

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

**Detailed Project Report for Mambattu & Ghiloth Expansion**  
**Dated 25<sup>st</sup> August, 2025**

**Prepared by:**

Kayron Technologies (OPC) Pvt. Ltd.  
116, Udyog Vihar, Eco Tech-II,  
Greater Noida, U.P. 201306

**For and on behalf of Kayron  
Technologies (OPC) Pvt. Ltd.**

 

**Name- Rohit Sushil Kumar Arora**  
**Designation- Director**  
**DIN - 08451006**

### Important Notice

This DPR Report has been prepared at the request of Epack Prefab Technologies Limited for the assessment of Civil works and other utilities (Building), Plant & Machinery at the Mambattu & Ghiloth facilities. This report must not be used for any purpose without our prior consent.

This report contains proprietary and confidential information regarding the proposed project of

- i) setting up new manufacturing facility at Ghiloth Industrial Area, Shahjahanpur, Alwar in Rajasthan for manufacturing of continuous Sandwich Insulated Panels and pre- engineered steel building ("Project")
- ii) towards expansion of existing manufacturing facility at Mambattu (Unit 4) in Andhra Pradesh for increasing the pre- engineered steel building capacity.

We have prepared this report based on information provided by the management of the Company and believed to be accurate and reliable. While reasonable care has been taken to ensure that the contents of the report herein are true, such report is provided 'as is' without any warranty of any kind.

Further we have relied upon Ocean Tech Engineering Consultancy Services - Chartered Engineer Certificate for Capacity Mapping.

We follow ethical practices in the discharge of its professional services and amongst others, as part of such ethical practices, it follows general rules relating to honesty, competence and confidentiality, and attempts to provide the most current, complete, and accurate information as possible within the limitations of available finance, time constraints and other difficulties relating thereto and arising as a consequence thereof.

This report in no way shall cast any responsibility on the Company as regards to compliance with various statutory rules, regulations and guidelines etc. by the Company. Further, we are in no way responsible for justifications of actions taken by the Company in the past. Attempts have been made to examine the cost of the project based on various quotations and submission given by the Company for the proposed project. Under the circumstances, no assurance can be provided that the assumptions or data upon which these cost components have been based are accurate or whether the business plan projections will accurately materialize from the project.



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## Executive Summary

|                                             |                                                                                                                                                                                                                                                                                                                                                                                       |                           |                                     |                                     |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|-------------------------------------|-------------------------------------|
| <b>Name</b>                                 | <b>Epack Prefab Technologies Limited</b>                                                                                                                                                                                                                                                                                                                                              |                           |                                     |                                     |
| <b>Constitution of the entity</b>           | Public Limited Company                                                                                                                                                                                                                                                                                                                                                                |                           |                                     |                                     |
| <b>Industry</b>                             | Prefabricated Buildings – Prefab Business, Expanded polystyrene sheets and blocks known as EPS Packaging Business                                                                                                                                                                                                                                                                     |                           |                                     |                                     |
| <b>Registered Office Address</b>            | 61-B, Udyog Vihar Surajpur, Kasna Road, NA, Greater Noida, Gautam Buddha Nagar- 201306, Uttar Pradesh                                                                                                                                                                                                                                                                                 |                           |                                     |                                     |
| <b>Existing Factory site</b>                | At Greater Noida (Uttar Pradesh)- Unit 1, Greater Noida (Uttar Pradesh)- Unit 2, Ghiloth (Rajasthan) Unit 3 and Mambatu (Andhra Pradesh) Unit 4, India                                                                                                                                                                                                                                |                           |                                     |                                     |
| <b>Proposed Factory Site</b>                | Plot No. SP3-257 Ghiloth Industrial Area, District Alwar Rajasthan- 301705 (To be called Unit 5) & Expansion of Mambatu (Andhra Pradesh ) Unit 4- UDL Land .NO.05 & 06, Industrial Park,Mambattu Phase II, APIIC Tada, Tirupati, Andhra Pradesh, 524401 (Unit 4)                                                                                                                      |                           |                                     |                                     |
| <b>Year of Incorporation</b>                | 1999                                                                                                                                                                                                                                                                                                                                                                                  |                           |                                     |                                     |
| <b>Name of the Promoter</b>                 | Mr. Sanjay Singhania<br>Mr. Ajay Singhania<br>Mr. Bajrang Bothra<br>Mr. Laxmi Pat Bothra<br>Mr. Nikhil Bothra                                                                                                                                                                                                                                                                         |                           |                                     |                                     |
| <b>Date of Estimation</b>                   | 25th August 2025                                                                                                                                                                                                                                                                                                                                                                      |                           |                                     |                                     |
| <b>Purpose of Assessment</b>                | <ul style="list-style-type: none"> <li>For the purposes of estimating capital expenditure that will be undertaken as part of the objects of the initial public offering of the Company.</li> </ul>                                                                                                                                                                                    |                           |                                     |                                     |
| <b>Scope Of Study</b>                       | The scope of the study includes a cost assessment study for the proposed project involving setting up a plant for manufacturing of continuous Sandwich Insulated Panels and pre- engineered steel building at Ghiloth (Rajasthan) and expansion of existing manufacturing facility at Mambattu (Unit 4) in Andhra Pradesh for increasing the pre- engineered steel building capacity. |                           |                                     |                                     |
| <b>Details of Assets</b>                    | <ul style="list-style-type: none"> <li>Civil Works and Other Utilities and Plant and Machinery Cost</li> </ul>                                                                                                                                                                                                                                                                        |                           |                                     |                                     |
| <b>Summary of Cost with and without GST</b> | <b>S. No</b>                                                                                                                                                                                                                                                                                                                                                                          | <b>Particular</b>         | <b>Amt in INR Million (Ghiloth)</b> | <b>Amt in INR Million (Mambatu)</b> |
|                                             | 1                                                                                                                                                                                                                                                                                                                                                                                     | Building and civil works  | 558.46                              | 217.34                              |
|                                             | 3                                                                                                                                                                                                                                                                                                                                                                                     | Plant and machinery       | 471.21                              | 364.39                              |
|                                             |                                                                                                                                                                                                                                                                                                                                                                                       | <b>Total Project Cost</b> | <b>1029.67</b>                      | <b>581.73</b>                       |





## Brief About the Company

EPack Prefab Technologies Limited (formerly known as EPack Polymers Private Limited) ("EPACK" or "Company"), was incorporated in the year 1999 with headquarter in Greater Noida. The Company has a legacy of over 25 years, operating into two business verticals, i.e. (i) Pre-fab business, wherein the Company provides complete solutions to customers on turnkey basis which includes designing, manufacturing, installation and erection of pre-engineered steel buildings, prefabricated structures and its components in India and overseas ("Pre-Fab Business"); and (ii), manufacturing of expanded polystyrene sheets and blocks (also referred as "EPS Block Molded" products and "EPS Shape Molded" products) for various industries such as construction, packaging, and consumer goods in India ("EPS Packaging Business"). The Company has the third largest production capacity in the pre-engineered steel building (PEB) industry. PEB projects execution team for Pre-Engineered Building, Prefabricated Structure, Light Gauge Steel Frames (LGSF), Sandwich Insulated Panels etc with a team of over 2294 employees as on 31<sup>st</sup> December 2024. It provides pre-engineered building solutions with integrated offerings for design, manufacturing, and erection. As on December 31, 2024, the Company has three manufacturing facilities located at Greater Noida (Uttar Pradesh), Ghiloth, (Rajasthan) and Mambattu (Andhra Pradesh) for the manufacturing of Pre-Fab Business products and one manufacturing facility at Greater Noida (Uttar Pradesh) in respect of its EPS Packaging business products. Built up - fabricated structures, cold form, roof/wall cladding, sandwich panels, doors/ windows and other accessories are the key processes of the manufacturing facilities. The In-house design and detailing team consisting of 84 members with expertise in architectural and structural design who can optimize the building's layout, ensuring efficient space utilization and seamless integration of various components. The Company is the fastest growing in terms of revenue from operations, registering a compounded annual growth rate (CAGR) of 41.79% between Fiscals 2022 to Fiscal 2024 and the Company's revenue from its Pre-Fab Business registered a CAGR of 55.48% between Fiscals 2022 to Fiscal 2024. The pre-engineered steel buildings industry grew at a CAGR of ~8.0% over FY19-24, growing from Rs 130 billion in FY19 to Rs 195 billion in FY24. In FY25, the industry is estimated to grow by ~8% to Rs 210 billion.

Set forth below are some of the major milestones in the history of the business:

| Calendar Year | Major events and milestones                                                                                                                                                                                                                                 |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2025          | Achieved annual turnover of INR 1000cr+.                                                                                                                                                                                                                    |
| 2024          | Achieved annual turnover of INR 700cr+.                                                                                                                                                                                                                     |
| 2024          | Set up branch office in Chennai and Ahmedabad.                                                                                                                                                                                                              |
| 2024          | Set up 3rd design and detailing office in Vishakhapatnam.                                                                                                                                                                                                   |
| 2024          | Received ISO 9001:2015, ISO 45001:2018 and ISO 14001:2015 Certificate from Intercert Inc. for Quality, Environmental and Occupational Health & Safety Management System of Existing Mambattu Facility/Unit 4.                                               |
| 2024          | Received ISO 9001:2015 and ISO 45001:2018 Certificate from Intercert Inc. and United Accrediting Services Limited for Quality and Environmental Management System, respectively, for the facility located at Shahjahanpur, Alwar, Rajasthan.                |
| 2024          | Received ISO 14001:2015 Certificate from United Accrediting Services Limited for Environment Management System for the facility located at Ghiloth Facility/Unit 3.                                                                                         |
| 2023          | Set up Mambattu Facility/Unit 4 in Andhra Pradesh.                                                                                                                                                                                                          |
| 2023          | Received ISO 9001:2015 and ISO 14001:2015 Certificate from Intercert Inc. and United Accrediting Services Limited for Quality and Environmental Management System, respectively, for facility located at Surajpur Kasna Road, Greater Noida, Uttar Pradesh. |



