

# OCEAN TECH ENGINEERING CONSULTANCY SERVICE

## OTECS

Er. Gaurav Semwal (Director)  
Chartered Engineer (M-147578-3)  
Approved Valuer (F: 23210)  
B.E. (Mech.), MIE, FIV, LM-UA-36

Reg. No. 2318-18

E-mail : [oceantech0704@gmail.com](mailto:oceantech0704@gmail.com)

Web site: [www.otechconsultancy.com](http://www.otechconsultancy.com)

Mob: 9568680880, 9997907631

Ref No. OTECS/56/EPL79/89

Dated: 12-08-2025

To,

The Board of Directors,

**EPack Prefab Technologies Limited** (formerly known as EPack Polymers Private Limited)

61-B, Udyog Vihar Surajpur, Kasna Road,

Gautam Buddha Nagar, Greater Noida - 201306,

Uttar Pradesh, India

and

**Monarch Network Capital Limited**

4th Floor, B Wing, Laxmi Tower, G Block,

Bandra Kurla Complex, Bandra (E),

Mumbai- 400051,

Maharashtra, India

**Motilal Oswal Investment Advisors Limited**

Motilal Oswal Tower,

Rahimtullah Sayani Road,

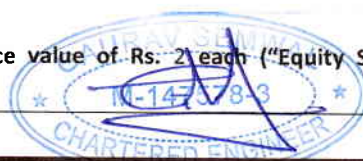
Opposite Parel ST Depot, Prabhadevi,

Mumbai- 400025,

Maharashtra, India

(Monarch Network Capital Limited and Motilal Oswal Investment Advisors Limited are appointed and referred to as the "Book Running Lead Managers" or "BRLMs" in relation to the Offer)

Re: Proposed initial public offering of equity shares of face value of Rs. 2 each ("Equity Shares") of 'EPack Prefab Technologies Limited' ("Company" or "Issuer")



Dehradun Office - Haripur, Near Jal Nigam Office, Nawada, Dehradun-248005  
Delhi Delhi- S-505 Flat No.2F S/F School block Shakarpur Near Manukamna Mandir,  
Laxmi Nagar, Delhi-110092

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We the undersigned, confirm that, we are duly registered as a chartered engineer with the Institution of Engineers (India) bearing registration number M-147578-3 (Certificate of registration enclosed herewith as **Annexure I**), and that we are authorized and competent to issue this certificate. Further, we confirm that the aforesaid registration is valid as on date hereof, and as such, we are duly qualified to issue this certification.

Pursuant to the engagement letter dated 26-11-2024, we have been requested by the management of the Company having its registered office at 61-B, Udyog Vihar Surajpur, Kasna Road, Gautam Buddha Nagar, Greater Noida - 201306, Uttar Pradesh, India and corporate office at B-13 & 14, Ecotech- 1st Extension, Greater Noida, District Gautam Buddha Nagar- 201306, Uttar Pradesh, India, to verify and certify the details of the production capacity of the Company.

In this regard, we have verified the certain documents as mentioned below provided by the Company for our review:

1. Details of various equipment being utilized by the Company.
2. Capacity Utilization: Reviewed the installed machinery to certify the installed capacity and verified the actual production and capacity utilization from their respective accounting records, internal records or other documents as we deemed suitable ("Annexure II").
3. The land documents and the agreements executed by the Company and visited the manufacturing facilities and warehouse details of which are enclosed herewith as **Annexure III** and
4. Other documents, details, agreements and Company's records as we seemed appropriate for issuing this certificate is enclosed herewith as **Annexure IV**

We confirm and certify that based on the information and explanations provided to us and on our review of the records and documents of the Company for the aggregate installed capacity of the manufacturing units at Unit-I, II, III & IV as mentioned in the **Annexure II** is true and correct for the following periods :-

- i) during the period October, November, December 2024 and as at December 31, 2024,
- ii) For the three financial years ended March 31, 2025, March 31, 2024, March 31, 2023 and March 31, 2022
- iii) As at March 31, 2025, March 31, 2024, March 31, 2023 and March 31, 2022

We represent that our execution, delivery and performance of this certificate has been duly authorized by all necessary actions (corporate or otherwise).



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We further confirm that we are an independent entity with no direct or indirect interest in the Company except for provision of professional services in the ordinary course of my/our profession. Further, we are not in any way connected with or related to the Company, its promoters, promoter group, its key managerial personnel, its senior managerial personnel, its directors, its group companies or directors of its group companies, the BRLM or their affiliates.

We hereby consent to, and have no objection to, the inclusion of our name, and this report or any extract thereof in the Draft Red Herring Prospectus ("DRHP") to be filed with the Securities and Exchange Board of India ("SEBI") and the stock exchanges where the equity shares of the Company are proposed to be listed (the "Stock Exchanges"), the Red Herring Prospectus ("RHP") and the Prospectus ("Prospectus") to be filed with Registrar of Companies, Uttar Pradesh at Kanpur ("RoC"), the SEBI and the Stock Exchanges or any other document to be issued or filed in relation to the proposed initial public offering of equity shares by the Company ("Offer"), including in any corporate or investor presentation made by or behalf of the Company (DRHP, RHP, Prospectus and other offer related documents to be collectively referred as "Materials"). We further consent to be named as an expert in the DRHP, the RHP and the Prospectus, as defined under the provisions of the Companies Act, 2013 and the rules framed thereunder.

We agree to keep the information regarding the Offer strictly confidential.

We consent to be named as an "expert" as defined under the provisions of the Companies Act, 2013, as amended and the rules framed thereunder, in the Materials. Further, we confirm that we are not, and have not been, engaged or interested in the formation or promotion of the management of the Company. The following details with respect to me /us may be disclosed in the Materials:

Name: Gaurav Semwal

Address: Haripur, Near Jal Nigam Office, Nawada, Dehradun - 248005

Telephone No.: 9568680880, 8077156530

E-mail: [Oceantech0704@gmail.com](mailto:Oceantech0704@gmail.com)

Membership No. : M-147578-3

Registration No : 2318-18

Our report may be relied upon by the Company, the BRLMs and the legal counsel to the Offer, each to the Company and the BRLMs for disclosures in the Materials, and for clarification/ submissions issued to any regulatory authority and/or for the records to be maintained by the BRLMs in relation to the Offer, including (but not limited to) the SEBI, the RoC and the Stock Exchanges where the equity shares of the Company are proposed to be listed.

Further, we undertake to immediately inform the Company and the Book Running Lead Managers in writing of any changes or

Dehradun Office - Haripur, Near Jal Nigam Office, Nawada, Dehradun-248005

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qualifications or any material developments in respect of the matters covered in this certificate until the date when the Equity Shares issued pursuant to the Offer commence trading on the Stock Exchanges. In the absence of any such written communication from us, the above information contained in the Materials and certified herein should be taken as true, correct, and accurate and updated until the date when the Equity Shares issued pursuant to the Offer commence trading on the Stock Exchanges.

Further, we also give our consent to include this certificate as part of the 'Material Contracts and Documents for Inspection' in the Offer Documents, thereby making it available to the public for inspection.

We hereby consent to this letter being disclosed by you, if required (i) by reason of any law, regulation or order of a court or by any governmental or competent regulatory authority, or (ii) in seeking to establish a defence in connection with, or to avoid, any actual, potential or threatened legal, arbitral or regulatory proceeding or investigation.

We hereby authorize you to deliver this letter to SEBI (including for any inspections), the Stock Exchanges, the RoC and any other governmental or regulatory authority as may be required.

