

APPENDIX B

UPGRADATION CERTIFICATE

[Enclosed separately]



Ce

KHYATI ENTERPRISES

CHARTERED ENGINEER, VALUER & CONSULTANT

Member : Institution of Engineers (M-148599-1)
Fellow : Institution of Valuers (F:24300)
Fellow : Institution of Government Approved Valuers (F-1364)
Website : www.charteredengineerdelhi.in
Registered with : Chief Commissioner of Income Tax (F. No. Addl.CIT/ (Hqrs) (Coord)/Valuer/2015-16/885)

F-171/F-2, Dilshad Colony, Delhi-110095 (INDIA)
Ph. : 22355588, 9910672118, 8178943359
E-mail : charteredengineer1953@gmail.com
pradeep@charteredengineerdelhi.in

Date: March 9, 2024

To

The Board of Directors
Interarch Building Products Limited
B 30, Sector 57, Noida 201 301
Uttar Pradesh, India

and

Ambit Private Limited
Ambit House
449, Senapati Bapat Marg
Lower Parel
Mumbai – 400 013
Maharashtra, India

Axis Capital Limited
1st Floor, Axis House
C-2 Wadia International Centre
P.B. Marg, Worli
Mumbai - 400 025
Maharashtra, India

(Ambit Private Limited, Axis Capital Limited, and any other book running lead managers appointed by the Company are collectively referred to as the "Book Running Lead Managers" or the "BRLMs")

Dear Madam(s) / Sir(s),

Re: Proposed initial public offering of equity shares ("Equity Shares") of Interarch Building Products Limited (Formerly Interarch Building Products Private Limited) (the "Company" and such offering, the "Offer")

I the undersigned, proprietor of M/s Khyati Enterprises, confirm that I am duly registered as a chartered engineer with the Institution of Engineers (India) (Membership No. **M-148599-1** and that I am authorized and have the technical knowledge and competence to issue this certificate. A copy of the membership certificate obtained by me from the Institution of Engineers (India) is attached herewith as **Schedule I**. Further, I confirm that the aforesaid registration is valid as on date hereof, and as such, I am duly qualified to issue this certification.



Pursuant to the engagement letter dated January 5, 2024, we have been engaged by the Company to carry out an independent verification for certifying certain information identified in **Annexure A, Annexure B, Annexure C and Annexure D** hereto in relation to the proposed upgradation of the manufacturing facilities of the Company located at (i) Khasara no. 276-A, Kishanpur Pargana-Rudrapur, Kichha, Udham Singh Nagar, Uttarakhand, India (the "**Kichha Manufacturing Facility**"), (ii) Plot No. D1/1, SIPCOT Industrial Park, Mambakkam Village, Sriperumbudur, Kancheepuram, 602 105 Chennai, Tamil Nadu, India (the "**Tamil Nadu Manufacturing Facility II**"), and (iii) Plot No. F-19, SIPCOT Industrial park, Irungattukottai Sriperumbudur 602 117 Chennai, Tamil Nadu, India (the "**Tamil Nadu Manufacturing Facility I**") (iv) Plot bearing no. 14 A, I.I.E. Pantnagar, Udham Singh Nagar, Uttarakhand, India (the "**Pantnagar Manufacturing Facility**") (collectively, the Kichha Manufacturing Facility, Tamil Nadu Manufacturing Facility I, Tamil Nadu Manufacturing Facility II and the Pantnagar Manufacturing Facility are hereinafter referred to as the "**Manufacturing Facilities**"), to be included in the (i) draft red herring prospectus ("**DRHP**") proposed to be filed by the Company with the Securities and Exchange Board of India ("**SEBI**"), BSE Limited and National Stock Exchange of India Limited (collectively, the "**Stock Exchanges**"); (ii) red herring prospectus proposed to be filed by the Company with the Registrar of Companies, Delhi and Haryana at New Delhi ("**Registrar of Companies**") and thereafter with SEBI and the Stock Exchanges (the "**RHP**"); (iii) prospectus proposed to be filed by the Company with the Registrar of Companies and thereafter with SEBI, the Stock Exchanges (the "**Prospectus**"); and (iv) any other documents or materials to be issued in relation to the Offer (collectively with the DRHP, RHP and Prospectus, the "**Offer Documents**").

We have been provided with:

- A. The quotations with respect to the proposed civil and road works and procurement and installation of plant and machinery set out in Annexures **A, B, C and D** hereto;
- B. The architect certified plans of each of the sites of the Manufacturing Facilities, identifying the area proposed to be upgraded (the "**Identified Areas**"):
 - (i) With respect to the Kichha Manufacturing Facility as set out in **Annexure F** hereto;
 - (ii) With respect to the Tamil Nadu Manufacturing Facility II as set out in **Annexure G** hereto;
 - (iii) With respect to the Tamil Nadu Manufacturing Facility I as set out in **Annexure H** hereto;
 - (iv) With respect to the Pantnagar Manufacturing Facility as set out in **Annexure I** hereto.

Based on our review of such documents and our undertaking the procedures as enumerated in **Annexure E** hereto, we hereby confirm that:

- (i) The details with respect to the proposed upgradation of the Kichha Manufacturing Facility (including the estimated costs), as set forth in **Annexure A** hereto, are true, correct, accurate, not misleading and are consistent with industry standards, and are intended to enhance operational efficiencies at the Kichha Manufacturing Facility.
- (ii) The details with respect to the proposed upgradation of the Tamil Nadu Manufacturing Facility II (including the estimated costs), as set forth in **Annexure B** hereto, are true, correct, accurate not misleading and are consistent with industry standards, and are intended to enhance operational efficiencies at the Tamil Nadu Manufacturing Facility II.