| Calendar Year | Major events and milestones                                                                                                                                                                                                                                                                  |
|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2023          | Received ISO 45001:2018 Certificate from United Accrediting Services Limited for Occupation Health and Safety Management System for the scope of manufacturer and supplier of expanded polystyrene (EPS) sheets & packaging product for the facility located at Plot 61 B&C Facility/Unit 1. |
| 2023          | Set up 2nd design and detailing team in Hyderabad.                                                                                                                                                                                                                                           |
| 2023          | Installed a steam turbine.                                                                                                                                                                                                                                                                   |
| 2023          | Achieved annual turnover of INR 500 Cr+.                                                                                                                                                                                                                                                     |
| 2022          | Set up Ghiloth Rajasthan facility for manufacturing built up section.                                                                                                                                                                                                                        |
| 2018          | Awarded the Hindon Airport Project on a turnkey basis.                                                                                                                                                                                                                                       |
| 2018          | Set up design and detailing team at Greater Noida (Uttar Pradesh).                                                                                                                                                                                                                           |
| 2017          | Expanded Unit-2 by setting up a complete built-up section line.                                                                                                                                                                                                                              |
| 2014          | Setup dedicated facility in Greater Noida for prefabricated panels, doors, windows, structures, etc.                                                                                                                                                                                         |
| 2012          | Started making rockwool/glass wool and sandwich insulated panels.                                                                                                                                                                                                                            |
| 2011          | Ventured into prefab building.                                                                                                                                                                                                                                                               |
| 2010          | Projects executed for Tata Steel and JSPL.                                                                                                                                                                                                                                                   |
| 2008          | Started manufacturing of sandwich insulated panel/PUF Panels for telecom structures.                                                                                                                                                                                                         |
| 2007          | Added Four more molding machines to the manufacturing facilities                                                                                                                                                                                                                             |
| 2005          | Expanded the manufacturing facilities by adding 85,000 square feet.                                                                                                                                                                                                                          |
| 2004          | Purchased the Joinery Plot 61C, which is adjacent to the existing plant.                                                                                                                                                                                                                     |
| 2002          | Expanded the EPS Packaging manufacturing facilities by adding six more molding machines.                                                                                                                                                                                                     |
| 2000          | Established the first EPS Packaging manufacturing facilities, equipped with eight molding machines.                                                                                                                                                                                          |

The Company product portfolio currently comprises the following:

- *Pre-Engineered Steel Buildings*: Multi-storey Buildings | Warehouses | Industry Buildings | Factory Sheds | Aircraft Hangers | Commercial Buildings | Oil & Gas structures | Theme Park, etc.
- *Prefabricated Structures*: Staff Accommodation Buildings | Construction Site Offices | Emergency Shelters | Marketing Offices | Canteen Buildings | Military Camps | Acoustic Enclosures, etc.
- *Light Gauge Steel Framing Buildings*: High Rise Buildings | Office Buildings | Transit Camps | Villa/Cottages | Sample Flats | Schools/Hospitals, etc.
- *Sandwich Insulated Panels*: PUF Panel | EPS Panel | Rockwool Panel | Glasswool Panel
- *Standard modular solution*: Porta cabins | Lifiable Cabins | Mi Homes | K-Houses





## Current Business Operations

The Company has manufacturing facilities situated at Greater Noida- Uttar Pradesh, Ghiloth- Rajasthan and Mambattu- Andhra Pradesh having an aggregate manufacturing capacity of 133000 MTPA of pre-engineered capacity and 510000 sqm of sandwich insulated panel capacity.

The table below provides brief details of its manufacturing facilities in terms of their location, property and key products manufactured:

| Particulars     | Unit 1 - Greater Noida (Uttar Pradesh)                                                                                             | Unit 2 - Greater Noida (Uttar Pradesh)                                                                                                                                                             | Unit 3 - Ghiloth, Rajasthan Unit 3                                                                                                 | Unit 4 - Mambattu, Andhra Pradesh <sup>u</sup>                                                                                    |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Area            | 190,273.63 square feet                                                                                                             | 175,058.86 square feet                                                                                                                                                                             | 215,278.21 square feet***                                                                                                          | 1,011,326.66 square feet*                                                                                                         |
| Tenure of lease | Plots 61B & 61C are leased for a period of 90 years                                                                                | Plot B-13 is rented for a period of 11 months and Plot B-14 is leased for a period of 5 years                                                                                                      | Plot SP5-128 is leased for a period of 99 years                                                                                    | Plot 5,6.6A & 6B are leased for a period of 33 years (extendable up to 99 years)                                                  |
| Key Activities  | EPS Packaging Business; primarily shapes and block moulding                                                                        | Pre-Fab Business; Built up fabricated structures, cold form, roof/wall cladding, discontinuous Sandwich Insulated Panels, doors/windows and other accessories, light gauge steel framed structures | Pre-Fab Business; Built up fabricated structures                                                                                   | Pre-Fab Business; Built up fabricated structures, cold form, roof/wall cladding and other accessories                             |
| Workforce**     | Permanent Employees (Other staff) - 75<br>Permanent Employees (labourers on pay rolls of Company) - 403<br>Contractual Labour- 107 | Permanent Employees (Other staff) - 614<br>Permanent Employees (labourers on pay rolls of Company) - 464<br>Contractual Labour- 112                                                                | Permanent Employees (Other staff) - 68<br>Permanent Employees (labourers on pay rolls of Company) - 277<br>Contractual Labour- 138 | Permanent Employees (Other staff) - 92<br>Permanent Employees (labourers on pay rolls of Company) - 378<br>Contractual Labour- 68 |

<sup>u</sup>commenced commercial operation in December 2023 in Plot no. 5 & 6 and commenced commercial operation in May 2025 in Plot no. 6A & 6B.

\* As on July 31, 2025, Permanent Employees (Other staff) - 849, Permanent Employees (labourers on pay rolls of Company) - 1,522, Contractual Labour- 425.

\*\* There is a land parcel of 351,237.16 square feet at Plot No. SP3-257, Ghiloth, Rajasthan, which has not been included in the above table and will be used for the upcoming project ("Project").

Details of our capacity utilisation for different products during the Fiscals 2025, 2024 and 2023 are as follows:



| Capacity Chart                                             |                                                           |     | For Q1 2025-26               |                   |                        | As on 30 <sup>th</sup><br>June 2025 | For FY 24-25                 |                   |                        | As on 31 <sup>st</sup><br>Mar 2025 | For Q4 2024-25               |                   |                        | As on 31 <sup>st</sup><br>Mar 2025 |
|------------------------------------------------------------|-----------------------------------------------------------|-----|------------------------------|-------------------|------------------------|-------------------------------------|------------------------------|-------------------|------------------------|------------------------------------|------------------------------|-------------------|------------------------|------------------------------------|
| Name of Manufacturing Plants                               | Product Segment                                           | UOM | Effective Installed Capacity | Actual Production | % Capacity Utilization | Annual Installed Capacity           | Effective Installed Capacity | Actual Production | % Capacity Utilization | Annual Installed Capacity          | Effective Installed Capacity | Actual Production | % Capacity Utilization | Annual Installed Capacity          |
| Pre-Fab Business                                           |                                                           |     |                              |                   |                        |                                     |                              |                   |                        |                                    |                              |                   |                        |                                    |
| Greater Noida (UP) - Unit 2                                | Builtup                                                   | MT  | 3,600                        | 3,687             | 102.42%                | 14,400                              | 14,400                       | 13,107            | 91.02%                 | 14,400                             | 3,600                        | 3,379             | 93.86%                 | 14,400                             |
|                                                            | Accessories ( Sag rod, Angle Bracing, Anchor Bolt & LGSF) | MT  | 987                          | 603               | 61.09%                 | 3,950                               | 3,950                        | 1,818             | 46.03%                 | 3,950                              | 987                          | 628               | 63.63%                 | 3,950                              |
|                                                            | Cold Form                                                 | MT  | 1,740                        | 1,716             | 98.62%                 | 6,960                               | 6,960                        | 6,000             | 86.21%                 | 6,960                              | 1,740                        | 1,811             | 104.08%                | 6,960                              |
|                                                            | Site Roll Forming Roofing Sheet (SSR)                     | MT  | 888                          | 281               | 31.64%                 | 3,551                               | 3,551                        | 855               | 24.08%                 | 3,551                              | 888                          | 233               | 26.24%                 | 3,551                              |
|                                                            | Hi-Rib Single Skin sheets/ Deck Sheets                    | MT  | 2,349                        | 1,963             | 83.57%                 | 9,398                               | 9,398                        | 4,052             | 43.12%                 | 9,398                              | 2,349                        | 1,162             | 49.47%                 | 9,398                              |
| Sub-Total - A                                              |                                                           |     | 9,564                        | 8,250             | 86.26%                 | 38,259                              | 38,259                       | 25,832            | 67.52%                 | 38,259                             | 9,564                        | 7,213             | 75.42%                 | 38,259                             |
| Ghilloth (Rajsthan) - Unit 3                               | Builtup                                                   | MT  | 6,000                        | 4,983             | 83.05%                 | 24,000                              | 24,000                       | 16,220            | 67.58%                 | 24,000                             | 6,000                        | 4,943             | 82.38%                 | 24,000                             |
|                                                            | Site Roll Forming Roofing Sheet (SSR)                     | MT  | 888                          | 134               | 15.09%                 | 3,551                               | 3,551                        | 855               | 24.08%                 | 3,551                              | 888                          | 233               | 26.24%                 | 3,551                              |
| Sub-Total - B                                              |                                                           |     | 6,888                        | 5,117             | 74.29%                 | 27,551                              | 27,551                       | 17,075            | 61.98%                 | 27,551                             | 6,888                        | 5,176             | 75.15%                 | 27,551                             |
| Mambattu (AP) - Unit 4 (Refer Point no.4 for details)      | Builtup                                                   | MT  | 8,400                        | 4,319             | 51.42%                 | 33,600                              | 28,000                       | 14,082            | 50.29%                 | 33,600                             | 8,400                        | 4,492             | 53.48%                 | 33,600                             |
|                                                            | Accessories                                               | MT  | 987                          | 359               | 36.37%                 | 3,952                               | 3,951                        | 933               | 23.61%                 | 3,952                              | 987                          | 315               | 31.91%                 | 3,952                              |
|                                                            | Cold Form                                                 | MT  | 1,740                        | 597               | 34.31%                 | 6,960                               | 6,960                        | 2,607             | 37.46%                 | 6,960                              | 1,740                        | 924               | 53.10%                 | 6,960                              |
|                                                            | Site Roll Forming Roofing Sheet (SSR)                     | MT  | 3,549                        | 168               | 4.73%                  | 14,200                              | 12,426                       | 1,709             | 13.75%                 | 14,200                             | 1,776                        | 466               | 26.24%                 | 14,200                             |
|                                                            | Hi-Rib Single Skin sheets                                 | MT  | 2,349                        | 785               | 33.42%                 | 9,400                               | 9,399                        | 1,424             | 15.15%                 | 9,400                              | 2,349                        | 216               | 9.20%                  | 9,400                              |
| Sub-Total - C                                              |                                                           |     | 17,025                       | 6,228             | 31.58%                 | 68,112                              | 60,736                       | 20,755            | 34.17%                 | 68,112                             | 15,252                       | 6,413             | 42.05%                 | 68,112                             |
| Grand Total - Pre Engineered Building Capacity (A + B + C) |                                                           |     | 33,477                       | 19,595            | 58.53%                 | 1,33,922                            | 1,26,546                     | 63,662            | 50.31%                 | 1,33,922                           | 31,704                       | 18,802            | 59.30%                 | 1,33,922                           |
|                                                            |                                                           |     |                              |                   |                        |                                     |                              |                   |                        |                                    |                              |                   |                        |                                    |
| Greater Noida (UP) - Unit 2                                | Sandwich Insulated Panels                                 | Sqm | 90,000                       | 92,545            | 102.83%                | 3,60,000                            | 3,60,000                     | 3,05,627          | 84.90%                 | 3,60,000                           | 90,000                       | 95,987            | 106.65%                | 3,60,000                           |
|                                                            | EPS/Glasswool/Rockwool                                    | Sqm | 37,500                       | 4,133             | 11.02%                 | 1,50,000                            | 1,50,000                     | 60,051            | 40.03%                 | 1,50,000                           | 37,500                       | 3,282             | 8.75%                  | 1,50,000                           |
| Mambattu(AP) - Unit 4                                      | Sandwich Insulated Panels                                 | Sqm | 55,556                       | 6,165             | 11.10%                 | 8,00,000                            | -                            | -                 | -                      | -                                  | -                            | -                 | -                      | -                                  |
| Grand Total Sandwich Insulated Panels Capacity             |                                                           |     | 1,83,056                     | 1,02,843          | 56.18%                 | 1310,000                            | 5,10,000                     | 3,65,678          | 71.70%                 | 5,10,000                           | 1,27,500                     | 99,269            | 77.86%                 | 5,10,000                           |