For and on behalf of Ocean Tech Engineering Consultancy Services



Authorized signatory

Name: Gaurav Semwal

Membership No. : M-147578-3

Registration No : 2318-18

Cc:

Legal Counsel to the Company

Dehradun Office -Haripur, Near Jal Nigam Office, Nawada, Dehradun-248005  
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Dentons Link Legal

Aiwan-e-Ghalib Complex,

Mata Sundri Lane,

New Delhi 110002, India

Legal Counsel to the Lead Manager

M/s. Crawford Bayley & Co.

State Bank Building

4th Floor, N.G. N. Vaidya Marg

Fort, Mumbai 400023

Maharashtra India



Annexure-II

Table - 1

| Capacity Chart                                         |                                                  | For Q1 2023-24 |                              |                   |                        | For Q2 2023-24            |                   |                        |                              | For Q3 2023-24            |                   |                        |                              | For Q4 2023-24            |                   |                        |                              | For Q1 2024-25            |                   |                        |  |
|--------------------------------------------------------|--------------------------------------------------|----------------|------------------------------|-------------------|------------------------|---------------------------|-------------------|------------------------|------------------------------|---------------------------|-------------------|------------------------|------------------------------|---------------------------|-------------------|------------------------|------------------------------|---------------------------|-------------------|------------------------|--|
| Name of Manufacturing Plant                            | Product Segment                                  | UOM            | Effective Installed Capacity | Actual Production | % Capacity Utilization | Annual Installed Capacity | Annual Production | % Capacity Utilization | Effective Installed Capacity | Annual Installed Capacity | Annual Production | % Capacity Utilization | Effective Installed Capacity | Annual Installed Capacity | Annual Production | % Capacity Utilization | Effective Installed Capacity | Annual Installed Capacity | Annual Production | % Capacity Utilization |  |
| Greater Andes (UP) - Unit 2                            | Rebar                                            | MT             | 3,400                        | 3,407             | 103.43%                | 14,400                    | 14,400            | 100.00%                | 14,400                       | 14,400                    | 13,107            | 91.02%                 | 14,400                       | 14,400                    | 3,379             | 23.46%                 | 14,400                       | 14,400                    | 3,379             | 23.46%                 |  |
|                                                        | Acis (5kg rod, Angle, Bracing, Anchor Bar & LCP) | MT             | 987                          | 603               | 61.09%                 | 3,950                     | 3,950             | 100.00%                | 3,950                        | 3,950                     | 1,616             | 40.66%                 | 3,950                        | 3,950                     | 987               | 25.00%                 | 3,950                        | 3,950                     | 987               | 25.00%                 |  |
|                                                        | Cast Iron                                        | MT             | 1,740                        | 1,716             | 98.62%                 | 6,960                     | 6,960             | 100.00%                | 6,960                        | 6,960                     | 6,000             | 86.21%                 | 6,960                        | 6,960                     | 1,740             | 25.00%                 | 6,960                        | 6,960                     | 1,740             | 25.00%                 |  |
|                                                        | Steel Reinforcing Bars (SBR)                     | MT             | 855                          | 231               | 27.03%                 | 3,420                     | 3,420             | 100.00%                | 3,420                        | 3,420                     | 655               | 19.15%                 | 3,420                        | 3,420                     | 855               | 25.00%                 | 3,420                        | 3,420                     | 855               | 25.00%                 |  |
|                                                        | Hot Rolled Single Skin Sheets/Deck Sheets        | MT             | 2,349                        | 1,963             | 83.57%                 | 9,396                     | 9,396             | 100.00%                | 9,396                        | 9,396                     | 4,502             | 47.91%                 | 9,396                        | 9,396                     | 2,349             | 25.00%                 | 9,396                        | 9,396                     | 2,349             | 25.00%                 |  |
| Greater Andes (UP) - Unit 3                            | Rebar                                            | MT             | 6,000                        | 9,983             | 166.38%                | 24,000                    | 24,000            | 100.00%                | 24,000                       | 24,000                    | 24,000            | 100.00%                | 24,000                       | 24,000                    | 24,000            | 100.00%                | 24,000                       | 24,000                    | 24,000            | 100.00%                |  |
|                                                        | Acis (5kg rod, Angle, Bracing, Anchor Bar & LCP) | MT             | 848                          | 1,34              | 15.69%                 | 3,392                     | 3,392             | 100.00%                | 3,392                        | 3,392                     | 655               | 19.31%                 | 3,392                        | 3,392                     | 848               | 25.00%                 | 3,392                        | 3,392                     | 848               | 25.00%                 |  |
|                                                        | Cast Iron                                        | MT             | 1,740                        | 1,716             | 98.62%                 | 6,960                     | 6,960             | 100.00%                | 6,960                        | 6,960                     | 6,000             | 86.21%                 | 6,960                        | 6,960                     | 1,740             | 25.00%                 | 6,960                        | 6,960                     | 1,740             | 25.00%                 |  |
|                                                        | Steel Reinforcing Bars (SBR)                     | MT             | 855                          | 1,34              | 15.69%                 | 3,420                     | 3,420             | 100.00%                | 3,420                        | 3,420                     | 655               | 19.15%                 | 3,420                        | 3,420                     | 855               | 25.00%                 | 3,420                        | 3,420                     | 855               | 25.00%                 |  |
|                                                        | Hot Rolled Single Skin Sheets/Deck Sheets        | MT             | 2,349                        | 1,963             | 83.57%                 | 9,396                     | 9,396             | 100.00%                | 9,396                        | 9,396                     | 4,502             | 47.91%                 | 9,396                        | 9,396                     | 2,349             | 25.00%                 | 9,396                        | 9,396                     | 2,349             | 25.00%                 |  |
| Greater Andes (UP) - Unit 4                            | Rebar                                            | MT             | 3,400                        | 3,407             | 103.43%                | 14,400                    | 14,400            | 100.00%                | 14,400                       | 14,400                    | 13,107            | 91.02%                 | 14,400                       | 14,400                    | 3,379             | 23.46%                 | 14,400                       | 14,400                    | 3,379             | 23.46%                 |  |
|                                                        | Acis (5kg rod, Angle, Bracing, Anchor Bar & LCP) | MT             | 987                          | 603               | 61.09%                 | 3,950                     | 3,950             | 100.00%                | 3,950                        | 3,950                     | 1,616             | 40.66%                 | 3,950                        | 3,950                     | 987               | 25.00%                 | 3,950                        | 3,950                     | 987               | 25.00%                 |  |
|                                                        | Cast Iron                                        | MT             | 1,740                        | 1,716             | 98.62%                 | 6,960                     | 6,960             | 100.00%                | 6,960                        | 6,960                     | 6,000             | 86.21%                 | 6,960                        | 6,960                     | 1,740             | 25.00%                 | 6,960                        | 6,960                     | 1,740             | 25.00%                 |  |
|                                                        | Steel Reinforcing Bars (SBR)                     | MT             | 855                          | 231               | 27.03%                 | 3,420                     | 3,420             | 100.00%                | 3,420                        | 3,420                     | 655               | 19.15%                 | 3,420                        | 3,420                     | 855               | 25.00%                 | 3,420                        | 3,420                     | 855               | 25.00%                 |  |
|                                                        | Hot Rolled Single Skin Sheets/Deck Sheets        | MT             | 2,349                        | 1,963             | 83.57%                 | 9,396                     | 9,396             | 100.00%                | 9,396                        | 9,396                     | 4,502             | 47.91%                 | 9,396                        | 9,396                     | 2,349             | 25.00%                 | 9,396                        | 9,396                     | 2,349             | 25.00%                 |  |
| Sub-Total - C                                          |                                                  |                | 37,255                       | 6,238             | 16.74%                 | 144,000                   | 144,000           | 100.00%                | 144,000                      | 144,000                   | 131,072           | 91.02%                 | 144,000                      | 144,000                   | 33,791            | 23.46%                 | 144,000                      | 144,000                   | 33,791            | 23.46%                 |  |
| Grand Total - Pre-Engineered Building Capacity (A+B+C) |                                                  |                | 37,255                       | 6,238             | 16.74%                 | 144,000                   | 144,000           | 100.00%                | 144,000                      | 144,000                   | 131,072           | 91.02%                 | 144,000                      | 144,000                   | 33,791            | 23.46%                 | 144,000                      | 144,000                   | 33,791            | 23.46%                 |  |
| Greater Andes (UP) - Unit 2                            | Steel Reinforced Concrete Panels                 | Sqm            | 90,000                       | 92,545            | 102.83%                | 360,000                   | 360,000           | 100.00%                | 360,000                      | 360,000                   | 365,627           | 101.56%                | 360,000                      | 360,000                   | 95,967            | 26.66%                 | 360,000                      | 360,000                   | 95,967            | 26.66%                 |  |
|                                                        | EPS (Glasswool/Foamwood)                         | Sqm            | 37,500                       | 4,133             | 11.02%                 | 150,000                   | 150,000           | 100.00%                | 150,000                      | 150,000                   | 60,051            | 40.03%                 | 150,000                      | 150,000                   | 37,500            | 25.00%                 | 150,000                      | 150,000                   | 37,500            | 25.00%                 |  |
|                                                        | Handmade (AP)                                    | Sqm            | 55,556                       | 6,165             | 11.10%                 | 222,224                   | 222,224           | 100.00%                | 222,224                      | 222,224                   | 36,666            | 16.50%                 | 222,224                      | 222,224                   | 33,333            | 15.00%                 | 222,224                      | 222,224                   | 33,333            | 15.00%                 |  |
|                                                        | Steel Reinforced Concrete Panels                 | Sqm            | 18,182                       | 202,449           | 1115.71%               | 72,728                    | 72,728            | 100.00%                | 72,728                       | 72,728                    | 365,627           | 501.56%                | 72,728                       | 72,728                    | 95,967            | 131.92%                | 72,728                       | 72,728                    | 95,967            | 131.92%                |  |
|                                                        | Handmade (AP)                                    | Sqm            | 1,250                        | 830               | 66.40%                 | 5,000                     | 5,000             | 100.00%                | 5,000                        | 5,000                     | 3,333             | 66.66%                 | 5,000                        | 5,000                     | 1,250             | 25.00%                 | 5,000                        | 5,000                     | 1,250             | 25.00%                 |  |
| Grand Total - Pre-Engineered Building Capacity (A+B+C) |                                                  |                | 193,478                      | 302,449           | 156.38%                | 772,952                   | 772,952           | 100.00%                | 772,952                      | 772,952                   | 800,000           | 103.50%                | 772,952                      | 772,952                   | 193,478           | 25.00%                 | 772,952                      | 772,952                   | 193,478           | 25.00%                 |  |
| Greater Andes (UP) - Unit 1                            | Steel Reinforced Concrete Panels                 | Sqm            | 90,000                       | 92,545            | 102.83%                | 360,000                   | 360,000           | 100.00%                | 360,000                      | 360,000                   | 365,627           | 101.56%                | 360,000                      | 360,000                   | 95,967            | 26.66%                 | 360,000                      | 360,000                   | 95,967            | 26.66%                 |  |
|                                                        | EPS (Glasswool/Foamwood)                         | Sqm            | 37,500                       | 4,133             | 11.02%                 | 150,000                   | 150,000           | 100.00%                | 150,000                      | 150,000                   | 60,051            | 40.03%                 | 150,000                      | 150,000                   | 37,500            | 25.00%                 | 150,000                      | 150,000                   | 37,500            | 25.00%                 |  |
|                                                        | Handmade (AP)                                    | Sqm            | 55,556                       | 6,165             | 11.10%                 | 222,224                   | 222,224           | 100.00%                | 222,224                      | 222,224                   | 36,666            | 16.50%                 | 222,224                      | 222,224                   | 33,333            | 15.00%                 | 222,224                      | 222,224                   | 33,333            | 15.00%                 |  |
|                                                        | Steel Reinforced Concrete Panels                 | Sqm            | 18,182                       | 202,449           | 1115.71%               | 72,728                    | 72,728            | 100.00%                | 72,728                       | 72,728                    | 365,627           | 501.56%                | 72,728                       | 72,728                    | 95,967            | 131.92%                | 72,728                       | 72,728                    | 95,967            | 131.92%                |  |
|                                                        | Handmade (AP)                                    | Sqm            | 1,250                        | 830               | 66.40%                 | 5,000                     | 5,000             | 100.00%                | 5,000                        | 5,000                     | 3,333             | 66.66%                 | 5,000                        | 5,000                     | 1,250             | 25.00%                 | 5,000                        | 5,000                     | 1,250             | 25.00%                 |  |
| Grand Total - Pre-Engineered Building Capacity (A+B+C) |                                                  |                | 193,478                      | 302,449           | 156.38%                | 772,952                   | 772,952           | 100.00%                | 772,952                      | 772,952                   | 800,000           | 103.50%                | 772,952                      | 772,952                   | 193,478           | 25.00%                 | 772,952                      | 772,952                   | 193,478           | 25.00%                 |  |