- (iii) The details with respect to the proposed upgradation of the Tamil Nadu Manufacturing Facility I (including the estimated costs), as set forth in **Annexure C** hereto, are true, correct, accurate, not misleading are consistent with industry standards, and are intended to enhance operational efficiencies at the Tamil Nadu Manufacturing Facility I.
- (iv) The details with respect to the proposed upgradation of the Pantnagar Manufacturing Facility (including the estimated costs), as set forth in **Annexure D** hereto, are true, correct, accurate, not misleading are consistent with industry standards, and are intended to enhance operational efficiencies at the Pantnagar Manufacturing Facility.
- (v) The estimated timelines for the proposed upgradation of the Manufacturing Facilities are consistent with our experience with respect to similar upgradations undertaken.
- (vi) None of the plant and machinery proposed to be purchased (as set forth in **Annexure A, Annexure B, Annexure C and Annexure D**) are second-hand or used plant or machinery or equipment.
- (vii) Each of the plant and machinery (as set forth in **Annexure A, Annexure B, Annexure C and Annexure D**) is proposed to be acquired in a ready-to-use condition.
- (viii) All quotations listed in **Annexure A, Annexure B, Annexure C and Annexure D** are valid as on the date of this certificate.
- (ix) The approvals required by the Company from governmental or statutory authorities for the upgradation of the Manufacturing Facilities is set out in **Annexure J** hereto.
- (x) The utilities available at the existing Manufacturing Facilities (as set out in **Annexure K** hereto), are adequate to meet the requirements of the Manufacturing Facilities post completion of the upgradation of such Manufacturing Facilities.
- (xi) The Identified Areas earmarked for the upgradation of the Manufacturing Facilities (including the proposed civil and road works are both suitable and viable for the proposed civil and road works and the acquisition of the plant and machinery. Further, there is ample land owned or leased by the Company available for the proposed upgradation of the Manufacturing Facilities.
- (xii) The estimated schedule of deployment for the upgradation of each of the Manufacturing Facilities (details of which are set out in Annexures **A, B, C and D** hereto) as set out in **Annexure L** hereto, are in conformity with the terms of the quotations provided and our experience with respect to projects of such nature.
- (xiii) The Company has not acquired or entered into any definitive agreements for the purchase of the machinery/ equipment. Further, the Company has also not placed any orders for the purchase of the machinery/ equipment.

For the purposes of this certificate, all decimal numbers have been rounded off to two decimal points.

Further, we hereby consent to the contents of this certificate (including the annexures hereto) or any extracts thereof being used in the Offer Documents, and reference(s) thereto being included in the Offer Documents.



We also consent to be named as an "expert" (as defined under Section 2(38) of the Companies Act, 2013) in terms of Section 26(5) of the Companies Act, 2013, as amended in the Offer Documents in relation to this certificate (or extracts thereof), in the capacity of our proprietor, Pradeep Kumar, being a qualified chartered engineer.

We confirm that we are independent, and that we are not and have not been engaged in or interested (directly or indirectly) in the formation or promotion or in the management of the Company. Further, we are not in any way connected with or related to the Company, its promoters, its directors, members of its promoter group, or its group companies.

The following details in respect of us may be disclosed in the Offer Documents:

Name	Khyati Enterprises (acting through its proprietor, Pradeep Kumar, Chartered Engineer)
Address	F-171/F-2, Dilshad Colony, Delhi-110095
Telephone number	91 9910672118
E-mail	Charteredengineer1953@gmail.com
Website	www.charteredengineerandvaluer.co.in
Contact person	Pradeep Kumar, Proprietor
Chartered engineer certificate no. of proprietor	M-148599-1

We confirm that the information in this certificate is true, fair and correct. We hereby also confirm that this certificate does not contain any untrue statement or omission would render the contents of this certificate misleading in its form or context. We confirm that the information in this certificate is adequate to enable investors to make a well-informed decision, to the extent that such information with respect to us or the contents of this certificate is relevant to the prospective investor to make a well-informed decision.

Additionally, we confirm that the Book Running Lead Managers, the legal counsels and other advisors or intermediaries appointed in relation to the Offer may rely on the contents of this certificate (including the annexures hereto) for the purposes of the Offer and for inclusion (in part or full) in the Offer Documents and the website of the Company, as required.

We also consent to the inclusion of this certificate as a part of "Material Contracts and Documents for Inspection" in connection with this Offer, which will be available to the public for inspection in accordance with applicable law from date of the filing of the RHP until the Bid/ Offer Closing Date or such other period as may be required (including on the website of the Company).

This certificate does not impose any obligation on the Company to include in any Offer Documents all or any part of the information included in this certificate. The execution of this certificate has been duly authorised.

Further, we undertake to immediately inform the Company and the Book Running Lead Managers, in writing of any changes or variations in respect of the matters covered in this certificate (including the annexures hereto) until the date when the Equity Shares allotted or transferred pursuant to the Offer commence trading on the Stock Exchanges. In the absence of any such written communication from me, the above information contained in the Offer Documents and certified herein should be taken as true, complete, accurate and updated until the date when the Equity Shares allotted or transferred pursuant to the Offer commence trading on the Stock Exchanges.