|                                                            |                   |    |       |       |        |       |       |       |        |       |       |       |        |       |
|------------------------------------------------------------|-------------------|----|-------|-------|--------|-------|-------|-------|--------|-------|-------|-------|--------|-------|
| Greater Noida (UP) - Unit 1 Packaging Division             | EPS Shape Molding | MT | 1,200 | 930   | 77.50% | 4,800 | 4,800 | 3,323 | 69.23% | 4,800 | 1,200 | 687   | 57.25% | 4,800 |
|                                                            | EPS Block Molding | MT | 900   | 827   | 91.89% | 3,600 | 3,600 | 3,045 | 84.58% | 3,600 | 900   | 719   | 79.89% | 3,600 |
| Grand Total EPS Packaging - Shape & Block Molding Capacity |                   | MT | 2,100 | 1,757 | 83.67% | 8,400 | 8,400 | 6,368 | 75.81% | 8,400 | 2,100 | 1,406 | 66.95% | 8,400 |

The effective capacity utilisation of the Company for the Fiscal ended March 31, 2024, March 31, 2023 and March 31, 2022 is as follows:

| Capacity Chart               |                                                           |     | For the financial year ended 31st March 2024 |                   |                        | As on 31st March 2024     | For the financial year ended 31st March 2023 |                   |                        | As on 31st March 2023     | For the financial year ended 31st March 2022 |                   |                        | As on 31st March 2022     |
|------------------------------|-----------------------------------------------------------|-----|----------------------------------------------|-------------------|------------------------|---------------------------|----------------------------------------------|-------------------|------------------------|---------------------------|----------------------------------------------|-------------------|------------------------|---------------------------|
| Name of Manufacturing Plants | Product Segment                                           | UOM | Effective Installed Capacity                 | Actual Production | % Capacity Utilization | Annual Installed Capacity | Effective Installed Capacity                 | Actual Production | % Capacity Utilization | Annual Installed Capacity | Effective Installed Capacity                 | Actual Production | % Capacity Utilization | Annual Installed Capacity |
| Pre-Fab Business             |                                                           |     |                                              |                   |                        |                           |                                              |                   |                        |                           |                                              |                   |                        |                           |
| Greater Noida (UP) - Unit 2  | Builtup                                                   | MT  | 14,400                                       | 10,634            | 73.85%                 | 14,400                    | 14,400                                       | 10,155            | 70.52%                 | 14,400                    | 14,400                                       | 9,792             | 68.00%                 | 14,400                    |
|                              | Accessories ( Sag rod, Angle Bracing, Anchor Bolt & LGSF) | MT  | 3,952                                        | 1,709             | 43.24%                 | 3,952                     | 3,952                                        | 1,261             | 31.91%                 | 3,952                     | 3,952                                        | 1,345             | 34.03%                 | 3,952                     |
|                              | Cold Form                                                 | MT  | 6,960                                        | 6,808             | 97.82%                 | 6,960                     | 6,960                                        | 4,089             | 58.75%                 | 6,960                     | 6,960                                        | 2,787             | 40.04%                 | 6,960                     |
|                              | Site Roll Forming Roofing Sheet (SSR)                     | MT  | 3,550                                        | 2,327             | 65.55%                 | 3,550                     | 3,550                                        | 1,563             | 44.03%                 | 3,550                     | 3,550                                        | 0                 | 0.00%                  | 3,550                     |
|                              | Hi-Rib Single Skin sheets/ Deck Sheets                    | MT  | 9,400                                        | 3,134             | 33.35%                 | 9,400                     | 9,400                                        | 1,681             | 17.88%                 | 9,400                     | 9,400                                        | 1,189             | 12.65%                 | 9,400                     |
| Sub-Total - A                |                                                           |     | 38,262                                       | 24,612            | 64.33%                 | 38,262                    | 38,262                                       | 18,749            | 49.00%                 | 38,262                    | 38,262                                       | 15,113            | 39.50%                 | 38,262                    |
| Ghilloth (Rajsthan) - Unit 3 | Builtup                                                   | MT  | 24,000                                       | 12,581            | 52.42%                 | 24,000                    | 19,200                                       | 9,073             | 47.26%                 | 24,000                    | -                                            | -                 | -                      | -                         |
|                              | Site Roll Forming Roofing Sheet (SSR)                     | MT  | 3,550                                        | 775               | 21.83%                 | 3,550                     | 3,550                                        | 521               | 14.68%                 | 3,550                     | -                                            | -                 | -                      | -                         |
| Sub-Total - B                |                                                           |     | 27,550                                       | 13,356            | 48.48%                 | 27,550                    | 22,750                                       | 9,594             | 42.17%                 | 27,550                    | -                                            | -                 | -                      | -                         |
| Mambattu (AP)                | Builtup                                                   | MT  | 4,000                                        | -                 | 73.70%                 | 12,000                    | -                                            | -                 | -                      | -                         | -                                            | -                 | -                      | -                         |

