

**SANDEEP H. MASHRU**

(BE, FIISLA, AIII, MIE, FIV, Ch. Engr.)

PG Diploma (Arbitration/ ADR), MSc (Plant Machinery Valuation)

- FIISLA Mem No. : F/W/01844 (Fellow)
- SLA License No. : 41200 / Exp. Dt. 20/05/2027
- Fellow : Fire I Engg. I Marine Cargo I Misc. I LOP.
- GSTIN : 27AAEPM7706RIZ1

**SANDEEP MASHRU & CO.**

- SURVEYORS & LOSS ASSESSORS • CHARTERED ENGINEERS
- GOVT. REGD. VALUERS (Land, Building, Plant & Machinery)
- VALUATION FOR INSURANCE PURPOSE

#301-B Mangalam Shraddha, Opp. Ganeshpeth Police Station, Ganeshpeth, Nagpur - 440 032.  
Tel. No. : (0712) 3561780 • Mob.: 9422147160, 9370110404 • Email : smco.nagpur@gmail.com

**INDEPENDENT CHARTERED ENGINEER CERTIFICATE**

Ref. No. SMCo./CEC/PICL

Date: 29<sup>th</sup> September, 2025

To,

1. **The Board of Directors**  
**Premier Industrial Corporation Limited**  
5<sup>th</sup> Floor, 501-506, Kailash Corporate Lounge,  
Godrej Hiranandani Link Road,  
Vikhroli- 400079, Maharashtra

2. **Unistone Capital Private Limited**  
305 and 508 to 511, A Wing, Dynasty Business Park,  
Andheri Kurla Road, Andheri East,  
Mumbai- 400059, Maharashtra  
(Hereinafter shall be referred to as “Book Running Lead Manager” or “BRLM”)

**Re: Proposed initial public offering of equity shares (the “Equity Shares”) of Premier Industrial Corporation Limited (the “Company”) comprising a fresh issue of Equity Shares by the Company (“Fresh Issue”) and an offer for sale of Equity Shares by certain existing shareholders of the Company (“Offer for Sale” and together with the Fresh Issue, the “Offer”)**

Dear Sir and Madam,

I Sandeep H. Mashru, confirm that I am duly registered as an Independent Chartered Engineer with the Institution of Engineers (India) (Membership No. M-13135-5) with copy of membership certificate enclosed herewith as **Annexure I**. Further, I confirm that the aforesaid registration is valid as on date hereof, and as such, I possess the required competence, technical knowledge and I am duly qualified to issue this certification.

Pursuant to the engagement letter dated 30.11.2024, I have been engaged by the Company to verify and certify certain information relating to the manufacturing process and material approvals/licenses in relation to the Manufacturing Facilities (*as defined below*) of the Company.

Sr. No.	Address of the Manufacturing Facilities	Facility Name	Total Area of the Unit in square meters
1.	Survey No. 84, Mauje Mankoli, Village Anajur, Bhiwandi, Thane, Maharashtra-421302	Mankoli Unit	8856.00
2.	Plot No. L-140, MIDC, Taloja, Taluka-Panvel, District-Raigad, Maharashtra- 410208	Taloja Unit	4050.00
3.	Gut No. 33 and 39, Mauje Abje (Vaitarna Nagar), Wada, Taluka-Wada, District-Palghar, Maharashtra- 421303	Wada Unit	1500.00
4.	Plot No. R-509, 531, 532, 533, TTC Industrial Area, MIDC Rabale, Navi Mumbai, Maharashtra- 400701	Rabale Unit	4,010.00
5.	S.F. No. 1pt, 3pt & 7pt/Plot No. /13E/S/2, Phase-1, SIPCOT Industrial Complex Gummidipoondi, Old Gummidipoondi village, Gummidipoondi Taluk, Tiruvallur District, Tamil Nadu- 601201	Chennai Unit	8903.08

Premier Industrial Corporation Limited, CEC for Existing Plants



(the aforesaid manufacturing facilities are individually referred to as a “Manufacturing Facility” and collectively referred to as the “Manufacturing Facilities”).