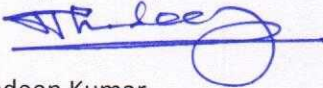
We hereby authorize you to deliver this certificate to SEBI, the Stock Exchanges, the Registrar of Companies or any other statutory/ governmental/ regulatory authority as may be required and for the purpose of any defense that the Book Running Lead Managers may wish to advance in any claim or proceeding in connection with the contents of the Offer Documents.

We agree to keep the information regarding the proposed Offer and the contents of this certificate granted by us strictly confidential.

All capitalized terms not defined herein would have the same meaning as attributed to it in the Offer Documents.

Yours faithfully,

For Khyati Enterprises



Pradeep Kumar

Proprietor

Chartered Engineer Number: M-148599-1



Place: Ghaziabad

Cc:

Khaitan & Co

10th and 13th Floors, Tower 1C

One World Center

841, Senapati Bapat Marg

Mumbai – 400 013

Maharashtra, India

Shardul Amarchand Mangaldas & Co

Express Towers

24th Floor, Nariman Point

Mumbai 400 021

Maharashtra, India

SCHEDULE I

The Institution of Engineers (India)

027468

M-148599-1



By virtue of Qualification, Professional training and Corporate Membership of this Institution

PRADEEP KUMAR

OF

MECHANICAL ENGINEERING DIVISION

is hereby authorised to use the style and title of

Chartered Engineer [India]

Dated this

Twenty First

day of

August

2014

Dated **21/08/2014**

[Signature]
Secretary and Director General



ANNEXURE A

SUMMARY OF ESTIMATED COST OF UPGRADATION OF KICHHA MANUFACTURING FACILITY

A. Estimated Cost (summary)

S. No.	Particulars	Estimated Cost (in ₹ million)
1.	Civil and road works	40.65
	- RCC flooring	30.00
	- RCC road	9.06
	- Road work with paver and PCC base	1.59
2.	Procurement and installation of plant and machinery	19.40
	Total	60.05

Note: Cost of civil and road works includes goods and services tax. Cost of plant & machinery excludes goods and service tax.

i. Break of estimated cost of the civil and road works

The proposed civil and road works for upgradation of the Kichha Manufacturing Facility comprises Reinforced Cement Concrete ("RCC ") flooring, RCC Road and road work with paver and Plain Cement Concrete ("PCC").

The total estimated cost for civil and road works for upgradation of the Kichha Manufacturing Facility is ₹ 40.65 million. The break-up of such estimated cost is set out below:

S. No	Particulars of civil and road works	Surface area	Total cost (in ₹ million)^	Name of Vendor	Date of Purchase Order/ Quotations	Validity of Purchase Order/ Quotations (from the date of the Purchase Order/ Quotation)
1.	RCC flooring (comprising soil excavation, boulder soliding, P.C.C., R.C.C., TMT (cutting, binding, casting), flooring work, groove cutting and providing and laying of 400 micron membrane)	7500m ²	30.00			
2.	RCC Road (comprising soil excavation, boulder soliding work P.C.C., R.C.C., TMT (cutting, binding, casting), flooring work and groove cutting and providing and laying of 400 micron membrane)	2400 m ²	9.06	San & Sons Construction	February 19, 2024	September 30, 2024



S. No	Particulars of civil and road works	Surface area	Total cost (in ₹ million)^	Name of Vendor	Date of Purchase Order/ Quotations	Validity of Purchase Order/ Quotations (from the date of the Purchase Order/ Quotation)
3.	Road work with paver and PCC base (comprising soil scraping, preparation and consolidation of sub grade, providing and laying PCC, excavation, providing, laying and compacting of stone soiling, providing and fixing paver blocks of M35 Grade, providing and laying brick work with cement mortar and providing and laying of 400 micron membrane)	420 m2	1.59			
Total Cost inclusive of GST			40.65			

^All decimals have been rounded off to two decimal points. To the extent any additional charges are required to be paid over and above the quotation disclosed hereinabove, such additional charges will be funded from internal accruals.



ii. Break-up of the estimated cost of procurement and installation of plant and machinery

As part of upgradation of the Kichha Manufacturing Facility, the Company proposes to purchase a hydraulic shearing machine and a hydraulic press brake for operational efficiency.

The total estimated cost for the plant and machinery proposed to be purchased by the Company for upgradation of the Kichha Manufacturing Facility is ₹ 19.40 million. The break-up of such estimated cost is set out below:

S. No.	Name of machinery	Name of the supplier/ vendor	Country	Date of quotation	Validity of Quotation (from the date of the quotation)	Quantity (in nos. unless specified)	Rate (₹ unless specified)	Cost (₹ million)^	Amount (₹ million)^	Estimated delivery as per quotation
1.	NC Hydraulic Shearing Machine Model Harrier 6310	Hindustan Hydraulics Private Limited	India	February 1, 2024	October 30, 2024	1	6,100,000	6.10	19.40	3-4 months from the receipt of earnest money along with technically and commercially clear purchase order
	CNC Hydraulic Press Brake Model Griffon 450-65					1	13,300,000	13.30		
Total									19.40	

^All decimals have been rounded off to two decimal points. Total estimated cost excludes GST, which will be funded from internal accruals. To the extent any additional charges, including packaging, installation and freight charges are required to be paid over and above the quotation disclosed hereinabove, such additional charges will be funded from internal accruals.

iii. Schedule for upgradation of the Kichha Manufacturing Facility

The estimated timeline for the completion of the upgradation of the Kichha Manufacturing Facility is set out below:

S. No.	Item	Targeted completion
1	Civil and road works	March 2026
2	Plant and machinery	March 2026



ANNEXURE B

SUMMARY OF ESTIMATED COST OF UPGRADATION OF TAMIL NADU MANUFACTURING FACILITY II (D1/1)

A. Estimated Cost (summary)

S. No.	Particulars	Estimated Cost (in ₹ million)
1 -	Civil works	19.11
	- Flooring works	18.83
	- Removal of old flooring	0.27
2 -	Procurement and installation of plant and machinery	48.52
	Total	67.63

Note :- Cost of civil works includes goods and services tax

i. Break of estimated cost of the civil works

The proposed civil works for upgradation of the Tamil Nadu Manufacturing Facility II includes external development work which comprises of RCC flooring in island and sand blasting area and RCC flooring removing and re-casting near the weight bridge area.