|                                                                       |                                       |      |                      |                 |               |                 |                 |                 |               |                 |                 |                 |               |                 |
|-----------------------------------------------------------------------|---------------------------------------|------|----------------------|-----------------|---------------|-----------------|-----------------|-----------------|---------------|-----------------|-----------------|-----------------|---------------|-----------------|
| <b>- Unit 4</b><br>(Refer Point no.4 for details)                     | Accessories                           | MT   | 240                  | 30              | 12.50%        | 1,976           | -               | -               | -             | -               | -               | -               | -             | -               |
|                                                                       | Cold Form                             | MT   | 580                  | 199             | 34.31%        | 1,740           | -               | -               | -             | -               | -               | -               | -             | -               |
|                                                                       | Site Roll Forming Roofing Sheet (SSR) | MT   | 0                    | 0               | -             | 0               | -               | -               | -             | -               | -               | -               | -             | -               |
|                                                                       | Hi-Rib Single Skin sheets             | MT   | 0                    | 0               | -             | 0               | -               | -               | -             | -               | -               | -               | -             | -               |
| <b>Sub-Total - C</b>                                                  |                                       |      | <b>4,820</b>         | <b>3,177</b>    | <b>65.91%</b> | <b>15,716</b>   | -               | -               | -             | -               | -               | -               | -             | -               |
| <b>Grand Total - Pre Engineered Building Capacity (A + B + C)</b>     |                                       |      | <b>MT 70,632</b>     | <b>41,145</b>   | <b>58.25%</b> | <b>81,528</b>   | <b>61,012</b>   | <b>28,343</b>   | <b>46.45%</b> | <b>65,812</b>   | <b>38,262</b>   | <b>15,113</b>   | <b>39.50%</b> | <b>38,262</b>   |
| <b>Greater Noida (UP) - Unit 2</b>                                    | Sandwich Insulated Panels             | Sq m | 3,60,000             | 3,33,237        | 92.57%        | 3,60,000        | 3,60,000        | 1,50,919        | 41.92%        | 3,60,000        | 3,60,000        | 1,70,592        | 47.39%        | 3,60,000        |
|                                                                       | EPS/Glasswool/Rockwool                | Sq m | 1,50,000             | 58,437          | 38.96%        | 1,50,000        | 1,50,000        | 49,056          | 32.70%        | 1,50,000        | 1,50,000        | 67,194          | 44.80%        | 1,50,000        |
| <b>Mambattu (AP) - Unit-4</b>                                         | Sandwich Insulated Panels             | Sq m | -                    | -               | -             | -               | -               | -               | -             | -               | -               | -               | -             | -               |
| <b>Grand Total Sandwich Insulated Panels Capacity</b>                 |                                       |      | <b>Sq m 5,10,000</b> | <b>3,91,674</b> | <b>76.80%</b> | <b>5,10,000</b> | <b>5,10,000</b> | <b>1,99,975</b> | <b>39.21%</b> | <b>5,10,000</b> | <b>5,10,000</b> | <b>2,37,786</b> | <b>46.62%</b> | <b>5,10,000</b> |
| <b>Greater Noida (UP) - Unit 1 Packaging Division</b>                 | EPS Shape Molding                     | MT   | 4,800                | 3,685           | 76.77%        | 4,800           | 4,800           | 3,981           | 82.94%        | 4,800           | 4,800           | 3,368           | 70.17%        | 4,800           |
|                                                                       | EPS Block Molding                     | MT   | 3,600                | 2,616           | 72.67%        | 3,600           | 3,600           | 2,319           | 64.42%        | 3,600           | 3,600           | 2,382           | 66.17%        | 3,600           |
| <b>Grand Total EPS Packaging - Shape &amp; Block Molding Capacity</b> |                                       |      | <b>MT 8,400</b>      | <b>6,301</b>    | <b>75.01%</b> | <b>8,400</b>    | <b>8,400</b>    | <b>6,300</b>    | <b>75.00%</b> | <b>8,400</b>    | <b>8,400</b>    | <b>5,750</b>    | <b>68.45%</b> | <b>8,400</b>    |

Notes:

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 the Company added Unit 3 in Rajasthan, Commercial Production Started in Apr 2022 for Line 1; Commercial production started in December 2022 for Line 2 taking the 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 the Company 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 the Capacity to 24,000 MTPA of built-up Pre-Engineering Capacity for half year ended September 2024. In November, 2024, Commercial Production started for Line 3 (9,600 MTPA 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 became 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 Steel Building Capacity comprises of three Manufacturing Facilities having an aggregate installed capacity of 133,922 MTPA as at March 31, 2025. Sandwich Insulated Panels Capacity at Manufacturing facility at Greater Noida - Unit 2 having an installed capacity of 5,10,000 SQM and Packaging Division Capacity at Greater Noida - Unit 1 having an Installed Capacity of 8,400 MTPA.
8. The effective capacity utilization refers to the proportion of the annual production capacity that is actually available for production in the particular fiscal year.





## Overall Project

### (A) Mambattu facility Expansion Unit 4:

The Company started commercial operations in Southern India in December 2023. They operate one manufacturing facility at Plot No. 5&6, Industrial Park, Phase II, Mambattu Village, Tada Mandal, Tirupati District, Andhra Pradesh ("Existing Mambattu Facility"). The existing Mambattu Facility commenced its operations in December 2023 and is primarily engaged in manufacturing of built-up fabricated structures for Pre-Fab Business, cold form, roof/wall cladding and other accessories. The Existing Mambattu facility is spread over an area of 10.76 million square feet and has a built-up area of 3.72 million square feet. The Company already has its manufacturing facility in Mambattu referred as Unit 4.

#### Mambattu Unit 4



Capital expenditure towards expansion of existing manufacturing facility at Mambattu (Unit 4) in Andhra Pradesh for increasing the pre-engineered steel building capacity. The Company proposes to increase its existing capacity as follows:

| S.No. | Product                               | UOM  | Existing capacity as on March 31,2025 | Proposed additional capacity | Proposed capacity |
|-------|---------------------------------------|------|---------------------------------------|------------------------------|-------------------|
| 1.    | Built-up                              | MTPA | 33,600                                | 24,000                       | 57,600            |
| 2.    | Accessories                           | MTPA | 3,952                                 | 1,500                        | 5,452             |
| 3.    | Cold Form                             | MTPA | 6,960                                 | -                            | 6,960             |
| 4.    | Site Roll Forming Roofing Sheet (SSR) | MTPA | 14,200                                | -                            | 14,200            |
| 5.    | Hi-Rib Single Skin sheets             | MTPA | 9,400                                 | -                            | 9,400             |
|       | <b>Total</b>                          |      | <b>68,112</b>                         | <b>25,520</b>                | <b>93,612</b>     |

### (B) New plant set up at Ghiloth:

The Company is operating one manufacturing facility at Ghiloth, Rajasthan ("Unit 3") which is its

existing facility. The Unit 3 started its operations in April 2022 and is presently engaged in Pre-Fab Business. The major products being manufactured from Unit 3 include built up section. The built-up section is majorly used as the primary structure of a pre-engineered steel building and the Site Roll Forming Roofing Sheet which are used for the roofing applications in a pre-engineered steel building.

### Ghiloth



The Company proposes capital expenditure for setting up new manufacturing facility nearby existing Unit 3 of the Company at Ghiloth Industrial Area, Shahjahanpur, Alwar in Rajasthan for manufacturing of continuous Sandwich Insulated Panels and pre- engineered steel building ("Project"). At the Project, the Company intends to manufacture the following:

| S.No. | Product                                                     | Unit | Capacity |
|-------|-------------------------------------------------------------|------|----------|
| 1.    | Continuous Sandwich Insulated Panel                         | SQM  | 800,000  |
| 2.    | Pre- engineered steel building:                             | MTPA | 11,300   |
| a.    | Hi-Rib single skin sheets/deck sheets                       | MTPA | 9,800    |
| b.    | Accessories (sag rod, angle bracing, anchor bolts and LGSF) | MTPA | 1,500    |



## Capex Summary

The summary of the CAPEX split is provided below:

| Item (₹ in Million)                 | Building | Plant & Machinery | Total    |
|-------------------------------------|----------|-------------------|----------|
| Existing Mambattu Facility (Unit 4) | 217.34   | 364.39            | 581.73   |
| New plant set up at Ghiloth         | 558.46   | 471.21            | 1029.67  |
| Grand Total                         | 775.80   | 835.60            | 1,611.40 |

The below mentioned are the addresses of the proposed locations:

**(A) Mambattu Unit 4:** The Company has already acquired land based on allotment letter and agreement to sell for the proposed expansion. The Existing Mambattu facility is spread over an area of 10.76 million square feet and has a built up area of 3.72 million square feet. The Company has received consent to establish in respect of the proposed expansion.

Address of the Facility: UDL Land Plot No. 05 & UDL Land Plot No. 06, Industrial Park, Mambattu Phase-II, APIIC Tada, Tirupati, Andhra Pradesh -524401

**(B) Ghiloth:** The Company has already entered into lease agreement for said land Plot no. SP3-257, Ghiloth Industrial Area, Unit Office Shahjahanpur, Tehsil Neemrana, District Alwar, Rajasthan.

Address of the Facility: Plot No. SP3-257, Ghiloth Industrial Area, Shahjahanpur, Alwar, Rajasthan

## Manufacturing Process Flow

The manufacturing process for Pre-Fab Business products starts with receiving raw materials. Once the raw materials is received same is inspected and approved by quality control team. Thereafter, the project drawings and material sheets are released to the production team. Consumables are checked for availability in the store to maintain smooth production operations, while safety standards are strictly adhered to on the shop floor.

Set-forth below is a process flow-chart for the production process:

### Manufacturing Processes Flow Chat





## Project Cost

### Land Cost

#### (A) Mambattu Unit 4

The Company has entered into a lease deed dated April 6, 2023, in relation to Unit 4 with Andhra Pradesh Industrial Infrastructure Corporation Limited. Further, there is an available vacant area forming part of Unit 4 which is proposed to be utilised for the expansion.

#### (B) Ghiloth

Company has already entered into lease deed dated September 08, 2022, for Plot no. SP3-257 with RIICO for a period of 99 years commencing from October 11, 2021.

### Civil Cost

#### (A) Mambattu Unit 4

The Company proposes to appoint a third-party vendor to undertake construction of a manufacturing facility, which include civils works of building as per specifications, PEB shed as per specification road works, RWH-2, project consultancy fees for civil works, other electrical, plumbing and fireworks and misc. works. The total estimated cost for construction of building, civil works and utilities is ₹ 217.34 million, proposed to be paid entirely out of the Net Proceeds. The break-up for estimated cost of the building, civil works and utilities is as follows:



(₹ in million)

| S. No.                     | Description                                                      | Unit of Measurement (UOM) | Unit Construction Cost | Covered Area | Cost/SQM (in ₹) | Amount | Vendor                             | Date of Purchase Order/Quotation | Validity          |
|----------------------------|------------------------------------------------------------------|---------------------------|------------------------|--------------|-----------------|--------|------------------------------------|----------------------------------|-------------------|
| <b>Civil Works (A)</b>     |                                                                  |                           |                        |              |                 |        |                                    |                                  |                   |
| 1                          | Civil work of Building as per Specification                      | SQM                       | 1                      | 10,614       | 5,845           | 62.04  | Beniwal Associates Private Limited | July 31, 2025                    | November 30, 2025 |
| 2                          | PEB shed of Building as per Specification                        | SQM                       | 1                      | 10,614       | 6,406           | 67.99  |                                    |                                  |                   |
| 3                          | Road Work                                                        | SQM                       | 1                      | 5,190        | 2,850           | 14.79  |                                    |                                  |                   |
| 4                          | RWH-2                                                            | NOS                       | 2                      | 280          | 850,000         | 1.70   |                                    |                                  |                   |
| 5                          | Miscellaneous (Doors, windows, Rolling shutters, etc.)           | L/s                       | 1                      |              | 2,500,000       | 2.50   |                                    |                                  |                   |
| 6                          | Project Consultancy Fee                                          | SQM                       | 1                      | 10,614       | 250             | 2.65   |                                    |                                  |                   |
|                            | <b>Total Civil Works</b>                                         |                           |                        |              |                 | 151.68 |                                    |                                  |                   |
| <b>Other Utilities (B)</b> |                                                                  |                           |                        |              |                 |        |                                    |                                  |                   |
| 1.                         | Electrical Work                                                  | L/s                       | 1                      |              |                 | 15.60  | Beniwal Associates Private Limited | July 31, 2025                    | November 30, 2025 |
| 2                          | Plumbing Work                                                    | L/s                       | 1                      |              |                 | 9.10   |                                    |                                  |                   |
| 3                          | Fire Fighting Work                                               | L/s                       | 1                      | -            |                 | 7.80   |                                    |                                  |                   |
|                            | <b>Total Other Utilities</b>                                     |                           |                        |              |                 | 32.51  |                                    |                                  |                   |
|                            | <b>Total Civil Works and Other Utilities (A+B)</b>               |                           |                        |              |                 | 184.19 |                                    |                                  |                   |
|                            | <b>GST (18%)</b>                                                 |                           |                        |              |                 | 33.15  |                                    |                                  |                   |
|                            | <b>Total Civil Works and Other Utilities (A+B) including GST</b> |                           |                        |              |                 | 217.34 |                                    |                                  |                   |

Notes:

Electrical works forms 12.00 % of civil works for building and PEB Shed building.

Plumbing works forms 7.00 % of civil works for building and PEB Shed building.

Fire fighting works forms 6.00 % of civil works for building and PEB Shed building.



**Utilities:** The water and power requirements is proposed to be met through the supply provided by Andhra Pradesh Water Resource Department and Southern Power Distribution Company of A.P. Limited, respectively.

**(B) Ghiloth**

The Company proposes to appoint a third-party vendor to undertake construction of a manufacturing facility, which include civils works of building as per specifications, PEB shed as per specification road works, boundary wall work ETP, STP and other tanks, guard room, meter room, VCB panels and LT Panel rooms, project consultancy fees for civil works, other electrical, plumbing and fireworks. The total estimated cost for construction of building, civil works and utilities is ₹ 558.46 million including applicable taxes, proposed to be paid entirely out of the Net Proceeds. The break-up for estimated cost of the building, civil works and utilities is as follows:





(₹ in million)

| S. No.                     | Description                                            | Unit of Measurement (UOM) | Unit Construction Cost | Covered Area | Cost/ SQM (in ₹) | Amount | Vendor                             | Date of Purchase Order/Quotation | Validity          |
|----------------------------|--------------------------------------------------------|---------------------------|------------------------|--------------|------------------|--------|------------------------------------|----------------------------------|-------------------|
| <b>Civil Works (A)</b>     |                                                        |                           |                        |              |                  |        |                                    |                                  |                   |
| 1                          | Civil work of Building as per Specification            | SQM                       | 1                      | 22,285       | 6,144            | 136.92 | Beniwal Associates Private Limited | July 31, 2025                    | November 30, 2025 |
| 2                          | PEB shed of Building as per Specification              | SQM                       | 1                      | 22,285       | 8,134            | 181.27 |                                    |                                  |                   |
| 3                          | Road Work                                              | SQM                       | 1                      | 8,775        | 2,850            | 25.01  |                                    |                                  |                   |
| 4                          | Boundary wall work                                     | RMT                       | 1                      | 775          | 15,250           | 11.82  |                                    |                                  |                   |
| 5                          | ETP, STP and Other Tank                                | Nos                       | 3                      | -            | 1,500,000        | 4.50   |                                    |                                  |                   |
| 6                          | Guard Room, Meter Room, VCB Panel Room, LT Panel Room  | SQM                       | 1                      | 580          | 15,000           | 8.70   |                                    |                                  |                   |
| 7                          | Miscellaneous (Doors, windows, Rolling shutters, etc.) | L/S                       | 1                      | -            | 8,000,000        | 8.00   |                                    |                                  |                   |
| 8                          | Project Consultancy Fee                                | SQM                       | 2                      | 22,285       | 250              | 11.14  |                                    |                                  |                   |
|                            | Total Civil Works                                      |                           |                        |              |                  | 387.36 |                                    |                                  |                   |
| <b>Other Utilities (B)</b> |                                                        |                           |                        |              |                  |        |                                    |                                  |                   |
| 1.                         | Electrical Work                                        | L/S                       | 1                      | -            | -                | 41.36  | Beniwal Associates Private Limited | July 31, 2025                    | November 30, 2025 |
| 2.                         | Plumbing Work                                          | L/S                       | 1                      | -            | -                | 25.46  |                                    |                                  |                   |
| 3                          | Fire Fighting Work                                     | L/S                       | 1                      | -            | -                | 19.09  |                                    |                                  |                   |
|                            | Total Other Utilities                                  |                           |                        |              |                  | 85.91  |                                    |                                  |                   |
|                            | Total Civil Works and                                  |                           |                        |              |                  | 473.27 |                                    |                                  |                   |

|                                                                  |  |  |  |  |               |  |  |
|------------------------------------------------------------------|--|--|--|--|---------------|--|--|
| <b>Other Utilities (A+B)</b>                                     |  |  |  |  |               |  |  |
| <b>GST (18%)</b>                                                 |  |  |  |  | <b>85.19</b>  |  |  |
| <b>Total Civil Works and Other Utilities (A+B) including GST</b> |  |  |  |  | <b>558.46</b> |  |  |

Notes: Electrical works forms 13.00 % of civil work of building as per specification and PEB Shed building as per specification.

Plumbing works forms 8.00 % of civil work of building as per specification and PEB Shed building as per specification.

Fire Fighting works forms 6.00 % of civil work of building as per specification and PEB Shed building as per specification.

**Utilities:** The water and power requirements of the Project is proposed to be met through the supply provided by Andhra Pradesh Water Resource Department and Southern Power Distribution Company of A.P. Limited, respectively.

## Plant & Machinery

### (A) Mambattu Unit 4

The Company proposes to utilize an amount of ₹ 363.63 million (inclusive of applicable tax, freight and installations), out of the Net Proceeds towards civil works and other utilities and procurement & installation of the plant and machinery detailed below and based on current estimates, with the specific number and nature of such plant and machinery to be procured by the Company to depend on its business requirements. An indicative list of such plant and machinery that the Company intends to purchase, along with details of the quotations as below:

(₹ in million)

| S. No | Name of equipments                               | Name of the Vendor                                               | Country | Date of the quotation | Validity of the quotation (from the date of the quotation) | Quantity | Basic Price inclusive of taxes <sup>a</sup> | Domestic Freight inclusive of taxes | Installation & commissioning inclusive of taxes | Total of the basic price, domestic freight & installation & commissioning inclusive of taxes | Sea Freight*** | Total Cost |
|-------|--------------------------------------------------|------------------------------------------------------------------|---------|-----------------------|------------------------------------------------------------|----------|---------------------------------------------|-------------------------------------|-------------------------------------------------|----------------------------------------------------------------------------------------------|----------------|------------|
| 1     | Horizontal Type Beam Forming and Welding Machine | Primo Automation Systems Private Ltd.                            | India   | November 28, 2024     | October 31, 2025                                           | 2        | 49.91                                       | 0.11                                | 0.64                                            | 50.66                                                                                        | -              | 50.66      |
| 2     | CNC shear HGSK65/20                              | Hubei Tri-Ring Metal-Forming Equipment Import & Export Co., Ltd. | China*  | August 01, 2024       | October 15, 2025                                           | 1        | 15.77                                       | 0.04***                             | 1.29                                            | 17.10                                                                                        | 0.31           | 17.40      |

| S. No | Name of equipments                                               | Name of the Vendor                                                  | Country | Date of the quotation | Validity of the quotation (from the date of the quotation) | Quantity | Basic Price inclusive of taxes <sup>1</sup> | Domestic Freight inclusive of taxes | Installation & commissioning inclusive of taxes | Total of the basic price, domestic freight & installation & commissioning inclusive of taxes | Sea Freight*** | Total Cost |
|-------|------------------------------------------------------------------|---------------------------------------------------------------------|---------|-----------------------|------------------------------------------------------------|----------|---------------------------------------------|-------------------------------------|-------------------------------------------------|----------------------------------------------------------------------------------------------|----------------|------------|
| 3     | CNC Shearing Machine 3200mm                                      | Zhejiang Jinggong Intelligent Building Material Equipment Co., Ltd. | China*  | December 24, 2024     | October 15, 2025                                           | 1        | 5.86                                        | 0.03***                             | ^ 0.48                                          | 6.37                                                                                         | 0.14           | 6.51       |
| 4     | CNC HIGH SPEED DRILLING MACHINE FOR PLATES With SIEMENS PLC      | Shandong Sunrise CNC Machine Co., Ltd.                              | China*  | January 06, 2025      | October 15, 2025                                           | 2        | 12.15                                       | 0.08***                             | ^ 0.99                                          | 13.22                                                                                        | 0.19           | 13.41      |
| 5     | CNC Punching, Drilling & Marking Machine for High Tensile Plates | Shandong Sunrise CNC Machine Co., Ltd                               | China*  | January 06, 2025      | October 15, 2025                                           | 1        | 3.91                                        | 0.04***                             | ^0.32                                           | 4.26                                                                                         | 0.19           | 4.45       |
| 6     | V Roll Forming Machine                                           | Zhejiang Jinggong Intelligent Building Material Equipment Co., Ltd. | China*  | December 24, 2024     | October 15, 2025                                           | 1        | 5.86                                        | 0.04***                             | ^ 0.48                                          | 6.38                                                                                         | 0.15           | 6.52       |
| 7     | Down Spout Forming Machine with pipe bender                      | Zhejiang Jinggong Intelligent Building Material Equipment Co., Ltd. | China*  | December 24, 2024     | October 15, 2025                                           | 1        | 7.16                                        | 0.04 ***                            | ^0.58                                           | 7.78                                                                                         | 0.19           | 7.97       |