Based on my independent review and examination of the documents received and records and material approvals examined and verified as per **Annexure II** and physical inspection of the Manufacturing Facilities, including machinery, equipment, laboratory and review of relevant records (including records of production) and, other necessary procedures carried out by me. I hereby certify the following are true, fair, complete, accurate and not misleading:

1. Material approvals / licenses obtained by the Company in relation to its Manufacturing Facilities, as appearing in **Annexure III**; and
2. Details of the manufacturing process, as appearing in **Annexure IV**.

I represent that my execution, delivery, and performance of this certificate has been duly authorized by all necessary actions (corporate or otherwise). I hereby confirm that this certificate does not contain any untrue statement of a material fact and does not omit to state any material fact necessary in order to make the statements made herein, in the light of the circumstances under which they were made, not misleading.

I confirm that I am independent with no direct or indirect interest in the Company, and that I am not, and have not been engaged in or interested in the formation or promotion or in the management of the Company. Further, I am not in any way connected with or related to the Company, its promoters, members of promoter group, its directors, its key managerial personnel or senior managerial personnel, BRLM and are not related parties in accordance with applicable accounting standards.

I confirm that this certificate, including any annexures hereto, is for information and for inclusion (in part or full) in the red herring prospectus proposed to be filed with the Registrar of Companies, Mumbai at Maharashtra (“ROC”) and thereafter with Draft Red Herring Prospectus (“DRHP”) to be filed with the Securities and Exchange Board of India (“SEBI”), BSE Limited and National Stock Exchange of India Limited (collectively “Stock Exchanges”), Red Herring Prospectus (“RHP”) and Prospectus (“Prospectus”) proposed to be filed with the ROC and thereafter with SEBI and the Stock Exchanges as well as in any publicity or marketing materials, research reports, presentations, press releases, media releases or any other documents or materials prepared in relation to the Offer (collectively, the “Offer Documents”), and may be relied upon by the Company, the Book Running Lead Manager and the legal counsel appointed by the Company and the Book Running Lead Manager in relation to the Offer.

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

I hereby consent to the inclusion of this certificate if required as a part of “Material Contracts and Documents for Inspection” in connection with this Offer, which will be available for public for inspection from date of the filing of the RHP until the Bid/ Offer Closing Date.

I also consent to the uploading of this certificate as part of the back-up documents to be retained in relation to the Offer on the online document repository platform established by each of the Stock Exchanges, in accordance with SEBI Circular No. SEBI/HO/CFD/CFD-TPD-1/P/CIR/2024/170 dated December 5, 2024.

I hereby consent to the submission of this certificate as may be necessary to the SEBI, the ROC, Stock Exchanges and any other regulatory authority and/ or for the records to be maintained by the Company, Book Running Lead Manager and in accordance with applicable law. I also consent to the inclusion of this certificate as a part of the “Material Contracts and Documents for Inspection” in connection with the Offer, which will be available for public inspection from the date of filing of the RHP until the Bid/Offer Closing Date or such other period as may be required.

I confirm that I will immediately communicate any changes in the information contained in this certificate in writing to the Book Running Lead Manager and the Company until the date on which the Equity Shares are listed and commence trading on the Stock Exchanges pursuant to the Offer. In the absence of any such communication from me, the Book Running Lead Manager, the Company and the legal counsel to each of the Company and Book Running Lead Manager can assume that there is no change to the above information until the date on which the Equity Shares are listed and commence trading on the Stock Exchanges pursuant to the Offer.

