Tank (1st Floor)** | **R.C.C Framed Structure** | Sq. ft. | 675 | 1,250 | 8,43,750 |
|
| **DG Concrete Base** | **R.C.C Platform** | Sq. ft. | 614 | 300 | 1,84,200 |
| **Egg Store House** | **R.C.C Framed Structure** | Sq. ft. | 4,368 | 1,100 | 48,04,800 |
| **Office Room** | **R.C.C Framed Structure** | Sq. ft. | 414 | 1,400 | 5,79,600 |
| **Food Mill Shed (excluding Mezzanine)** | **Steel structure** | Sq. ft. | 6,739 | 1,000 | 67,39,000 |
| **Food Mill Mezzanine** | **Steel structure** | Sq. ft. | 3,370 | 400 | 13,48,000 |
| **Temporary Store** | **GI Shed** | Sq. ft. | 1,500 | 550 | 8,25,000 |
| **Labour Kitchen** | **G.I Shed over brick walls** | Sq. ft. | 221 | 750 | 1,65,750 |
| **Labour Shed** | **G.I Shed over brick walls** | Sq. ft. | 2,152 | 750 | 16,14,000 |
| **Shed of container** | **G.I Shed** | Sq. ft. | 253 | 225 | 56,925 |
| **Silo Base** | **R.C.C** | Cum | 89 | 9,793 | 8,71,577 |
| **Steel in Silo Base** | **TMT Steel Bars** | KG | 21,052 | 89 | 18,73,628 |
| **Sanitization Chamber** | **G.I Shed over brick walls** | Sq. ft. | 630 | 600 | 3,78,000 |
| **Total** | | | | | **9,69,05,475** |

**Comments:**

1. Cost of assessment is done based on progress of each structure using plinth area rates as per type of structure to have an independent view.
2. Bills/ Invoices have not been verified at our end.

**TABLE - 10**

|  |  |  |  |
| --- | --- | --- | --- |
| **Party** | **Purpose** | **Sum as per confirmation verification** | **Breakup** |
| M/s AN Electrical Equipment | Electrical work | 10,00,000 | 5,00,000 |
| 5,00,000 |
| Synergy power Equip | Electrical work | 5,19,200 |  |
| DS ISPAT | Cages | 2,15,96,594 | 20,00,000 |
| 40,00,000 |
| 25,74,000 |
| 52,26,000 |
| 11,19,423 |
| 5,50,000 |
| 18,84,711 |
| 10,04,047 |
| 4,94,530 |
| 9,80,443 |
| 4,90,000 |
| 12,73,440 |
| SAI Durga Agro Tech | Silo and mesh feed | 40,00,000 | 16,00,000 |
| 16,00,000 |
| 8,00,000 |
| Bala Industries and Entertainment Pvt. Ltd. | LPG Heater | 2,96,770 | --- |
| Spare Parts | 48,698 | --- |
| **TOTAL** | | **Rs.2,74,61,262/-** | ----- |

**Comments:**

1. No new payment confirmation letter has been provided to us of April ’24-December’24 against the plant and machinery head, however new invoices have been raised during this period and payment has been made against those.
2. Cost assessment of plant, machinery and equipment’s is done as per the confirmation letter provided by the client for the machines seen on the site during site dated 15th January 2024.
3. Bills/ Invoices have not been verified at our end.
4. **SOURCES OF FINANCE & UTILIZATION OF FUNDS:**

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

**TABLE - 11**

|  |  |
| --- | --- |
| PARTICULARS | (Amount in Rs. Crore) |
| Promoter’s Contribution (Equity) | 10.03 |
| Term Loan (Debt) | 13.92 |
| TOTAL | **23.95** |

***Source:*** *As per technical vetting report dated 7th January 2023*

|  |  |
| --- | --- |
| **PART F** | **STATUTORY & REGULATORY APPROVALS, CLEARANCES & NOC** |

**TABLE - 12**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Sr. No. | NAME OF LICENSE/ REGISTRATION | PURPOSE | DATE OF ISSUE | Current Status |
| **ISSUING AUTHORITY** | **LICENCE NO.** |
| 1. | Sanctioned Building Plan | Approval of building plans | 27/07/2022 | Approval for the Building Plan is obtained by the Company from the competent Authority. |
| Pramukh, Chakulia Prakhand |  |
| 2. | Power Connection | Load Sanction Letter | 09/09/2022 | Load of 11 KV is demanded. |
| Jharkhand Bijli Vitran Nigam Limited | NC36938091HT |
| 3. | Groundwater Abstraction Clearance | NOC for groundwater abstraction | 04/05/2023 | NOC is obtained by the Company from the competent Authority. |
| Central Groundwater Authority | CGWA/NOC/IND/ORIG/2023/18441 |
| *Observations & Comments:*   * *Since the poultry farm comes under Agricultural sector, therefore it doesn’t require any major approvals as such.* * *Major approvals are shown above as obtained by the company.* * *The approvals shown are the same as taken previously, no new approval has been taken by the company during the assessment period.* | | | | |