The total estimated cost for building and civil works for upgradation of the Tamil Nadu Facility II is ₹ 19.11 million. The break-up of such estimated cost is set out below:

S. No	Particulars of civil works	Surface area	Total cost (in ₹ million)	Name of Vendor	Date of Purchase Order/ Quotations	Validity of Purchase Order/ Quotations (from the date of the Purchase Order/ Quotation)
1.	RCC flooring (comprising <i>inter alia</i> sectioning and levelling of areas, supplying and filling in road base, supply of high strength ribbed deformed bars to cut, bend and tie up in position and providing and laying RCC M20 flooring in panels)	3,972 m2	15.96	Harini Constructions	January 30, 2024	October 31, 2024
2.	RCC flooring removing and re-casting (comprising <i>inter alia</i> saw cutting of RCC slab, sectioning and levelling of areas, supply of high strength ribbed deformed bars to cut, bend and tie up in position and providing and laying RCC M20 Flooring in	55 m2	0.23			



S. No	Particulars of civil works	Surface area	Total cost (in ₹ million)	Name of Vendor	Date of Purchase Order/ Quotations	Validity of Purchase Order/ Quotations (from the date of the Purchase Order/ Quotation)
	Panels)					
	Total Cost		16.19			
	Applicable GST at the rate of 18%		2.91			
	Total Cost inclusive of GST		19.11			

ii. Break-up of the estimated cost of procurement and installation of plant and machinery

As part of up gradation of the Tamil Nadu Manufacturing Facility II, the Company proposes to purchase an automatic shot blasting machine, electric overhead traveling cranes, a hydraulic shearing machine and a hydraulic press brake for operational efficiency.



The total estimated cost for the plant and machinery proposed to be purchased by the Company for upgradation of the Tamil Manufacturing Facility I is ₹ 48.52 million. The break-up of such estimated cost is set out below:

S. No.	Name of machinery	Name of the supplier/ vendor	Country	Date of quotation	Validity of Quotation (from the date of the quotation)	Quantity (in nos. unless specified)	Rate (₹ unless specified)	Cost (₹ million)^	Amount (₹ million)^	Estimated delivery as per quotation
1.	Automatic Shot Blasting Machine with roller conveyor 12m long inlet and approx 56m long outlet, blow off system Inline touch up blast chamber, Painting room and Flash off Chamber with suitable equipment Inline Curing Oven Supervision of site erection, commissioning and training of client operator	Surface Preparation Solutions and Technologies Private Limited	India	February 15, 2024	October 31, 2024	1	7,980,000	7.98	18.88	18 weeks from date of advance payment or drawing approval date, whichever is later
						1	3,900,000	3.90		
						1	6,750,000	6.75		
						1	250,000	0.25		
2.	10 M.T Capacity Double girder E.O.T. Crane E&C Supervision charges 5 M.T. Capacity Single girder E.O.T. Crane E&C Supervision charges Transportation charges for both cranes	Pull-Mac Cranes India Private Limited	India	February 19, 2024	September 30, 2024	2	2,155,000	4.31	10.24	3-4 months from date of receipt of technically and commercially clear order and advance
						2 job	62,000	0.12		
						4	1,105,000	4.42		
						4 job	62,000	0.25		
						-	1,140,000	1.14		
3.	NC Hydraulic Shearing Machine Model Harrier 6310 CNC Hydraulic Press Brake Model Griffon 450-65	Hindustan Hydraulics Private Limited	India	February 1, 2024	October 30, 2024	1	6,100,000	6.10	19.40	3-4 months from the receipt of earnest money with technically and commercially clear purchase order
						1	13,300,000	13.30		
Total								48.52		

All decimals have been rounded off to two decimal points. Total estimated cost excludes GST, which will be funded from internal accruals. To the extent any additional charges, including packaging, installation and freight charges are required to be paid over and above the quotations disclosed hereinabove, such additional charges will be funded from internal accruals.



iii. Schedule for upgradation of Tamil Nadu Manufacturing Facility II

The estimated timeline for the completion of the upgradation of the Tamil Nadu Manufacturing Facility II is set out below:

S. No.	Item	Targeted completion
1	Civil works	Financial Year 2025
2	Plant and machinery	Financial Year 2026



ANNEXURE C

SUMMARY OF ESTIMATED COST OF UPGRADATION OF TAMIL NADU MANUFACTURING FACILITY I (F 19)

A. Estimate Cost (summary)

S. No.	Particulars	Estimated Cost (in ₹ million)
1.	Civil works	4.67
	- External development works	3.77
	- RCC hume pipe laying for stormwater drain	0.90
2.	Utilities	3.26
3.	Procurement and installation of plant and machinery	0.90
	Total	8.83

Note: Estimated cost of civil works and utilities includes goods and services tax.

i. Break of estimated cost of civil works

The proposed civil works for upgradation of the Tamil Nadu Manufacturing Facility I includes external development works, RCC hume pipe laying for stormwater drain and dismantling of damaged boundary wall.