| S. No | Name of equipments                                                   | Name of the Vendor                                                  | Country | Date of the quotation | Validity of the quotation (from the date of the quotation) | Quantity | Basic Price inclusive of taxes <sup>1</sup> | Domestic Freight inclusive of taxes | Installation & commissioning inclusive of taxes | Total of the basic price, domestic freight & installation & commissioning inclusive of taxes | Sea Freight*** | Total Cost |
|-------|----------------------------------------------------------------------|---------------------------------------------------------------------|---------|-----------------------|------------------------------------------------------------|----------|---------------------------------------------|-------------------------------------|-------------------------------------------------|----------------------------------------------------------------------------------------------|----------------|------------|
| 8     | Crimping Machine                                                     | Zhejiang Jinggong Intelligent Building Material Equipment Co., Ltd. | China*  | December 24, 2024     | October 15, 2025                                           | 1        | 2.60                                        | 0.03***                             | 0.21                                            | 2.85                                                                                         | 0.14           | 2.99       |
| 9     | Automatic Blasting machine with roller conveyer system               | Surface Preparation Solutions and Technologies Pvt. Ltd.            | India   | January 07, 2025      | October 30, 2025                                           | 1        | 11.45                                       | 0.73                                | 0.22                                            | 12.40                                                                                        | -              | 12.40      |
| 10    | Manual Blasting Room with full underfloor recovery with accessories. | Surface Preparation Solutions and Technologies Pvt. Ltd.            | India   | January 07, 2025      | October 30, 2025                                           | 1        | 10.37                                       | 0.61                                | 0.24                                            | 11.22                                                                                        | -              | 11.22      |
| 11    | Threading machine 2.5"                                               | Rohita Industries                                                   | India   | July 01, 2025         | October 15, 2025                                           | 1        | 0.53                                        | 0.05                                | 0.04                                            | 0.62                                                                                         | -              | 0.62       |
| 12    | CNC plasma cutting machine                                           | System Engineers cutting & welding Pvt Ltd                          | India   | January 07, 2025      | October 15, 2025                                           | 2        | 8.97                                        | 0.21                                | 0.63                                            | 9.81                                                                                         | -              | 9.81       |
| 13    | CNC plasma machine bed                                               | Salasar Techno Engineering . Ltd.                                   | India   | August 01, 2025       | October 31, 2025                                           | 1        | 21.65                                       | 0.45                                | 0.15                                            | 22.25                                                                                        | -              | 22.25      |
| 14    | Oil Lubricated Single Stage Rotary                                   | Sarwat Engineering Company                                          | India   | August 01, 2025       | October 30, 2025                                           | 2        | 5.83                                        | 0.08                                | 0.41                                            | 6.32                                                                                         | -              | 6.32       |

| S. No | Name of equipments                                                     | Name of the Vendor            | Country | Date of the quotation | Validity of the quotation (from the date of the quotation) | Quantity | Basic Price inclusive of taxes <sup>ii</sup> | Domestic Freight inclusive of taxes | Installation & commissioning inclusive of taxes | Total of the basic price, domestic freight & installation & commissioning inclusive of taxes | Sea Freight*** | Total Cost |
|-------|------------------------------------------------------------------------|-------------------------------|---------|-----------------------|------------------------------------------------------------|----------|----------------------------------------------|-------------------------------------|-------------------------------------------------|----------------------------------------------------------------------------------------------|----------------|------------|
|       | Screw Compressor, Induction Motor, Star Delta Starter and Control Pane |                               |         |                       |                                                            |          |                                              |                                     |                                                 |                                                                                              |                |            |
| 15    | EOT Crane System with wire rope hoist- 5 Ton (Single Girder)           | Sparkline Equipments Pvt. Ltd | India   | November 09, 2024     | October 15, 2025                                           | 11       | 33.18                                        | 2.60                                | 2.34                                            | 38.11                                                                                        | -              | 38.11      |
| 16    | EOT Crane System with wire rope hoist- 10 Ton (Single Girder)          | Sparkline Equipments Pvt. Ltd | India   | November 09, 2024     | October 15, 2025                                           | 7        | 29.08                                        | 1.65                                | 1.49                                            | 32.22                                                                                        | -              | 32.22      |
| 17    | Mig Welding Machine                                                    | ESAB India Limited            | India   | August 03, 2025       | October 15, 2025                                           | 40       | 5.66                                         | -                                   | -                                               | 5.66                                                                                         | -              | 5.66       |
| 18    | ARC 400i Welding Machine (3 Phase)                                     | ESAB India Limited            | India   | August 03, 2025       | October 15, 2025                                           | 20       | 1.05                                         | -                                   | -                                               | 1.05                                                                                         | -              | 1.05       |
| 19    | Texspray Graco Mark IV                                                 | Vin Paints & Tools            | India   | August 02, 2025       | October 15, 2025                                           | 5        | 1.40                                         | 0.03                                | -                                               | 1.43                                                                                         | -              | 1.43       |
| 20    | Power Press C Type 10 Tons                                             | Milap Industrial Corporation  | India   | January 07, 2025      | October 15, 2025                                           | 2        | 0.42                                         | 0.03                                | 0.03                                            | 0.48                                                                                         | -              | 0.48       |
| 21    | Table Top Permanent Marking Machine                                    | Technokwik Solutions          | India   | December 24, 2024     | October 15, 2025                                           | 2        | 0.62                                         | 0.03                                | 0.04                                            | 0.69                                                                                         | -              | 0.69       |

| S. No        | Name of equipments       | Name of the Vendor                                               | Country | Date of the quotation | Validity of the quotation (from the date of the quotation) | Quantity | Basic Price inclusive of taxes <sup>#</sup> | Domestic Freight inclusive of taxes | Installation & commissioning inclusive of taxes | Total of the basic price, domestic freight & installation & commissioning inclusive of taxes | Sea Freight*** | Total Cost    |
|--------------|--------------------------|------------------------------------------------------------------|---------|-----------------------|------------------------------------------------------------|----------|---------------------------------------------|-------------------------------------|-------------------------------------------------|----------------------------------------------------------------------------------------------|----------------|---------------|
| 22           | Crean-Beam(mtr)          | Salasar Techno Engineering Limited,                              | India   | August 01, 2025       | October 31, 2025                                           | 1        | 91.36                                       | 1.52                                | 2.28                                            | 95.16                                                                                        | -              | 95.16         |
| 23           | Transfer Trolley 10 Ton  | K2 Cranes & Components Pvt. Ltd                                  | India   | January 08, 2025      | October 15, 2025                                           | 1        | 0.79                                        | 0.02                                | 0.03                                            | 0.85                                                                                         | -              | 0.85          |
| 24           | Hydraulic Iron Worker    | SANMAC MACHINE S                                                 | India   | January 07, 2025      | October 15, 2025                                           | 1        | 2.22                                        | 0.02                                | 0.16                                            | 2.41                                                                                         | -              | 2.41          |
| 25           | CNC Press brake PPES2032 | Hubei Tri-Ring Metal-Forming Equipment Import & Export Co., Ltd. | China*  | August 01, 2024       | October 15, 2025                                           | 1        | 4.51                                        | 0.04***                             | ^ 0.37                                          | 4.92                                                                                         | 0.31           | 5.22          |
| 26           | 750 KVA DG set           | Jakson Limited                                                   | India   | December 23, 2024     | October 15, 2025                                           | 1        | 7.85                                        | 0.18                                | ^^0.55                                          | 8.57                                                                                         | -              | 8.57          |
| <b>Total</b> |                          |                                                                  |         |                       |                                                            |          | <b>340.18</b>                               | <b>8.66</b>                         | <b>13.94</b>                                    | <b>362.78</b>                                                                                | <b>1.61</b>    | <b>364.40</b> |

\*Quoted in USD. USD has been converted into INR basis exchange rates as on July 31, 2025, i.e. 1 USD=86.80

# Custom duty has been considered as zero, proposed to import the same under Manufacturing and Other Operations in Warehouse Scheme ("MOOWR Scheme"). Also, no GST is leviable on such products under MOOWR Scheme. Also, no GST is leviable on such products under MOOWR Scheme. Presently, Company has the MOOWR for expansion under consideration. In the event Company is unable to utilize the MOOWR license, they will fund the applicable custom duty and GST from internal accruals.

\*\*\* Sea Freight and domestic freight quotation dated January 10, 2025 for all China and Singapore based equipments have been taken from Haiko Logistics India Pvt Limited and is valid till October 31, 2025. Any deviation on this will fund the cost revision from internal accruals.

^ Quotation dated August 01, 2025 for the Installation & commissioning inclusive Taxes have been taken from a third party vendor Mansoori Weldarc India Private Limited and is valid till October 15, 2025.

^^ Quotation dated August 04, 2025, for the Installation & commissioning inclusive Taxes have been taken from a third party vendor Unique Power Solution and is valid till October 15, 2025.