|  |  |
| --- | --- |
| **PART G** | **PROJECT SCHEDULE & CURRENT STATUS** |

**TABLE - 13**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **IMPLEMENTATION SCHEDULE OF RIYA DIYA AGRO FARMS LLP** | | | | |
| **S.**  **No.** | **Particular** | **Commencement** | **Completion** | **Current Status**  **As per survey dated – 15th January 2025** |
| 1. | Construction of grooming shed. | Started | July-23 | * The shed work & assembling of cages has been completed and currently operational. |
| 2. | Construction of 1st layer shed. | Started | Nov-23 | * The shed work & assembling of cages has been completed and currently operational. |
| 3. | Construction of 2nd layer shed. | Started | Apr-24 | * Super structure work i.e. Footing/foundation work is completed. * Blockwork has been completed, further truss and frame work is in progress for roof. |
| 4. | Construction of 3rd layer shed. | Started | Aug-24 | * Super structure work i.e. Footing/foundation work is completed. * Blockwork from both sides has been done, the balance blockworks is currently in progress. |
| 5. | Construction of 4th layer shed. | Started | Dec-24 | * Super structure work i.e. Footing/foundation work is completed. |
| 6. | Commencement of Operations | --- | Dec-24 | * Company has achieved partial COD with 52,000 layer birds as per client, against those no sales invoice has been provided. |

**Observation:**

* The commercial operation was supposed to be achieved in December 2024. Presently it has achieved partial commercial operation with 52,000 layer birds in Layer Shed 1 as per the site inspection. However, client was requested to provide the sales invoices which couldn’t be provided till the finalization of this report. Bank is requested to please take the same from the client to corroborate the partial operation.

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

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| **SURVEY ANALYST** | **ENGINEERING ANALYST** | **REVIEWER** |
| Kishanu Sarkar | Deepak Kumar Singh | Sr. VP Projects |
|  |  |  |

**For**

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

**Place: Noida**

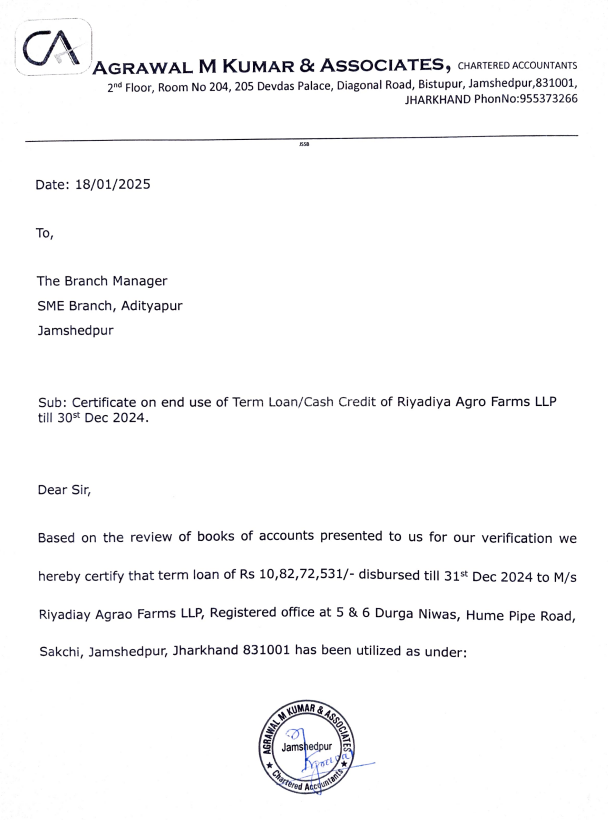
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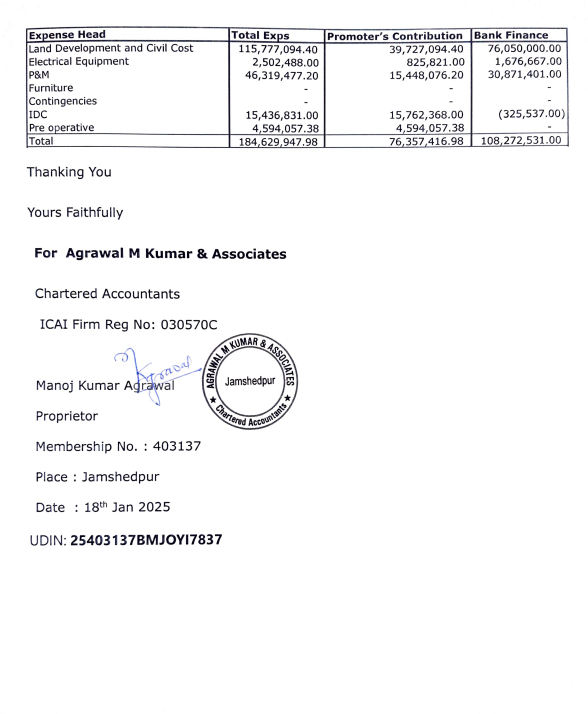
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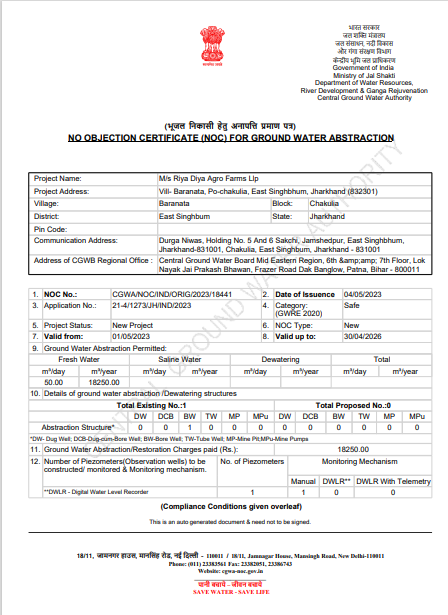
**ENCLOSURE 1: IMPORTANT DOCUMENTS EXHIBIT**