The total estimated cost for civil works for upgradation of the Tamil Nadu Manufacturing Facility I is ₹ 4.67 million. The break-up of such estimated cost is set out below:

S. No	Particulars of civil works	Surface area	Total cost (in ₹ million)	Name of Vendor	Date of Purchase Order/ Quotations	Validity of Purchase Order/ Quotations (from the date of the Purchase Order/ Quotation)
1.	External development works (comprising road works)	1,012 m2	3.20	Harini Constructions	January 30, 2024	October 31, 2024
2.	RCC Hume Pipe laying for storm water drain (comprising <i>inter alia</i> earthwork excavation, providing and fixing hume pipes and rainwater chambers)	219 Rm (running meter)	0.76			
	Total Cost		3.96			
	Applicable GST at the rate of 18%		0.71			



S. No	Particulars of civil works	Surface area	Total cost (in ₹ million)	Name of Vendor	Date of Purchase Order/ Quotations	Validity of Purchase Order/ Quotations (from the date of the Purchase Order/ Quotation)
	Total Cost inclusive of GST		4.67			

ii. Break-up of the estimated cost of utilities

The proposed utilities for upgradation of the Tamil Nadu Manufacturing Facility I includes installation of a firefighting system including pump room and hydrant system. The total estimated cost for utilities for upgradation of the Tamil Nadu Manufacturing Facility I is ₹ 3.26 million. The break-up of such estimated cost is set out below:

S. No	Particulars of utilities	Quantity	Total cost (in ₹ million)	Name of Vendor	Date of Purchase Order/ Quotations	Validity of Purchase Order/ Quotations (from the date of the Purchase Order/ Quotation)
1.	Pump room	1	1.35	DRS Engineering Solutions	November 3, 2023	September 30, 2024
2.	Hydrant system	1	1.41			
	Total Cost		2.76			
	Applicable GST at the rate of 18%		0.50			
	Total Cost inclusive of GST		3.26			



iii. Break-up of the estimated cost of procurement and installation of plant and machinery

As part of upgradation of the Tamil Nadu Manufacturing Facility I, the Company proposes to install a sewage treatment plant for operational efficiency.

The total estimated cost for the plant and machinery proposed to be purchased by the Company for upgradation of the Tamil Nadu Manufacturing

Facility I is 0.90 million. The break-up of such estimated cost is set out below:

S. No.	Name of machinery	Name of the supplier/ vendor	Country	Date of quotation	Validity of Quotation (from the date of the quotation)	Quantity	Rate (₹ unless specified)	Cost (₹ million)^	Amount (₹ million)^	Estimated delivery as per quotation
1	HECS Ultima+ Smart FRP 5KLD Packaged Sewage Treatment Plant	BI Marketing and Services Private Limited	India	January 4, 2024	September 30, 2024	1	760,000	0.76	0.90	6-8 weeks from receipt of commercially and technically purchase orders and advance payment, whichever is later
	Design, Erection, Commissioning, Interconnecting Pipelines					1	95,000	0.10		
	Transportation, Loading and Unloading					1	45,000	0.05		
Total									0.90	

^All decimals have been rounded off to two decimal points. Total estimated cost excludes GST, which will be funded from internal accruals. To the extent any additional charges, including packaging, installation and freight charges are required to be paid over and above the quotations disclosed hereinabove, such additional charges will be funded from internal accruals.

iv. Schedule for upgradation of Tamil Nadu Manufacturing Facility I

The estimated timeline for the completion of the upgradation of the Tamil Nadu Manufacturing Facility I is set out below:

S. No.	Item	Targeted completion
1	Civil works	March 2025
2	Utilities	March 2025
3	Plant and Machinery	March 2026



ANNEXURE D

SUMMARY OF ESTIMATED COST OF UPGRADATION OF PANTNAGAR MANUFACTURING FACILITY

A. Estimated Cost (summary)

S. No.	Particulars	Estimated Cost (in ₹ million)
1.	Procurement and installation of plant and machinery	55.95
	Total	55.95

Note: Cost of plant & machinery excludes goods and service tax.

I. Break-up of the estimated cost of procurement and installation of plant and machinery

As part of upgradation of the Pant Nagar Manufacturing Facility, the Company proposes to purchase an automatic shot blasting machine, electric overhead travelling cranes, a hydraulic shearing machine and a box column welding machine for operational efficiency.

The total estimated cost for the plant and machinery proposed to be purchased by the Company for upgradation of the Pantnagar Manufacturing Facility is ₹ 55.95 million. The break-up of such estimated cost is set out below:

S. No.	Name of machinery	Name of the supplier/ vendor	Country	Date of quotation	Validity of Quotation (from the date of the quotation)	Quantity (in nos. unless specified)	Rate (₹ unless specified)	Cost (₹ million)^	Amount (₹ million)^	Estimated delivery as per quotation
1	10 M.T Capacity Double Girder E.O.T. Crane	Pull-Mac Cranes India Private Limited	India	February 19, 2024	September 30, 2024	2	2,155,000	4.31	4.56	2.5-3 months from date of receipt of technically and commercially clear order and advance
2	E&C Supervision charges					2 job	62,000	0.12		
	Transportation Charges for both cranes					-	130,000	0.13		
2.	NC Hydraulic Shearing Machine Model Harrier 6310	Hindustan Hydraulics Private Limited	India	February 1, 2024	October 30, 2024	1	6,100,000	6.10	19.40	3-4 months from the receipt of earnest money along with