| Capacity Chart                                                     |                                                  |     |                                              |                   |                        |                                              |                   |                        |                           |                   |
|--------------------------------------------------------------------|--------------------------------------------------|-----|----------------------------------------------|-------------------|------------------------|----------------------------------------------|-------------------|------------------------|---------------------------|-------------------|
| Name of Manufacturing Plant                                        | Product Segment                                  | UOM | For the financial year ended 31st March 2024 |                   |                        | For the financial year ended 31st March 2023 |                   |                        | As on 31st March 2022     |                   |
|                                                                    |                                                  |     | Effective Installed Capacity                 | Actual Production | % Capacity Utilization | Annual Installed Capacity                    | Actual Production | % Capacity Utilization | Annual Installed Capacity | Actual Production |
| Greater Noida (UP) - Unit 2                                        | Bulup                                            | MT  | 14,400                                       | 10,634            | 73.85%                 | 14,400                                       | 10,155            | 70.52%                 | 14,400                    | 9,792             |
|                                                                    | Accs (Sag rod, Angle Bracing, Anchor Bolt & USF) | MT  | 3,952                                        | 1,709             | 43.24%                 | 3,952                                        | 1,261             | 31.91%                 | 3,952                     | 1,345             |
|                                                                    | Cold Form                                        | MT  | 6,960                                        | 5,808             | 97.82%                 | 6,960                                        | 4,089             | 58.75%                 | 6,960                     | 2,787             |
|                                                                    | Site Roll Forming Roofing Sheet (SSR)            | MT  | 3,550                                        | 2,127             | 65.55%                 | 3,550                                        | 1,563             | 44.03%                 | 3,550                     | 0                 |
|                                                                    | H-Rib Single Skin sheets/ Deck Sheets            | MT  | 9,400                                        | 3,134             | 33.35%                 | 9,400                                        | 1,681             | 17.88%                 | 9,400                     | 1,189             |
| Sub-Total - A                                                      |                                                  |     | 38,262                                       | 24,632            | 64.37%                 | 38,262                                       | 18,749            | 49.00%                 | 38,262                    | 15,113            |
| Gurgaon (Haryana) - Unit 3                                         | Bulup                                            | MT  | 24,000                                       | 12,581            | 52.42%                 | 24,000                                       | 19,200            | 80.00%                 | 24,000                    | -                 |
|                                                                    | Site Roll Forming Roofing Sheet (SSR)            | MT  | 3,550                                        | 775               | 21.83%                 | 3,550                                        | 521               | 14.68%                 | 3,550                     | -                 |
|                                                                    | Bulup                                            | MT  | 27,550                                       | 11,356            | 41.22%                 | 27,550                                       | 9,344             | 33.91%                 | 27,550                    | -                 |
|                                                                    | Accs                                             | MT  | 4,000                                        | 2,948             | 73.70%                 | 4,000                                        | -                 | -                      | 4,000                     | -                 |
|                                                                    | Cold Form                                        | MT  | 240                                          | 30                | 12.50%                 | 240                                          | -                 | -                      | 240                       | -                 |
| Sub-Total - B                                                      |                                                  |     | 35,740                                       | 15,670            | 43.84%                 | 35,740                                       | 9,865             | 27.60%                 | 35,740                    | -                 |
| Mumbai (AP) - Unit 4 (Refer Point no.4 for details)                | Site Roll Forming Roofing Sheet (SSR)            | MT  | 0                                            | 0                 | 0.00%                  | 0                                            | -                 | -                      | 0                         | -                 |
|                                                                    | H-Rib Single Skin sheets                         | MT  | 0                                            | 0                 | 0.00%                  | 0                                            | -                 | -                      | 0                         | -                 |
|                                                                    | Bulup                                            | MT  | 4,820                                        | 3,177             | 65.91%                 | 4,820                                        | -                 | -                      | 4,820                     | -                 |
|                                                                    | Accs                                             | MT  | 78,642                                       | 41,143            | 52.20%                 | 78,642                                       | 28,348            | 36.05%                 | 78,642                    | 15,113            |
|                                                                    | Cold Form                                        | MT  | 150,000                                      | 56,437            | 37.62%                 | 150,000                                      | 67,104            | 44.73%                 | 150,000                   | 30,262            |
| Sub-Total - C                                                      |                                                  |     | 226,462                                      | 139,737           | 61.72%                 | 226,462                                      | 95,812            | 42.31%                 | 226,462                   | 45,485            |
| Greater Noida (UP) - Unit 2                                        | Sandwich Insulated Panels                        | Sqm | 360,000                                      | 333,237           | 92.57%                 | 360,000                                      | 150,919           | 41.92%                 | 360,000                   | 170,592           |
|                                                                    | EPS/Glasswool/Rockwool                           | Sqm | 150,000                                      | 56,437            | 37.62%                 | 150,000                                      | 49,056            | 32.70%                 | 150,000                   | 67,104            |
|                                                                    | Sandwich Insulated Panels                        | Sqm | 0                                            | 0                 | 0.00%                  | 0                                            | -                 | -                      | 0                         | -                 |
|                                                                    | Bulup                                            | MT  | 318,000                                      | 281,674           | 88.58%                 | 318,000                                      | 1,98,879          | 62.54%                 | 318,000                   | 2,37,788          |
|                                                                    | Site Roll Forming Roofing Sheet (SSR)            | MT  | 3,550                                        | 1,563             | 44.03%                 | 3,550                                        | 521               | 14.68%                 | 3,550                     | 1,189             |
| Sub-Total - D                                                      |                                                  |     | 679,550                                      | 672,911           | 99.17%                 | 679,550                                      | 3,68,403          | 54.23%                 | 679,550                   | 1,18,940          |
| Greater Noida (UP) - Unit 1 Packaging Division                     | EPS Shape Molding                                | MT  | 4,800                                        | 3,685             | 76.77%                 | 4,800                                        | 3,981             | 82.94%                 | 4,800                     | 3,368             |
|                                                                    | EPS Block Molding                                | MT  | 3,600                                        | 2,616             | 72.67%                 | 3,600                                        | 2,319             | 64.42%                 | 3,600                     | 2,382             |
|                                                                    | Sandwich Insulated Panels                        | Sqm | 0                                            | 0                 | 0.00%                  | 0                                            | -                 | -                      | 0                         | -                 |
|                                                                    | Bulup                                            | MT  | 9,400                                        | 1,581             | 16.82%                 | 9,400                                        | 1,681             | 17.88%                 | 9,400                     | 1,189             |
|                                                                    | Site Roll Forming Roofing Sheet (SSR)            | MT  | 3,550                                        | 1,563             | 44.03%                 | 3,550                                        | 521               | 14.68%                 | 3,550                     | 1,189             |
| Sub-Total - E                                                      |                                                  |     | 18,350                                       | 8,445             | 46.02%                 | 18,350                                       | 6,500             | 35.44%                 | 18,350                    | 5,750             |
| Grand Total - Pre Engineered Building Capacity (A + B + C + D + E) |                                                  |     | 1,535,624                                    | 872,423           | 56.88%                 | 1,535,624                                    | 6,50,000          | 42.34%                 | 1,535,624                 | 1,98,940          |