Premier Industrial Corporation Limited, CEC for Existing Plants

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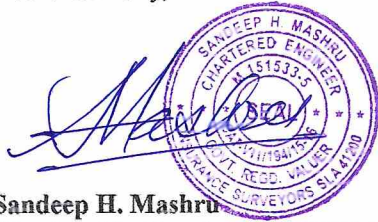


I hereby consent to this certificate being disclosed by the Book Running Lead Manager, if required (i) by reason of any law, regulation or order of a court or by any governmental or competent regulatory authority, or (ii) in seeking to establish a defence in connection with, or to avoid, any actual,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

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

I agree to keep the information regarding the Offer strictly confidential. I represent that our execution, delivery and performance of this certificate has been duly authorized by all necessary action (corporate or otherwise).

Yours faithfully,



**Sandeep H. Mashru**  
**Membership Number: M-13135-5**

Cc:


Legal Counsel to the Issue as to the Indian Laws:  
**Dentons Link Legal**  
1102, 11th Floor, Tower 1,  
One International Center, Senapati Bapat Marg,  
Prabhadevi (West),  
Mumbai 400 013, India.

ANNEXURE I

Registration certificate of the Chartered Engineer

**The Institution of Engineers (India)** 029321

M-151533-5



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

**SANDEEP HASMUKHAI MASHRU**  
**OF**  
**ELECTRICAL ENGINEERING DIVISION**

is hereby authorised to use the style and title of  
**Chartered Engineer [India]**

**Dated this** **Thirty First** **day of** **July** **2015**

**Dated 31/07/2015**

**Secretary and Director General**



## ANNEXURE II

1. I have been provided with the copies of sale deeds, lease deeds, occupancy certificates, production process, factories licenses, layout plans, pollution certificates, no objection certificates from the fire department and legal metrology certificates.
2. The product "Powder" which is being manufactured at the Mankholi Unit falls within the classification of "Grinding, crushing, pulverizing, sieving & melting of Metal, welding Flux, Minerals & Ferrous Alloys" as approved under the Consent to Operate dated January 13, 2025, granted by the Maharashtra Pollution Control Board.
3. The product "Powder" which is being manufactured at the Taloja Unit falls within the classification of "Metals Minerals, Ferro Alloys, Fluxes & Welding Fluxes (From Virgin Precious Metal only)" as approved under the Consent to Operate dated May 21, 2025 granted by the Maharashtra Pollution Control Board.
4. The product "Powder" which is being manufactured at the Wada Unit falls within the classification of "Manufacturing of various Ferro Alloys/Metals by Aluminum Thermic Process including Grinding, Heating, Cleaning & Packing" as approved under the Consent to Operate dated April 20, 2023, granted by the Maharashtra Pollution Control Board.
5. The product "Powder" which is being manufactured at the Chennai Unit falls within the classification of "Ferro Silicon Powder, Manganese Metal Powder, High Carbon Ferro Chrome Powder, High Carbon Ferro Manganese Powder, Medium Carbon Ferro Manganese Powder, Low Carbon Ferro Manganese Power and Ferro Silico Manganese Powder" as approved under the Consent to Operate dated April 26, 2023, granted by the Tamil Nadu Pollution Control Board.
6. The product "Wires" which is being manufactured at the said Rabale Unit (Plot 509) falls within the classification of "Wire Drawing along with Copper Coating" as approved by the Consent to Operate dated June 17, 2025 granted by the Maharashtra Pollution Control Board.
7. The product "Wires" which is being manufactured at the Rabale Unit (Plot 532, 533) falls within the classification of "Nickle Wire, Nickle Iron Alloys Wires, Nickel Titanium Alloys Wires, Mild Steel Wires, Stainless Steel Wires" as approved under the Consent to Operate dated February 22, 2023, granted by the Maharashtra Pollution Control Board. The section of the Taloja Unit located on Plot No. R-531, is utilized for storage and administrative purposes only and no manufacturing activities are being carried out thereon.
8. All necessary approvals, permissions, licenses required for construction and operation of Manufacturing Facilities have been obtained and there are no approvals, applied or required to be obtained in respect of the said Manufacturing Facilities.
9. It is clarified that obtaining the Environmental Clearance Certificate under the Environmental Impact Assessment Notification, 2006 is not applicable to the Manufacturing Facilities.
10. All the Manufacturing Facilities are in compliance with the conditions specified under the respective Consent to Establish and Consent to Operate issued by the Pollution Control Board(s).
11. The Manufacturing Facilities are equipped with machinery for crushing, milling, blending, sieving, briquetting and packaging of powders, as well as for melting, rolling, drawing, annealing, cutting, embossing and surface treatment of wires. The manufacturing setup comprises extrusion units, baking ovens, drawing units, cutting units, sieving machines, grinding machines, powder mixers, packing machines and testing laboratories, supported by modern equipment such as spectrometers, chemical analysis instruments and material testing facilities.