**DOCUMENT-1: CA CERTIFICATE DATED 18/01/2025**

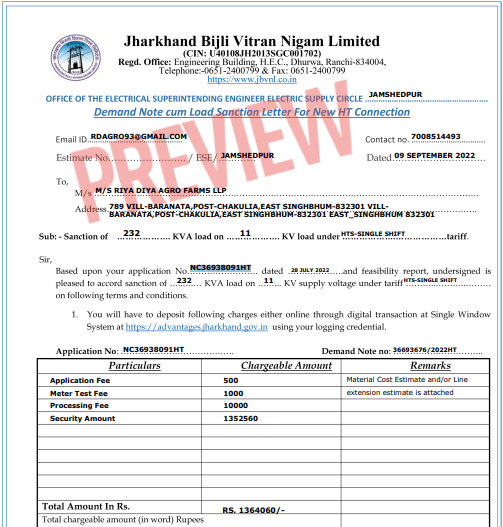




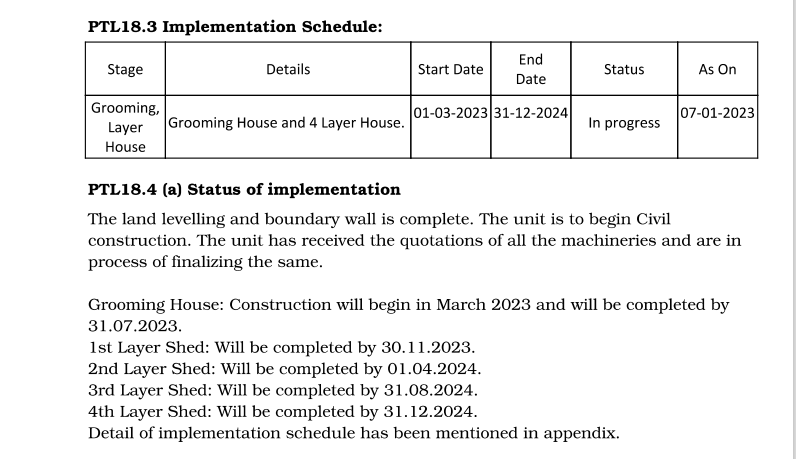
**DOCUMENT- 2: NOC FROM CENTRAL GROUND WATER AUTHORITY**