**Conclusion :**

1. Installed capacity has been calculated by multiplying the number of machines/production line, the number of working hours per day, the number of working days in a week and the number of weeks per fiscal.
2. For all Manufacturing Facilities, working hours per shift considered at eight hours (including 30 minutes lunch break per shift), and three shifts per working day. Six working days considered per week 52 Weeks considered.
3. Site roll forming roofing machines are considered separately since such machines are housed at the various Manufacturing Facilities, however are actually utilized for production at customer sites. For site roll forming roofing, capacity utilization has been calculated assuming two shifts per working day only, with all other assumptions being identical to as considered for Manufacturing Facilities as set out hereinabove.
4. The number of machines/production lines is calculated by aggregating the actual number of machines/production lines available at the beginning of the relevant Fiscals, and the actual number of machines/production lines added during the Fiscal adjusted pro-rata based on the number of weeks such additional machines/production lines were utilised during the said Fiscals.
5. During the Fiscal 2023 we added Unit 3 in Rajasthan, Commercial Production Started in Apr 2022 for Line 1; Commercial production started in December 2022 for Line 2 taking our Capacity to 24,000 MTPA of built-up annualized Pre-Engineering Capacity for YTD September FY 24. With the addition of all Lines (1&2) Capacity of Unit 3 became 27,550 MTPA on March 31, 2025, on an annualized basis including Site Roll forming Machines Capacity.
6. During the Fiscal Year 2024 we added Unit 4 in Andhra Pradesh, Commercial Production Started in December 2023 for Line 1; Commercial production started in April 2024 for Line 2 taking our Capacity to 24,000 MTPA of built-up Pre-Engineering Capacity. In November, 2024 Commercial Production started for Line 3 (9600 MT PER ANNUM built-up was added to capacity) hence the same was not considered for half year ended September 2024. With the addition of all Lines (1,2&3) Capacity of Unit 4 in Andhra Pradesh was 68,112 MTPA on March 31, 2025, including Accessories, cold form, site roll forming machines and Hi-Rib single skin sheets (SQM) Capacities.
7. The Pre Engineered Building Capacity comprises of three Manufacturing Facilities having an aggregate installed capacity of 133,922 MT PER ANNUM as at March 31, 2025. Sandwich Insulated Panels Capacity at One Manufacturing facility at Greater Noida - Unit 2 having an installed capacity of 5,10,000 SQM and Packaging Division Capacity at Greater Noida (UP) - Unit 1 having an Installed Capacity of 8,400 MT.
8. The effective capacity utilization refers to the proportion of the annual production capacity that is actually available for production in that particular fiscal year.