S. No.	Name of machinery	Name of the supplier/ vendor	Country	Date of quotation	Validity of Quotation (from the date of the quotation)	Quantity (in nos. unless specified)	Rate (₹ unless specified)	Cost (₹ million)^	Amount (₹ million)^	Estimated delivery as per quotation
	CNC Hydraulic Press Brake Model Griffon 450-65					1	13,300,000	13.30		technically and commercially clear purchase order
3.	1500X1500 Box Beam Hydraulic Fitup and Welding machine	VP Synergic Weld Solutions Private Limited	India	February 15, 2024	September 30, 2024	1	13,100,000	13.10	13.10	12-14 weeks from date of receipt of techno commercially clear order with 50% advance
4.	Automatic Shot Blasting Machine with roller conveyor 12m long inlet and approx 56m long outlet, blow off system	Surface Preparation Solutions and Technologies Private Limited	India	February 15, 2024	October 31, 2024	1	7,980,000	7.99	18.89	18 weeks from date of advance payment or drawing approval date, whichever is later
	Inline Touch up blast chamber, Painting room and Flash off Chamber with suitable equipment					1	3,900,000	3.90		
	Inline Curing Oven					1	6,750,000	6.75		
	Supervision of site erection, commissioning and training of client operator					1	250,000	0.25		
Total									55.95	

^All decimals have been rounded off to two decimal points. Total estimated cost excludes GST, which will be funded from internal accruals. To the extent any additional charges, including packaging, installation and freight charges are required to be paid over and above the quotations disclosed hereinabove, such additional charges will be funded from internal accruals.

iv. Schedule for upgradation of the Pant Nagar Manufacturing Facility

The estimated timeline for the completion of the upgradation of the Pant Nagar Manufacturing Facility is set out below:



S. No.	Item	Targeted completion
1	Plant and machinery	March 2026



ANNEXURE E

Details of procedures undertaken, and documents /record examined/studied:

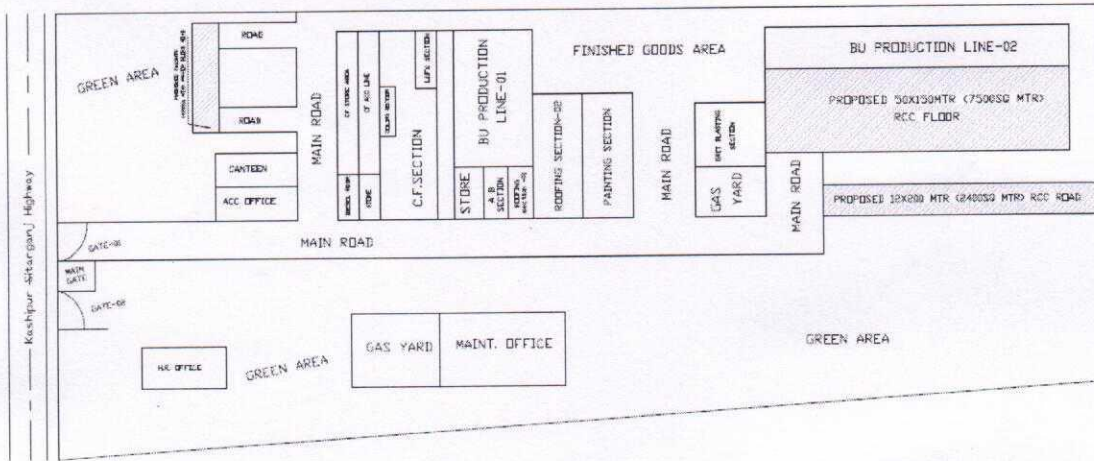
- 1) Reviewed the list of plant and machinery proposed to be purchased by the Company (as listed in **Annexure A, Annexure B, Annexure C and Annexure D** hereto);
- 2) Independently reviewed the quotations obtained by the Company in relation to the plant and machinery, civil works, road works and utilities proposed to be funded by the Company (as listed in **Annexure A, Annexure B, Annexure C and Annexure D** hereto);
- 3) Reviewed the site plans of the Manufacturing Facilities as set out in **Annexures F, G, H and I** hereto.
- 4) Analyzed the industry standard costs for the cost of civil and road works, utilities and plant and machinery;
- 5) Personal visits of the Manufacturing Facilities and reviewed the plans/map for the proposed upgradation;
- 6) Reviewed layout plan shared with respect to the proposed civil works, road works and utilities, as applicable, proposed in the Manufacturing Facilities;
- 7) Reviewed the land documents for the Manufacturing Facilities, including the lease deeds and sale deeds, as applicable;
- 8) Reviewed the existing approvals obtained by the Company for the Manufacturing Facilities, including the factories license, the consent to operated obtained from the relevant pollution control board and the occupation certificate/completion certificate.
- 9) Superimposed the layout plan with the plans for the proposed construction of buildings and civil work;
- 10) Sought necessary explanations and clarifications from the management of the Company and records for production; and
- 11) Reviewed such other documents and performed such other procedures as necessary for me to confirm the details in this certificate.