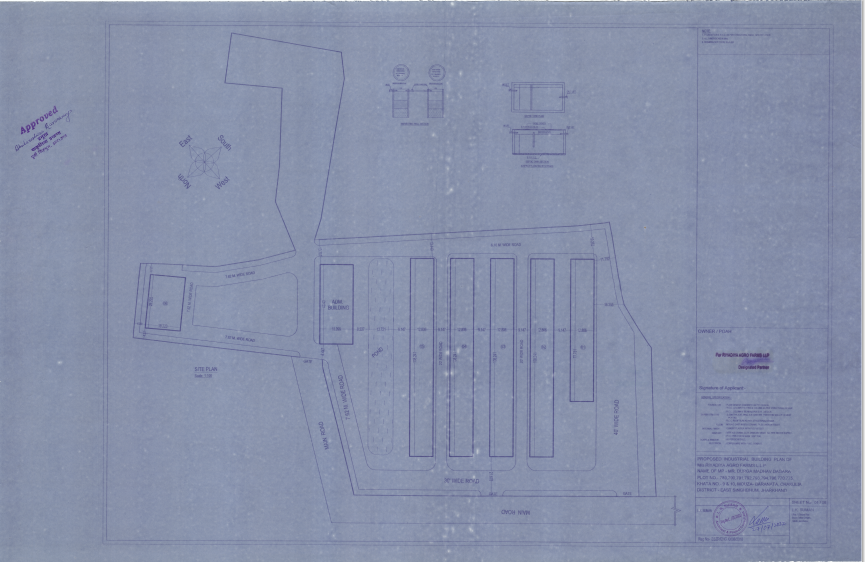
**DOCUMENT-3: ELECTRICITY DEMAND NOTE CUM LOAD SANCTION LETTER**

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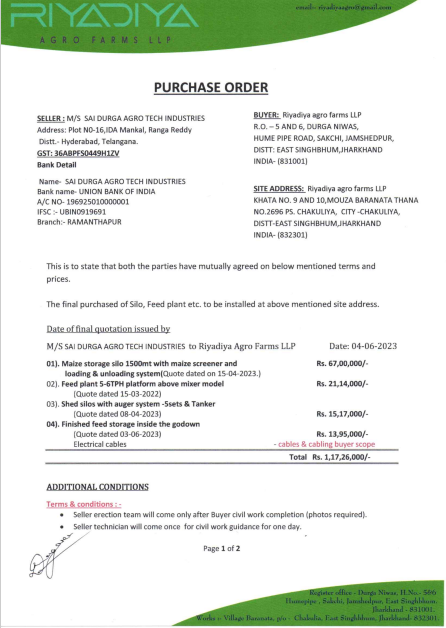
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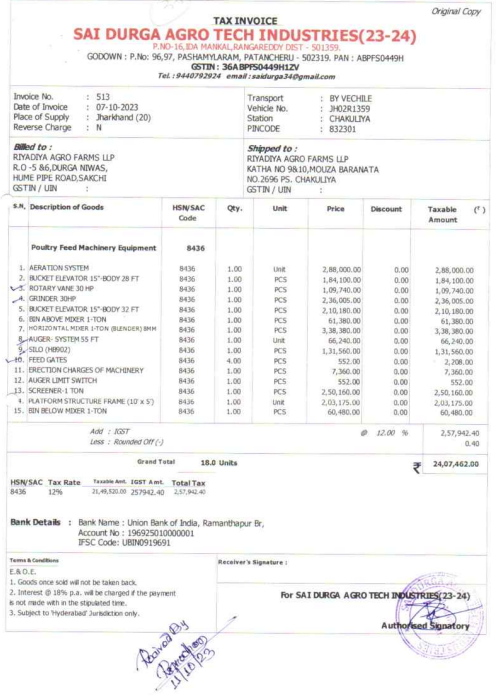
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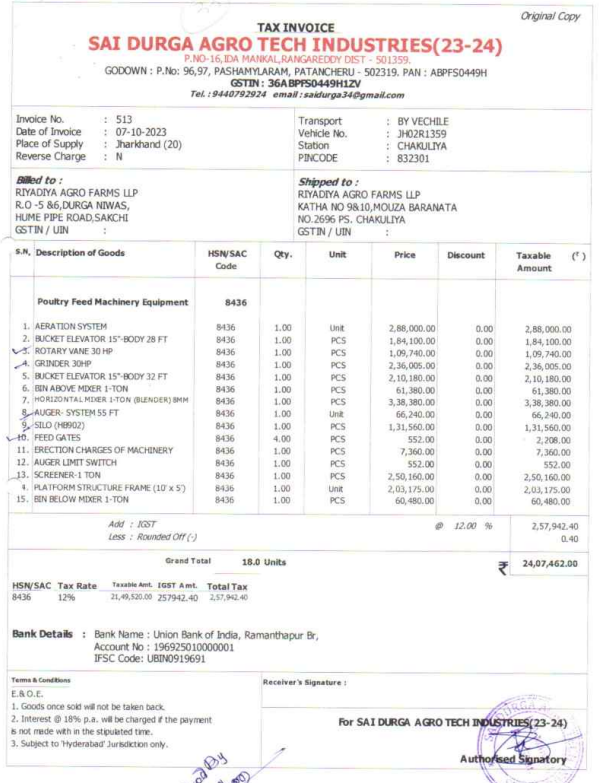
**DOCUMENT 5: SANCTIONED LAYOUT PLAN**

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**DOCUMENT 6: PURCHASE ORDERS OF MACHINERIES OR EQUIPMENTS**







**ENCLOSURE-2: - SITE PHOTOGRAPHS**

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