**Description of the Manufacturing Facilities of the Company:**

- The table below provides brief details of the Company manufacturing facilities in terms of their location, commissioning date, plot area (in hectares), proximities and product lines:

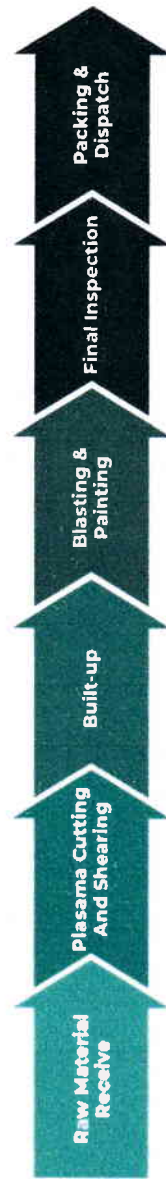
| Units    | Location                                                                                                                                           | Commercial Production Month and Year | Plot Area               | Annual Installed Capacity as of Dec 31, 2024 | Product lines                                                         |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|-------------------------|----------------------------------------------|-----------------------------------------------------------------------|
| UNIT-I   | 61-B, Industrial Plot, Sector No Udyog Vihar, Greater Noida Industrial Development Area, District Gautam Buddha Nagar-201306, Uttar Pradesh-201306 | Apr'2000                             | 190,273.63 square feet  | 4,800.00 MT                                  | Packaging - EPS Shape Molding                                         |
|          | 61-C, Industrial Plot, Sector No Udyog Vihar, Greater Noida Industrial Development Area, District Gautam Buddha Nagar, Uttar Pradesh-201306        | June'2004                            |                         | 3,600.00 MT                                  | Packaging - EPS Block Molding                                         |
| UNIT-II  | B-13, Sector Ecotech 1, Greater Noida, Gautam Buddha Nagar,, Uttar Pradesh-201306                                                                  | July'2014                            | 1,75,058.86 square feet | 3,60,000.00 SQM                              | Sandwich Insulated Panel (Discontinued Line)                          |
|          |                                                                                                                                                    |                                      |                         | 1,50,000.00 SQM                              | Sandwich Insulated Panel (Discontinued Line) (EPS/Glasswool/Rockwool) |
|          |                                                                                                                                                    |                                      |                         | 14,400.00 MT                                 | Builtup                                                               |
|          |                                                                                                                                                    |                                      |                         | 3,952.00 MT                                  | Accs ( Sag rod, Angle Bracing, Anchor Bolt & Cold Form                |
|          |                                                                                                                                                    |                                      |                         | 6,960.00 MT                                  | Site Roll Forming Roofing Sheet (SSR)                                 |
| UNIT-III | B-14, Sector Ecotech 1, Greater Noida, Gautam Buddha Nagar,, Uttar Pradesh-201306                                                                  | June'2016                            | 215,278.21 square feet  | 3,550.00 MT                                  | Hi-Rib Single Skin sheets/ Deck Sheets                                |
|          |                                                                                                                                                    |                                      |                         | 24,000.00 MT                                 | Builtup                                                               |
|          |                                                                                                                                                    |                                      |                         | 3,550.00 MT                                  | Site Roll Forming Roofing Sheet (SSR)                                 |
|          |                                                                                                                                                    |                                      |                         | 33,600.00 MT                                 | Builtup                                                               |
|          |                                                                                                                                                    |                                      |                         | 3,952.00 MT                                  | Accs                                                                  |
| UNIT -IV | SP 5-128, Industrial Area Ghiloth, District Alwar, Rajasthan-301705                                                                                | Apr'2022                             | 875,389.23 square feet  | 6,960.00 MT                                  | Cold Form                                                             |
|          | Plot No. 5, Industrial Park, Mambattu Phase-2, APIIC Tada, Tirupati, Andhra Pradesh-524401                                                         |                                      |                         | 14,200.00 MT                                 | Site Roll Forming Roofing Sheet (SSR)                                 |
|          | Plot No. 6, Industrial Park, Mambattu Phase-2, APIIC Tada, Tirupati, Andhra Pradesh-524401                                                         | Dec'2023                             |                         |                                              |                                                                       |
|          |                                                                                                                                                    |                                      |                         | 9,400.00 MT                                  | Hi-Rib Single Skin sheets                                             |



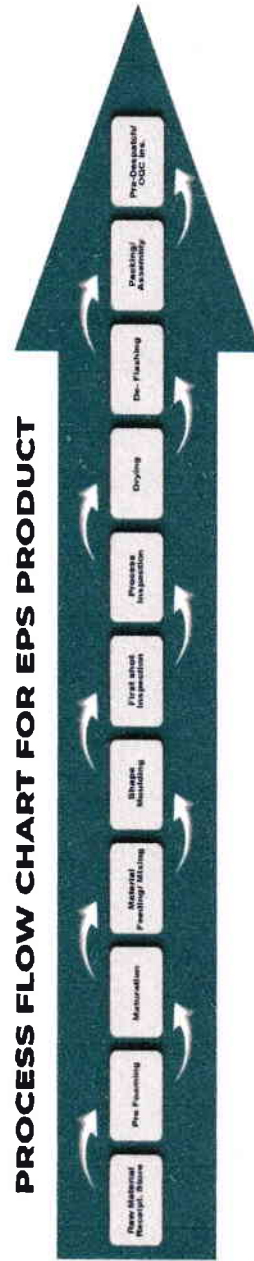
- **Logistics:** All the PEB & Prefabricated Modular Building members are shipped lot wise to the respective sites with proper identification through road ways. Every care is taken in loading, packing and transporting.
- **Key Manufacturing Process:** The flowchart below indicates the manner in which Company provides comprehensive solutions through the Pre-Fab Business and comprehensive solutions through the Expanded Polystyrene Packaging Business