ANNEXURE F

LAYOUT OF KICHHA MANUFACTURING FACILITY

KICHHA PLANT PRODUCTION LINE LAYOUT

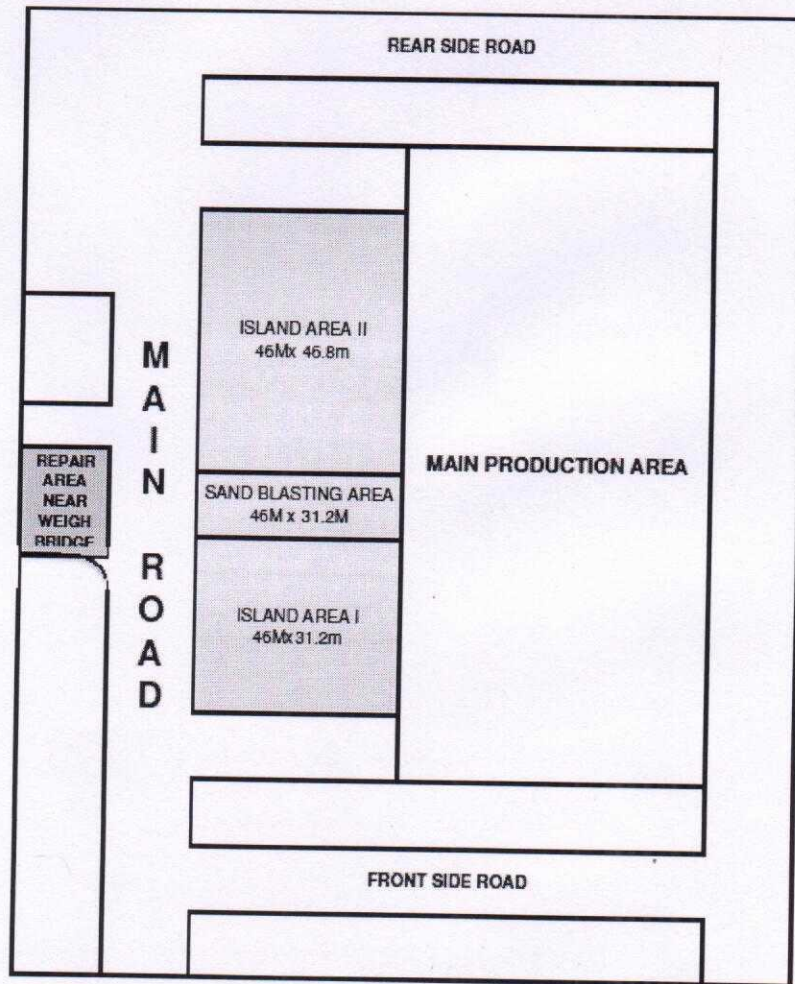


ANNEXURE G

LAYOUT OF TAMIL NADU MANUFACTURING FACILITY II (D1/1)

PROPOSED FLOORING WORKS IN INTERARCH BUILDING PRODUCTS LIMITED, D1-1, SIPCOT INDUSTRIAL ESTATE, MAMBAKKAM, SRIPERUMBUDUR, CHENNAI

Showing the location of lay pavers block and concrete for upgradation

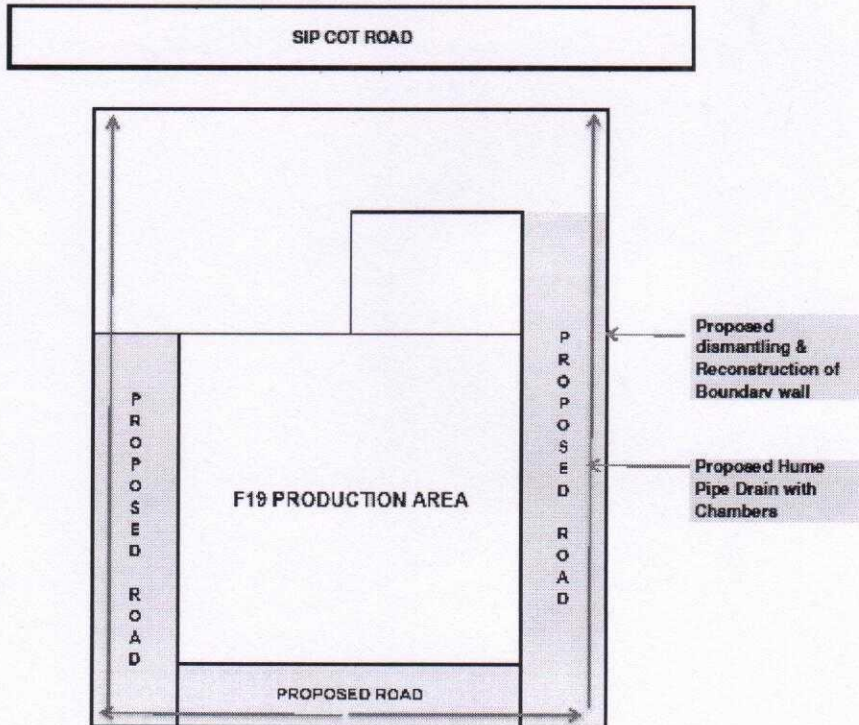


ANNEXURE H

LAYOUT OF TAMIL NADU MANUFACTURING FACILITY II (F19)

Proposed Miscellaneous works at Interarch building products Limited Plant at F19-SIPCOT, Irungattukotai,
Sriperumbudur taluk, Kanchipuram