## (B) Ghiloth

An indicative list of such plant and machinery that Company intend to purchase, along with details of the quotations that have been have received in this respect is set forth below:

(₹ in million)

| S No. | Name of the equipments                                     | Name of Vendor                                                      | Country      | Date of quotation | Validity of quotation | Quantity | Basic Price inclusive of taxes <sup>ii</sup> | Domestic Freight inclusive of taxes | Installation & commissioning inclusive of taxes | Total of the basic price, domestic freight & installation & commissioning inclusive of taxes | Sea Freight*** | Total Cost |
|-------|------------------------------------------------------------|---------------------------------------------------------------------|--------------|-------------------|-----------------------|----------|----------------------------------------------|-------------------------------------|-------------------------------------------------|----------------------------------------------------------------------------------------------|----------------|------------|
| 1     | PU and Rockwool sandwich panel line                        | Zhejiang Jinggong Intelligent Building Material Equipment Co., Ltd. | China**      | December 24, 2024 | October 15, 2025      | 1        | 208.32                                       | 1.38***                             | ^16.97                                          | 226.67                                                                                       | 4.96           | 231.64     |
| 2     | Wet Part PU & PIR Insulated Sandwich Panel Continuous Line | Rim polymers industries PTE ltd                                     | Singapore*** | January 06, 2025  | October 15, 2025      | 1        | 49.35                                        | 0.15***                             | 1.01                                            | 50.52                                                                                        | 0.35           | 50.87      |
| 3     | Air-cooled Scroll Chiller                                  | Reynolds India Private Limited                                      | India        | August 01, 2025   | October 15, 2025      | 1        | 1.12                                         | 0.02                                | 0.04                                            | 1.18                                                                                         | 0.00           | 1.18       |
| 4     | Cutting & Milling Machine                                  | Alptech International Private Limited                               | India        | December 20, 2024 | October 31, 2025      | 2        | 1.56                                         | 0.06                                | 0.00                                            | 1.62                                                                                         | 0.00           | 1.62       |
| 5     | Roofing roll forming machine & accessories                 | Zhangjiagang City Saibo Science & Technology Co. Ltd                | China**      | January 06, 2025  | October 15, 2025      | 1        | 4.56                                         | 0.11***                             | ^0.37                                           | 5.03                                                                                         | 0.38           | 5.42       |
| 6     | Down spout Forming machine with pipe bender                | Zhejiang Jinggong Intelligent Building Material Equipment Co., Ltd. | China**      | December 24, 2024 | October 15, 2025      | 1        | 7.16                                         | 0.11***                             | ^0.58                                           | 7.85                                                                                         | 0.38           | 8.23       |
| 7     | Crimping Machine                                           | Zhejiang Jinggong Intelligent Building Material Equipment Co., Ltd. | China**      | December 24, 2024 | October 15, 2025      | 1        | 2.60                                         | 0.05***                             | ^0.21                                           | 2.87                                                                                         | 0.19           | 3.06       |
| 8     | V Roll Forming Machine                                     | Zhejiang Jinggong Intelligent Building Material Equipment Co., Ltd. | China**      | December 24, 2024 | October 15, 2025      | 1        | 5.86                                         | 0.11***                             | ^0.48                                           | 6.44                                                                                         | 0.38           | 6.82       |
| 9     | EOT Crane System with wire rope hoist-10Ton(Single Girder) | Sparkline Equipments Private Ltd                                    | India        | November 09, 2024 | October 15, 2025      | 2        | 10.53                                        | 0.47                                | 0.42                                            | 11.42                                                                                        | 0.00           | 11.42      |



| S No. | Name of the equipments                                                                                                                                                                            | Name of Vendor                     | Country      | Date of quotation | Validity of quotation | Quantity | Basic Price inclusive of taxes <sup>ii</sup> | Domestic Freight inclusive of taxes | Installation & commissioning inclusive of taxes | Total of the basic price, freight & installation & commissioning inclusive of taxes | Sea Freight*** | Total Cost |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------|-------------------|-----------------------|----------|----------------------------------------------|-------------------------------------|-------------------------------------------------|-------------------------------------------------------------------------------------|----------------|------------|
| 10    | EOT Crane System with wire rope hoist-5Ton (Sigle Girder)                                                                                                                                         | Sparkline Equipments Private Ltd   | India        | November 09, 2024 | October 15, 2025      | 3        | 12.17                                        | 0.71                                | 0.64                                            | 13.52                                                                               | 0.00           | 13.52      |
| 11    | Eot crane beam(mtr)                                                                                                                                                                               | Salasar Techno Engineering Limited | India        | August 01, 2025   | October 31, 2025      | 1        | 60.19                                        | 2.36                                | 1.50                                            | 64.06                                                                               | 0.00           | 64.06      |
| 12    | 1.CompAir Make, Oil Lubricated, Single Stage Rotary Screw Compressor, Induction Motor, Star Delta Starter and Control Panel. Model – Li45 – A7.5 (Fixed Speed)<br>2.Receiver Tank 2m3 – 2000 ltrs | Sarwat Engineering Company         | India        | August 04, 2025   | October 30, 2025      | 1        | 1.35                                         | 0.03                                | 0.09                                            | 1.47                                                                                | 0.00           | 1.47       |
| 13    | 5KL Bulk Storage Tank System for Continous Sandwich panel line                                                                                                                                    | RIM Polymer Industries Pte Limited | Singapore*** | January 06, 2025  | October 15, 2025      | 1        | 13.41                                        | 0.21***                             | 0.64                                            | 14.27                                                                               | 0.44           | 14.70      |
| 14    | 35 Cubic Meter Pentane Underground Storage Tank and Accessories                                                                                                                                   | RIM Polymer Industries Pte Limited | Singapore*** | January 06, 2025  | October 15, 2025      | 1        | 9.87                                         | 0.11***                             | 0.52                                            | 10.50                                                                               | 0.30           | 10.79      |
| 15    | Power Press- C Type 10 ton                                                                                                                                                                        | Milap Industrial Corporation       | India        | January 07, 2025  | October 15, 2025      | 1        | 0.21                                         | 0.01                                | 0.01                                            | 0.24                                                                                | 0.00           | 0.24       |

| S No. | Name of the equipments                  | Name of Vendor                     | Country | Date of quotation | Validity of quotation | Quantity | Basic Price inclusive of taxes <sup>#</sup> | Domestic Freight inclusive of taxes | Installation & commissioning inclusive of taxes | Total of the basic price, domestic freight & installation & commissioning inclusive of taxes | Sea Freight*** | Total Cost    |
|-------|-----------------------------------------|------------------------------------|---------|-------------------|-----------------------|----------|---------------------------------------------|-------------------------------------|-------------------------------------------------|----------------------------------------------------------------------------------------------|----------------|---------------|
| 16    | Power Press- C Type 50 ton              | Milap Industrial Corporation       | India   | January 07, 2025  | October 15, 2025      | 1        | 0.56                                        | 0.02                                | 0.04                                            | 0.62                                                                                         | 0.00           | 0.62          |
| 17    | RADIAL DRILLING MACHINE - Double Column | Sanmac Machines                    | India   | January 07, 2025  | October 15, 2025      | 1        | 0.74                                        | 0.05                                | 0.05                                            | 0.84                                                                                         | 0.00           | 0.84          |
| 18    | Dock Leveler Powered 9.0T               | Gandhi Automation Private limited  | India   | August 07, 2025   | October 07, 2025      | 2        | 0.71                                        | 0.10                                | 0.04                                            | 0.85                                                                                         | 0.00           | 0.85          |
| 19    | GX 500D (SB)- Forklift                  | Shaktiman Equipments Private Ltd   | India   | August 07, 2024   | October 15, 2025      | 2        | 4.69                                        | 0.12                                | -                                               | 4.81                                                                                         | 0.00           | 4.81          |
| 20    | Coil Storage Racking System             | Salasar Techno Engineering Limited | India   | August 01, 2025   | October 31, 2025      | 12       | 25.59                                       | 0.34                                | 0.42                                            | 26.36                                                                                        | 0.00           | 26.36         |
| 21    | 750 KVA DG Set                          | Jackson Limited                    | India   | December 23, 2024 | October 15, 2025      | 1        | 7.85                                        | 0.18                                | ^^0.55                                          | 8.57                                                                                         | 0.00           | 8.57          |
| 22    | 1600 kVA Distribution Transformer       | Power Star                         | India   | July 31, 2025     | October 15, 2025      | 1        | 3.81                                        | 0.04                                | 0.27                                            | 4.11                                                                                         | 0.00           | 4.11          |
|       | <b>Total</b>                            |                                    |         |                   |                       |          | <b>432.21</b>                               | <b>6.47</b>                         | <b>24.88</b>                                    | <b>463.82</b>                                                                                | <b>7.39</b>    | <b>471.21</b> |

\*Quoted in USD. USD has been converted into INR basis exchange rates as on July 31, 2025, i.e. 1 USD=86.80

\*\*Quoted in Singapore Dollar. Singapore Dollar has been converted into INR basis exchange rates as on July 31, 2025, i.e. 1 Singapore Dollar=68.05.

Source: [www.fibil.org](http://www.fibil.org)

\*\*\* Sea Freight and domestic freight quotation dated January 20, 2025, for all China and Singapore based equipments have been taken from Haiko Logistics India Pvt Limited and is valid till October 31, 2025. Any deviation on this will fund the cost revision from internal accruals.

# Custom duty has been considered as zero, proposed to import the same under Manufacturing and Other Operations in Warehouse Scheme ("MOOWR Scheme"). Also, no GST is leviable on such products under MOOWR Scheme. Presently, not applied for MOOWR license for the Project. The same shall be applied at a later stage before importing the equipment. In the event of failure to obtain the license, Company will fund the applicable custom duty and GST from internal accruals.

^ Quotation dated August 1, 2025, for the Installation & commissioning inclusive Taxes have been taken from a third-party vendor Mansoori Weldarc India Private Limited and is valid till October 15, 2025.

^^ Quotation dated August 4, 2025, for the Installation & commissioning inclusive Taxes have been taken from a third-party vendor Unique Power Solution and is valid till October 15, 2025.

### Mambattu Unit 4 and Ghiloth

As on the date of this DPR, orders for orders for civil work and other utilities and procurement of plant and machinery for this are yet to be placed. All quotations in relation to the civil work and other utilities and procurement for plant and machinery are valid as on the date of this DPR. Any additional costs over and above the abovementioned estimates shall be funded from the Net Proceeds proposed to be utilized towards the civil work and other utilities and procurement of plant and machinery or through internal accruals, if required.