## Manufacturing Processes Flow Chat

Pre-Fab Business

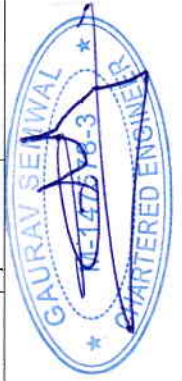


## PROCESS FLOW CHART FOR EPS PRODUCT



**ANNEXURE III**

| Unit/ Facility                 | Operations | Leased/<br>Owned | Address                                                                                                                                                     | Area (in<br>square<br>meters) | Term of<br>lease                             | Yearly/monthly rent (in ₹)                                                                                                                                                                                                                                                                                                                                              |
|--------------------------------|------------|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Manufacturing<br/>Units</b> | Unit-1     | Leasehold        | 61-B, Industrial Plot, Sector No.Udyog Vihar,<br>Greater Noida Industrial Development<br>Area, District-Gautam Buddha Nagar-201306,<br>Uttar Pradesh-201306 | 190,273.63<br>square feet     | 90 years                                     | Till 27-03-2008 1,03,102.50 annually<br>Till 27-03-2018 1,54,653.75 annually<br>Till 27-03-2028 2,31,981.00 annually<br>Till 27-03-2038 3,47,971.50 annually<br>Till 27-03-2048 5,21,957.25 annually<br>Till 27-03-2058 7,82,935.88 annually<br>Till 27-03-2068 11,74,403.81 annually<br>Till 27-03-2078 17,61,605.72 annually<br>Till 27-03-2088 26,42,408.58 annually |
|                                | Unit-1     | Leasehold        | 61-C, Industrial Plot, Sector No.Udyog Vihar,<br>Greater Noida Industrial Development<br>Area, District-Gautam Buddha Nagar, Uttar<br>Pradesh-201306        |                               | 90 years                                     | Till 30-11-2011 1,77,973 annually<br>Till 30-11-2021 2,66,960 annually<br>Till 30-11-2031 4,00,439<br>annually<br>Till 30-11-2041 6,00,659 annually<br>Till 30-11-2051 9,00,988 annually<br>Till 30-11-2061 13,51,482 annually<br>Till 30-11-2071 20,27,224 annually<br>Till 30-11-2081 30,40,836 annually<br>Till 30-11-2091 45,61,253 annually                        |
|                                | Unit-3     | Leasehold        | SP 5-128, Industrial Area Giniloth, District<br>Alwar, Rajasthan-301705                                                                                     | 215,278.21<br>square feet     | 99 years                                     | NA                                                                                                                                                                                                                                                                                                                                                                      |
|                                | Unit-4     | Leasehold        | Plot No.5, Industrial Park, Mambattu Phase-2,<br>APJIC Tada, Tirupati, Andhra Pradesh-524401                                                                | 875,389.23<br>square feet     | 33 years<br>(extendable<br>upto 99<br>years) | Rs. 8000 PM                                                                                                                                                                                                                                                                                                                                                             |
|                                | Unit-4     | Leasehold        | Plot No. 6, Industrial Park, Mambattu Phase-2,<br>APJIC Tada, Tirupati, Andhra Pradesh-524401                                                               |                               | 33 years<br>(extendable<br>upto 99<br>years) | Rs. 10000 PM                                                                                                                                                                                                                                                                                                                                                            |



|           |           |                                                                                                                                             |                         |  |           |                                                                                                                                                         |  |
|-----------|-----------|---------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|--|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|           |           |                                                                                                                                             |                         |  | years)    |                                                                                                                                                         |  |
| Unit 2    | Rental    | B-13, Sector Ecotech I, Greater Noida, Gautam Buddha Nagar,, Uttar Pradesh-201306                                                           |                         |  | 11 Months | Rs 150000 PM                                                                                                                                            |  |
| Unit-2    | Leasehold | B-14, Sector Ecotech I, Greater Noida, Gautam Buddha Nagar,, Uttar Pradesh-201306                                                           | 1,75,058.86 square feet |  | 5 years   | Lease Rental Y1 4,46,700 PM<br>Lease Rental Y2 4,69,035 PM<br>Lease Rental Y3 4,92,487 PM<br>Lease Rental Y4 5,17,111 PM<br>Lease Rental Y5 5,42,967 PM |  |
| Warehouse | Rental    | Khet No-132,, Village- Khanpur, Pargana-Dankaur, Greater, Noida, Gautam Buddha, Gautam Buddha Nagar, Greater Noida, , Uttar Pradesh, 201306 | 4000.00                 |  | 42 Months | Rs 95000 PM                                                                                                                                             |  |
| Warehouse | Rental    | Plot No 290, Gurudwara Road, Vpo-Surajpur, Greater Noida, Gautam Buddha Nagar, Uttar Pradesh, 201306.                                       | 65000 Sq Ft             |  | 11 Months | Rs 1430000 PM                                                                                                                                           |  |





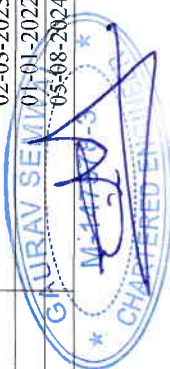
ANNEXURE IV

**DETAILS OF DOCUMENTS /RECORD EXAMINED/STUDIED**

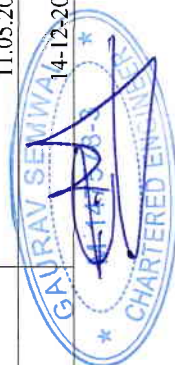
Capacity Approvals:



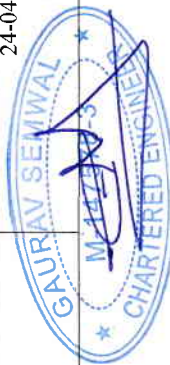
| Sl. No | Plant/ Product       | Approval Description                               | Issued Date                        | Validity of Approval |
|--------|----------------------|----------------------------------------------------|------------------------------------|----------------------|
| 1      | Unit-I (Udyog Vihar) | Consent to Establish (CTE)                         | 01-03-2023                         | 29-02-2028           |
| 2      | Unit-I (Udyog Vihar) | Consent to Operate (CTO)                           | 05-11-2023                         | 31-07-2028           |
| 3      | Unit-I (Udyog Vihar) | Borewell Permission from CGWA                      | 30-05-2023                         | 26-03-2025           |
| 4      | Unit-I (Udyog Vihar) | ISO (9001:2015)                                    | 10-08-2023                         | 09-08-2026           |
| 5      | Unit-I (Udyog Vihar) | ISO (14001:2015)                                   | 10-08-2023                         | 09-08-2026           |
| 6      | Unit-I (Udyog Vihar) | ISO (45001:2018)                                   | 02-03-2023                         | 01-03-2026           |
| 7      | Unit-I (Udyog Vihar) | Factory License                                    | 13-09-2021                         | 31-12-2026           |
| 8      | Unit-I (Udyog Vihar) | Fire NOC                                           | 14-07-2024                         | 14-07-2027           |
| 9      | Unit-I (Udyog Vihar) | Contract Labour License                            | 17-09-2024                         | 16-09-2025           |
| 10     | Unit-I (Udyog Vihar) | Hazardous waste disposal license                   | 19-10-2022                         | 18-10-2027           |
| 11     | Unit-I (Udyog Vihar) | ESI                                                | 31-05-2000 (valid from 01-03-2000) | NA                   |
| 12     | Unit-I (Udyog Vihar) | GST                                                | 30-06-2017                         | N.A                  |
| 13     | Unit-I (Udyog Vihar) | Transformer permission with NPCL                   | 17.06.2020                         | N.A                  |
| 14     | Unit-I (Udyog Vihar) | Weight and measures                                | 09-05-2025                         | 09-05-2026           |
| 15     | Unit I (Udyog Vihar) | CEIG approval for Installation of DG & Transformer | 04-02-2019                         | NA                   |
| 16     | Unit-II(kasna)       | CTE                                                | 18-02-2014                         | NA                   |
| 17     | Unit-II (Kasna)      | Stability certificate                              | 25-02-2022                         | NA                   |
| 18     | Unit II (Kasna)      | ESI                                                | 31-05-2000 (valid from 01-03-2000) | NA                   |
| 19     | Unit-II (Kasna)      | Consent to Operate (CTO)                           | 01-08-2023                         | 27-05-2025           |
| 20     | Unit-II (Kasna)      | CEIG approval for Installation of DG & Transformer |                                    | 31-07-2025           |
| 21     | Unit-II (Kasna)      | Bore well Permission from CGWA                     | 28-04-2023                         | 27-04-2028           |
| 22     | Unit-II (Kasna)      | ISO (9001:2015)                                    | 10-08-2023                         | 09-08-2026           |
| 23     | Unit-II (Kasna)      | ISO (14001:2015)                                   | 10-08-2023                         | 09-08-2026           |
| 24     | Unit-II (Kasna)      | ISO (45001:2018)                                   | 02-03-2023                         | 01-03-2026           |
| 25     | Unit-II (Kasna)      | Factory License                                    | 01-01-2022                         | 31-12-2026           |
| 26     | Unit-II (Kasna)      | Fire NOC                                           | 05-68-2024                         | 05-08-2027           |