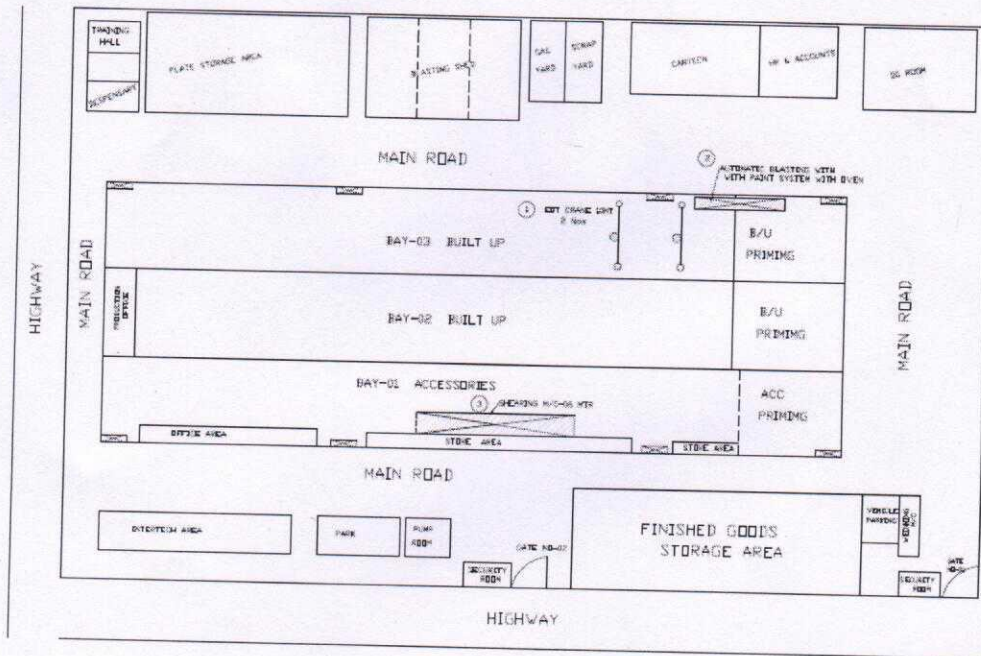
Showing the location of lay pavers block and concrete for upgradation



ANNEXURE I

LAYOUT OF PANTNAGAR MANUFACTURING FACILITY

PN PLANT PRODUCTION LINE LAYOUT WITH ADDED NEW M/Cs



ANNEXURE J

APPROVALS REQUIRED FOR UPGRADATION OF MANUFACTURING FACILITIES

PART A: UPGRADATION OF KICHHA MANUFACTURING FACILITY

Name of approval	Issuing Authority	Stage at which approval is required	Current status
[•]	[•]	[•]	[•]
[•]	[•]	[•]	[•]
[•]	[•]	[•]	[•]
[•]	[•]	[•]	[•]
[•]	[•]	[•]	[•]
[•]	[•]	[•]	[•]
[•]	[•]	[•]	[•]

PART B: UPGRADATION OF TAMIL NADU MANUFACTURING FACILITY II (D1/1)

Name of approval	Issuing Authority	Stage at which approval is required	Current status
[•]	[•]	[•]	[•]
[•]	[•]	[•]	[•]
[•]	[•]	[•]	[•]
[•]	[•]	[•]	[•]
[•]	[•]	[•]	[•]
[•]	[•]	[•]	[•]
[•]	[•]	[•]	[•]

PART C: UPGRADATION OF TAMIL NADU MANUFACTURING FACILITY I (F-19)

Name of approval	Issuing Authority	Stage at which approval is required	Current status
[•]	[•]	[•]	[•]
[•]	[•]	[•]	[•]
[•]	[•]	[•]	[•]
[•]	[•]	[•]	[•]
[•]	[•]	[•]	[•]
[•]	[•]	[•]	[•]
[•]	[•]	[•]	[•]



PART D: UPGRADATION OF PANTNAGAR MANUFACTURING FACILITY

Name of approval	Issuing Authority	Stage at which approval is required	Current status
[•]	[•]	[•]	[•]
[•]	[•]	[•]	[•]
[•]	[•]	[•]	[•]
[•]	[•]	[•]	[•]
[•]	[•]	[•]	[•]
[•]	[•]	[•]	[•]
[•]	[•]	[•]	[•]

No Approvals Required



ANNEXURE K

Nature of utility	Available utilities (primary)	Requirement of additional utilities (Yes/No)
KICHHA MANUFACTURING FACILITY		
Power	Government sources	No
Water	Government sources/ground water	No
TAMIL NADU MANUFACTURING FACILITY II (D1/1)		
Power	Government sources	No
Water	Government sources/ground water	No
TAMIL NADU MANUFACTURING FACILITY I (F-19)		
Power	Government sources	No
Water	Government sources/ground water	No
Pantnagar Manufacturing Facility		
Power	Government sources	No
Water	Government sources/ground water	No



ANNEXURE L

SCHEDULE OF DEPLOYMENT FOR UPGRADATION OF THE MANUFACTURING FACILITIES

S. No	Particulars	Total estimated cost (in ₹ million)	Amount to be deployed in Fiscal 2025 (in ₹ million)	Amount to be deployed in Fiscal 2026 (in ₹ million)
	Financing the capital expenditure towards upgradation of the			
1.	Kichha Manufacturing Facility	60.05	59.60	0.45
2.	Tamil Nadu Manufacturing Facility I	8.83	8.83	-
3.	Tamil Nadu Manufacturing Facility II	67.63	63.63	4.00
4.	Pantnagar Manufacturing Facility	55.95	-	55.95
	Total	192.46	132.06	60.40