Company has not entered into any definitive agreements with any of these vendors and there can be no assurance that the same vendors would be engaged to eventually supply the equipment or at the same costs. In accordance with the terms of certain quotations obtained by the Company, the prices in relation to the plant and machinery may be subject to revisions during the validity period of such quotations, pursuant to *inter alia* any update to the pricing list of the vendor, prices of the raw materials or pursuant to foreign exchange currency fluctuations or policy changes. If there is any increase in the costs of equipment, the additional costs shall be paid by the Company from its internal accruals. The quantity of equipment to be purchased will be based on management estimates and Company's business requirements. Company shall have the flexibility to deploy such plant and machinery according to the its business requirements and based on estimates of Company management. Each of the units mentioned above is proposed to be acquired in a ready-to-use condition. Company confirms that, no pre-used/preowned plant and machinery is proposed to be purchased by them for the proposed expansion.

Further, the Company's Promoters, Directors and Key Managerial Personnel do not have any interest in the proposed procurement of plant and machinery or in the entities from whom they have obtained quotations in relation to such proposed procurement of plant and machinery.

### Manpower Requirement

#### (A) Mambattu Unit 4

The incremental manpower requirement across 3 years as per projections for Mambattu Unit 4 are given below:

| Department                                          |                                 | FY25-26 | FY 26-27 | FY 27-28 |
|-----------------------------------------------------|---------------------------------|---------|----------|----------|
| Senior Level Executives                             |                                 | 2       | 2        | 2        |
| Middle Level Executives                             |                                 | 10      | 13       | 15       |
| Junior level executives, operators, and Apprentices | Cutting area                    | 30      | 32       | 34       |
|                                                     | Seaming area                    | 36      | 42       | 44       |
|                                                     | H beam area                     | 30      | 34       | 36       |
|                                                     | Detailing area                  | 12      | 15       | 17       |
|                                                     | Fit-up area                     | 60      | 64       | 66       |
|                                                     | Welding area                    | 40      | 44       | 47       |
|                                                     | Finishing area                  | 30      | 32       | 34       |
|                                                     | Blasting area                   | 12      | 14       | 16       |
|                                                     | Painting area                   | 12      | 14       | 17       |
|                                                     | FG material shifting & stacking | 6       | 8        | 10       |



| Department   |                      | FY25-26    | FY 26-27   | FY 27-28   |
|--------------|----------------------|------------|------------|------------|
|              | FG material dispatch | 12         | 13         | 14         |
|              | Admin HR             | 2          | 3          | 4          |
|              | Logistics            | 12         | 18         | 22         |
|              | Maintenance          | 6          | 8          | 10         |
| <b>Total</b> |                      | <b>312</b> | <b>356</b> | <b>388</b> |

**(B) Ghiloth**

The incremental manpower requirement across 3 years as per projections for Ghiloth are given below:

| Department                                         |                                  | FY25-26   | FY 26-27  | FY 27-28   |
|----------------------------------------------------|----------------------------------|-----------|-----------|------------|
| Senior Level Executives                            |                                  | 2         | 3         | 4          |
| Middle Level Executives                            |                                  | 10        | 12        | 14         |
| Junior level executives, operators and Apprentices | De-coiler                        | 6         | 8         | 10         |
|                                                    | Foaming machine                  | 9         | 12        | 15         |
|                                                    | Cutting machine                  | 6         | 8         | 10         |
|                                                    | Stacker machine                  | 3         | 4         | 5          |
|                                                    | Cooling conveyor                 | 3         | 4         | 5          |
|                                                    | Packing machine                  | 6         | 8         | 10         |
|                                                    | FG material shifting             | 6         | 8         | 10         |
|                                                    | FG material Dispatch             | 6         | 8         | 10         |
|                                                    | Sample making                    | 2         | 3         | 5          |
|                                                    | Admin HR / Logistics / Maint etc | 2         | 3         | 4          |
| <b>Total</b>                                       |                                  | <b>61</b> | <b>81</b> | <b>102</b> |





## Implementation Schedule

### (A) Mambattu Unit 4

| S. No. | Activity                                   | Estimated commencement date | Estimated completion date |
|--------|--------------------------------------------|-----------------------------|---------------------------|
| 1.     | Architect Appointment                      | December 2024               | Completed*                |
| 2.     | Factory Designing                          | January 2025                | Completed*                |
| 3.     | Machine Trials and Commissioning           | January 2026                | February 2026             |
| 4.     | Civil Construction                         | October 2025                | December 2025             |
| 5.     | Utility                                    | June 2025                   | February 2026             |
| 6.     | Machine Ordering and Receiving             | September 2025              | November 2025             |
| 7.     | PEB (Pre-Engineered Building) Construction | October 2025                | January 2026              |
| 8.     | Machine Installation                       | December 2025               | March 2026                |
| 9.     | Commercial Production Starts               | April 2026                  | -                         |

\*The architect appointment and factory designing for the proposed Project has been financed through internal accruals of the Company.

### (B) Ghiloth

| S. No. | Activity                                   | Estimated commencement date | Estimated completion date |
|--------|--------------------------------------------|-----------------------------|---------------------------|
| 1.     | Architect Appointment                      | December 2024               | Completed*                |
| 2.     | Factory Designing                          | January 2025                | Completed*                |
| 3.     | Machine Trials and Commissioning           | April 2026                  | June 2026                 |
| 4.     | Civil Construction                         | October 2025                | March 2026                |
| 5.     | Machine Ordering and Receiving             | October 2025                | January 2026              |
| 6.     | Utility                                    | June 2025                   | October 2025              |
| 7.     | PEB (Pre-Engineered Building) Construction | October 2025                | February 2026             |
| 8.     | Machine Installation                       | December 2025               | March 2026                |
| 9.     | Commercial Production Starts               | June 2026                   | -                         |

The architect appointment and factory designing for the proposed Project has been financed through internal accruals of the Company.

## Government Approvals

### (A) Mambattu Unit 4

The Mambattu (Andhra Pradesh) manufacturing facility is already in operation and hence, the following licenses and approvals are already obtained:

- Consent to establish;
- Factory Licence under the Factories Act, 1948;
- Provisional Fire NOC;
- Hazardous Waste Authorization, Approvals/ permissions/ registrations to install/ run diesel generation sets and load sanctions of power supply;



- License for storage of compressed gas;
- Certificate of Stability;
- No objection certificate for sinking of new/existing well for industrial/commercial/infrastructural or bulk user of ground water;
- Metrology Verification certificate; and
- Consent to Operate.

The Proposed scope and ambit of the expansion is covered to an extent and some of the approvals will have to be amended. While we do not require any further licenses/approvals from any governmental authorities at this stage of the proposed expansion, we will apply or amend the existing approval for all such necessary approvals that we may require at future relevant stages.

#### (B) Ghiloth

| S. No. | Nature of License                                                                                                                | Department                                                                                                                | Expected timeline                     |
|--------|----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| 1.     | Consent to establish                                                                                                             | Rajasthan State Pollution Control Board                                                                                   | Obtained                              |
| 2.     | Factory License under the Factories Act, 1948                                                                                    | Government of Rajasthan under Factories Act, 1948                                                                         | October 2025                          |
| 3.     | Fire NOC                                                                                                                         | Municipality, Neemrana                                                                                                    | April 2026                            |
| 4.     | Hazardous Waste Authorization                                                                                                    | Hazardous Waste Management Division under Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016. | April 2026                            |
| 5.     | Approvals/ permissions/ registrations to install/ run diesel generation sets and load sanctions of power supply                  | Electricity authorities of Rajasthan                                                                                      | October 2025                          |
| 6.     | License for storage of compressed gas                                                                                            | Petroleum and Explosive Safety Organization (PESO), Ministry of Commerce and Industry under the Petroleum Rules, 2002     | No use of Compressed gas in new plant |
| 7.     | Certificate of Stability                                                                                                         | Factories Rules, 1950                                                                                                     | February 2026                         |
| 8.     | No objection certificate for sinking of new/existing well for industrial/commercial/infrastructural or bulk user of ground water | Central Ground Water Authority                                                                                            | October 2025                          |
| 9.     | Metrology Verification certificate                                                                                               | Metrology Act, 2009                                                                                                       | April 2026                            |
| 10.    | Consent to Operate                                                                                                               | Rajasthan State Pollution Control Board                                                                                   | April 2026                            |



## Comments on Civil Cost and Plant & Machinery

| Notes on Civil Cost             |                                                                                                                       |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| Area to be constructed          | Mambattu Unit 4 over an area of 875,389.23 square feet Ghiloth "Project" to be called Unit 5 - 351,237.16 square feet |
| Type of Building / Construction | PEB Building                                                                                                          |
| Adequacy of the Building        | Based on our assessment, the proposed building plan and required area for the plant is adequate                       |
| Reasonableness of the cost      | The estimated cost for civil work is reasonable.                                                                      |
| Documents Verified              | Quotations - Beniwal Associates Private Limited                                                                       |

| Notes on Plant & Machinery Cost |                                                                                             |
|---------------------------------|---------------------------------------------------------------------------------------------|
| Documents Verified              | Quotations as received from Vendors                                                         |
| Quotations Received             | All quotations are received                                                                 |
| Quotations-Remarks              | No adverse Remark                                                                           |
| Suitability of technology       | The technology chosen by the Company is well established and suitable for proposed project. |
| Adequacy of Plant and machinery | The proposed machinery is adequate to meet the requirement of the proposed project.         |
| Reasonableness of the cost      | The cost for the plant and machineries is reasonable                                        |
| Suppliers Credential            | Regular and Authentic Machinery Suppliers                                                   |
| Any Secondhand Machinery        | No                                                                                          |

## Limiting Conditions

The cost estimates for the proposed project are given on the basis of estimates, and we have also relied upon the quotations being procured for the purposes of the funding. The revenue and costs considered are based on the findings from primary survey and secondary research. There may be changes in the revenue and cost estimates depending on the market conditions. The revenue and costs are comparable to the industry benchmarks.