|    |                     |                                                                                                                   |                                                         |                                                                               |
|----|---------------------|-------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------------------------------------|
| 27 | Unit-II (Kasna)     | PESO (Petroleum & Explosive safety organization) license for compressed gas storage                               | 19-06-2013                                              | 31-12-2031                                                                    |
| 28 | Unit-II (Kasna)     | Gas Cylinder Rules, 2016                                                                                          | 09-09-2024                                              | 30-09-2029                                                                    |
| 29 | Unit-II (Kasna)     | Hazardous waste disposal license                                                                                  | 19.10.2024                                              | 09.10.2025                                                                    |
| 30 | Unit-III (Ghiloath) | PESO /Gas Cylinder Rules, 2016                                                                                    | 15-05-2023                                              | 30.09.2027                                                                    |
|    |                     | Registration certificate as a "principal employer" under the Contract Labour (Regulation and Abolition) Act, 1970 | 06.02.2024 (Valid from 01.01.24 )                       | estimated date for termination of employment of contract labour is 31.12.2024 |
| 31 | Unit-III (Ghiloath) | Consent to Establish (CTE)                                                                                        | 03-09-2021                                              | 31-08-2026                                                                    |
| 32 | Unit-III (Ghiloath) | Consent to Operate (CTO)                                                                                          | 24-04-2023                                              | 31-03-2033                                                                    |
| 33 | Unit-III (Ghiloath) | Bore well Permission from CGWA                                                                                    | 19-01-2023                                              | 18-01-2025                                                                    |
| 34 | Unit-III (Ghiloath) | ISO (9001:2015)                                                                                                   | 02-03-2024                                              | 01-03-2027                                                                    |
| 35 | Unit-III (Ghiloath) | ISO (14001:2015)                                                                                                  | 02-03-2024                                              | 01-03-2027                                                                    |
| 36 | Unit-III (Ghiloath) | ISO (45001:2018)                                                                                                  | 02-03-2024                                              | 01-03-2027                                                                    |
| 37 | Unit-III (Ghiloath) | Factory License                                                                                                   | 27-01-2024                                              | 31-03-2025                                                                    |
| 38 | Unit-III (Ghiloath) | Fire NOC                                                                                                          | 18-07-2025                                              | 31-03-2026                                                                    |
| 39 | Unit-III (Ghiloath) | GST (State Wise)                                                                                                  | Valid from 01-06-2021. Certificate issued on 20.12.2024 | N.A                                                                           |
| 40 | Unit-III (Ghiloath) | CEIG approval for Installation of DG & Transformer and hazardous waste                                            | 19.06.2023(Valid from 24.04.23)                         | 31.03.2033                                                                    |
| 41 | Unit-III (Ghiloath) | Weight and measures                                                                                               | 24.06.2025                                              | 23.06.2026                                                                    |
| 42 | Unit-III (Ghiloath) | ESI                                                                                                               | 01-06-2022                                              | NA                                                                            |
| 43 | Unit-III (Ghiloath) | Hazardous waste disposal license                                                                                  | 20.10.2024                                              | 19.10.2029                                                                    |
| 44 | Unit-III (Ghiloath) | STP                                                                                                               | report date 08/08/2023                                  | NA                                                                            |
| 45 | Unit-III (Ghiloath) | Stability certificate                                                                                             | inspection date:05.12.2023                              | 04.12.2028                                                                    |
| 46 | Unit-IV (Mambattu)  | Electricity connection                                                                                            | 25.08.2023                                              | NA                                                                            |
| 47 | Unit-IV (Mambattu)  | Consent to Establish (CTE)                                                                                        | 23-06-2023                                              | 22-06-2030                                                                    |
| 48 | Unit-IV (Mambattu)  | Consent to Operate (CTO)                                                                                          | 29.10.2024                                              | 31.10.2029                                                                    |
| 49 | Unit-IV (Mambattu)  | Bore well Permission from CGWA                                                                                    | 11.05.2023                                              | 10.05.2026                                                                    |
| 50 | Unit-IV (Mambattu)  | Factory License                                                                                                   | 14-12-2023                                              | until cancelled by authority                                                  |
| 51 | Unit-IV (Mambattu)  |                                                                                                                   |                                                         |                                                                               |



|    |                                                            |                                                                           |  |                                           |                                                                                |
|----|------------------------------------------------------------|---------------------------------------------------------------------------|--|-------------------------------------------|--------------------------------------------------------------------------------|
| 52 | Unit-IV (Mambattu)                                         | ISO (9001:2015)                                                           |  | 27.11.2024                                | Surveillance validity date<br>26.11.2025<br>Recertification date<br>27.11.2027 |
| 53 | Unit-IV (Mambattu)                                         | ISO (14001:2015)                                                          |  | 27.11.2024                                | Surveillance validity date<br>26.11.2025<br>Recertification date<br>26.11.2027 |
| 54 | Unit-IV (Mambattu)                                         | ISO (45001:2018)                                                          |  | 27.11.2024                                | Surveillance validity date<br>26.11.2025<br>Recertification date<br>27.11.2027 |
| 55 | Unit-IV (Mambattu)                                         | Fire NOC (provisional)                                                    |  | 16-05-2025                                | NA                                                                             |
| 56 | Unit-IV (Mambattu)                                         | ESI (Employee State Insurance scheme )                                    |  | 18-11-2023 (valid w.e.f<br>01/11/2023)    | NA                                                                             |
| 57 | Unit-IV (Mambattu)                                         | Professional Tax                                                          |  |                                           |                                                                                |
| 58 | Unit-IV (Mambattu)                                         | CEIG Approval for DG Set and transformer                                  |  | 25.11.2024                                |                                                                                |
| 59 | Unit-IV (Mambattu)                                         | GST (State Wise)                                                          |  | 23-12-2022                                | NA                                                                             |
| 60 | Unit-IV (Mambattu)                                         | Verification under the Metrology Act with respect to weights and measures |  | 30.06.2025                                | 29.06.2026                                                                     |
| 61 | Unit I, II , III & Unit-IV                                 | TAN                                                                       |  | 29.02.2024( effective from<br>01-02-2024) | N.A                                                                            |
| 62 | Unit-I,II,III & IV                                         | PAN                                                                       |  | 12-02-1999                                | N.A                                                                            |
| 63 | Unit-I (Udyog Vihar)<br>Centralized for unit II,III And IV | PF                                                                        |  | 24-04-2000                                | N.A                                                                            |





List of other documents/ records reviewed

| Manufacturing Unit | List of Documents Reviewed                                   | Details of the procedure conducted by the Chartered Engineer                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|--------------------|--------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Unit-I,II,III & IV | Approved plant layout                                        | <p>I have conducted a thorough site visit to inspect the property, plant, or Equipments. Collected relevant data and documents related to the project and asset. Reviewed maintenance records, repair history, and operational data also. We have also evaluated physical condition, performance, and remaining useful life of property, plant and Equipments. Conducted follow-up inspections or monitoring as required. We have also provided advice and guidance to client as and when required.</p> |
|                    | Consent to Establish (CTE)                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                    | Consent to Operate (CTO)                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                    | Bore well Permission from CGWA                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                    | ISO certificates                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                    | Factory License                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                    | Fire NOC                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                    | Hazardous waste disposal license                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                    | GST                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                    | Transformer permission, DG Set permission, electricity bills |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                    | Weight and measures                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                    | Stability certificate                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                    | PESO /Gas Cylinder Rules, 2016 registrations                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                    | Sewage treatment plant approval                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |



# OCEAN TECH ENGINEERING CONSULTANCY SERVICE

## OTECS

Er. Gaurav Semwal (Director)  
Chartered Engineer (M-147578-3)  
Approved Valuer (F: 23210)  
B.E. (Mech.), MIE, FIV, LM-UA-36

Reg. No. 2318-18  
E-mail : [oceantech0704@gmail.com](mailto:oceantech0704@gmail.com)  
Web site: [www.otechconsultancy.com](http://www.otechconsultancy.com)  
Mob: 9568680880, 9997907631

Ref No. OTECS/56/EPL76/85

Dated: 12-08-2025

To,

**The Board of Directors,**  
**E-Pack Prefab Technologies Limited**  
61-B, Udyog Vihar Surajpur, Kasna Road,  
Gautam Buddha Nagar,  
Greater Noida - 201306 Uttar Pradesh

AND

**Monarch Network Capital Limited**  
4th Floor, B Wing, Laxmi Tower, G Block,  
Bandra Kurla Complex, Bandra (E),  
Mumbai, India - 400051

AND

**Motilal Oswal Investment Advisors Limited**  
Motilal Oswal Tower,  
Rahimtullah Sayani Road,  
Opposite Parel ST Depot,  
Prabhadevi, Mumbai - 400 025,  
Maharashtra, India

(Monarch Network Capital Limited and Motilal Oswal Investment Advisors Limited with any other Book Running Lead Managers that may be appointed in connection with the Offer, the "BRLMs")

Dear Sir,

**Re: Proposed initial public offering of equity shares of face value of Rs. 2 each (the "Equity Shares" and such offering, the "Offer") of E-Pack Prefab Technologies Limited (the "Company")**

We, Ocean Tech Engineering Consultancy Services, consent to our name being inserted as an "expert" as defined under Section 2(38) of the Companies Act, 2013, as amended in the Red Herring Prospectus ("RHP") to be filed with the Securities and Exchange Board of India ("SEBI"), the BSE Limited ("BSE") and the National Stock Exchange of India Limited ("NSE") (NSE and together with the BSE, the "Stock Exchanges") and the Registrar of Companies, Uttar Pradesh at Kanpur ("ROC") and the Prospectus ("Prospectus") (Prospectus and RHP, the "Offer Documents"), to be filed with the Registrar of Companies, Uttar Pradesh at Kanpur ("ROC") and submitted to the SEBI, and the Stock Exchanges with respect to the Offer, and any other regulatory or governmental authorities, and in any other material used in connection with the Offer and on the websites of the Company and the BRLMs in connection with the Offer or any other Offer related material, and may be relied upon by the Company, the BRLMs and the Legal Counsels to the Offer.

Name: Gaurav Semwal  
Membership No: M-147578-3  
Professional Registration No.: 2318-18  
Address: Haripur, Near Jai Nigam Office, Nawada, Dehradun-248005  
Telephone Number: 9568680880/ 8077156530  
Email: [oceantech0704@gmail.com](mailto:oceantech0704@gmail.com)



**Dehradun Office -Haripur, Near Jal Nigam Office, Nawada, Dehradun-248005**  
**Delhi Office- S-505 Flat No.2F S/F School block Shakarpur Near Manukamna Mandir,**  
**Laxmi Nagar, Delhi-110092**

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# OCEAN TECH ENGINEERING CONSULTANCY SERVICE

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**Web site: [www.otechconsultancy.com](http://www.otechconsultancy.com)**  
**Mob: 9568680880, 9997907631**

This certificate does not impose any obligation on the Company to include in any Offer Documents all or any part of the information with respect to which consent for disclosure is being granted pursuant to this certificate.

We hereby authorise you to deliver this consent letter to SEBI, Stock Exchanges, the RoC and any other regulatory authorities, judicial authorities as may be required and/or for the records to be maintained by the BRLMs in connection with the Offer. We represent that our execution, delivery and performance of this consent has been duly authorised by all necessary action (corporate or otherwise).

We undertake to keep strictly confidential the details of the proposed capital raising options, your request letter and this consent letter.

We further confirm that the above information in relation to us is true, correct, accurate, complete and not misleading in any respect and without omission of any matter that is likely to mislead, and adequate to enable investors to make a well-informed decision.

We confirm that we will immediately communicate any changes in writing in the above information to the Company, Book Running Lead Managers to the Offer ("BRLMs") until the date when the Equity Shares that are allotted and transferred in the Offer, commence trading on the Stock Exchanges. In the absence of any such communication from us, BRLMs and the legal counsels appointed by the Company and the BRLMs, can assume that there is no change to the above information until the Equity Shares commence trading on the Stock Exchanges pursuant to the Offer.

We confirm that we are not, and have not in the past, been engaged or interested in the formation, or promotion, or management, of the Company. Further, we are an independent agency and neither the Company, nor its directors, promoters, and any subsidiary, nor the Book Running Lead Managers to the Offer (as listed in Annexure A), is a related party to us as per the definition of "related party" under the Companies Act, 2013 and the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, each as amended, as on the date of this letter.

We declare that we do not have any direct / indirect interest in or relationship with the Company, its directors, its key or senior management or subsidiaries and also confirm that we do not perceive any conflict of interest in such relationship / interest while issuing the Report. We hereby confirm we are an independent agency with no relationship and are not a related party of the Company or its directors or its subsidiaries or the Book Running Lead Managers to the Offer.

We represent that our execution, delivery and performance of this consent have been duly authorised by all necessary actions (corporate or otherwise).

We further confirm that we will not withdraw this consent until the date of listing of the Equity Shares.

This consent letter is for information and for inclusion (in part or full) in the Offer Documents or any other offer-related material, and may be relied upon by the Company, BRLMs and the legal counsel to the Offer, in relation to the Offer and may be uploaded on their respective websites.

We also consent to the inclusion of this letter as a part of "Material Contracts and Documents for Inspection" in connection with this Offer, which will be available for public for inspection including through online means on the website of the Company from date of the filing of the RHP until the Bid/Offer Closing Date.. Further, we also consent to the inclusion of this consent letter as a part of the repository records as may be required by SEBI and the Stock Exchanges, in connection with the Offer.

We agree to keep information regarding the Offer strictly confidential.

All capitalized terms used herein and not specifically defined shall have the same meaning as ascribed to them in the Offer Documents.

Yours faithfully,



# OCEAN TECH ENGINEERING CONSULTANCY SERVICE

## OTECS

Er. Gaurav Semwal (Director)  
Chartered Engineer (M-147578-3)  
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For and on behalf of Ocean Tech Engineering Consultancy Services



Authorized signatory

Name: Gaurav Semwal  
Date: 12-Aug-25

CC:

Legal Counsel to the Company

**Dentons Link Legal**  
Aiwan-e-Ghalib Complex,  
Mata Sundri Lane,  
New Delhi 110 002, India

Legal Counsel to the Book Running Lead Managers

**M/s. Crawford Bayley & Co.**  
State Bank Buildings  
4<sup>th</sup> Floor, N.G. N. Vaidya Marg  
Fort, Mumbai 400 023  
Maharashtra, India