ANNEXURE III

A. **Material Approvals obtained in relation to our Manufacturing Facilities**

i. **Mankoli Unit**

1. Factory license issued by Directorate of Industrial Safety and Health, under the Factories Act, 1948;
2. Consent to establish and operate, issued by Maharashtra Pollution Control Board under the Water (Prevention and Control of Pollution) Act, the Air (Prevention and Control of Pollution) Act;
3. Authorization under the Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016;
4. Provisional fire no objection from relevant fire department; and

ii. **Taloja Unit**

1. Factory license issued by the Directorate of Industrial Safety and Health, under the Factories Act, 1948;
2. Consent to establish and to operate, issued by Maharashtra Pollution Control Board under the Water (Prevention and Control of Pollution) Act, the Air (Prevention and Control of Pollution) Act;
3. Authorization under the Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016; and
4. Certificate with respect to weights and measures issued under the Legal Metrology Act, 2009 issued by the Legal Metrology Officer

iii. **Rabale Unit**

1. Factory license issued by Directorate of Industrial Safety and Health under the Factories Act, 1948;
2. Consent to establish and operate, issued by Maharashtra Pollution Control Board under the Water (Prevention and Control of Pollution) Act, the Air (Prevention and Control of Pollution) Act;
3. Authorization under the Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, for Plot no. 509;
4. No objection certificate from relevant fire department for Plot 531; and
5. Certificates with respect to weights and measures issued under the Legal Metrology Act, 2009 issued by the Legal Metrology Officer.

iv. **Chennai Unit**

Premier Industrial Corporation Limited, CEC for Existing Plants



1. Factory license issued by Directorate of Industrial Safety and Health, under the Tamil Nadu Fire and Rescue Services Act, 2025;
2. Consent to establish and operate, issued by Tamil Nadu Pollution Control Board under the Water (Prevention and Control of Pollution) Act, the Air (Prevention and Control of Pollution) Act;
3. Authorization under the Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016;
4. Fire License from relevant fire department; and
5. Certificates with respect to weights and measures issued under the Legal Metrology Act, 2009 issued by the Legal Metrology Officer.

v. **Wada Unit**

1. Factory license issued by Directorate of Industrial Safety and Health (under the Factories Act, 1948);
2. Consent to establish and operate, issued by Maharashtra Pollution Control Board under the Water (Prevention and Control of Pollution) Act, the Air (Prevention and Control of Pollution) Act;
3. Authorization under the Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016;
4. Provisional no objection certificate from relevant fire department; and
5. Certificates with respect to weights and measures issued under the Legal Metrology Act, 2009 issued by the Legal Metrology Officer.

**I. Material Approvals applied for but not yet received:**

Except as disclosed below, as on the date of this Draft Red Herring Prospectus, there are no Material Approvals which our Company has applied for, but which have not been received:

1. No objection certificate from relevant fire department for Taloja Unit, Plot No. 509, 532 & 533, Rabale Unit; and
2. Certificates with respect to weights and measures issued under the Legal Metrology Act, 2009 issued by the Legal Metrology Officer for Mankoli Unit..

**II. Material Approvals required but not obtained or applied for:**

Nil

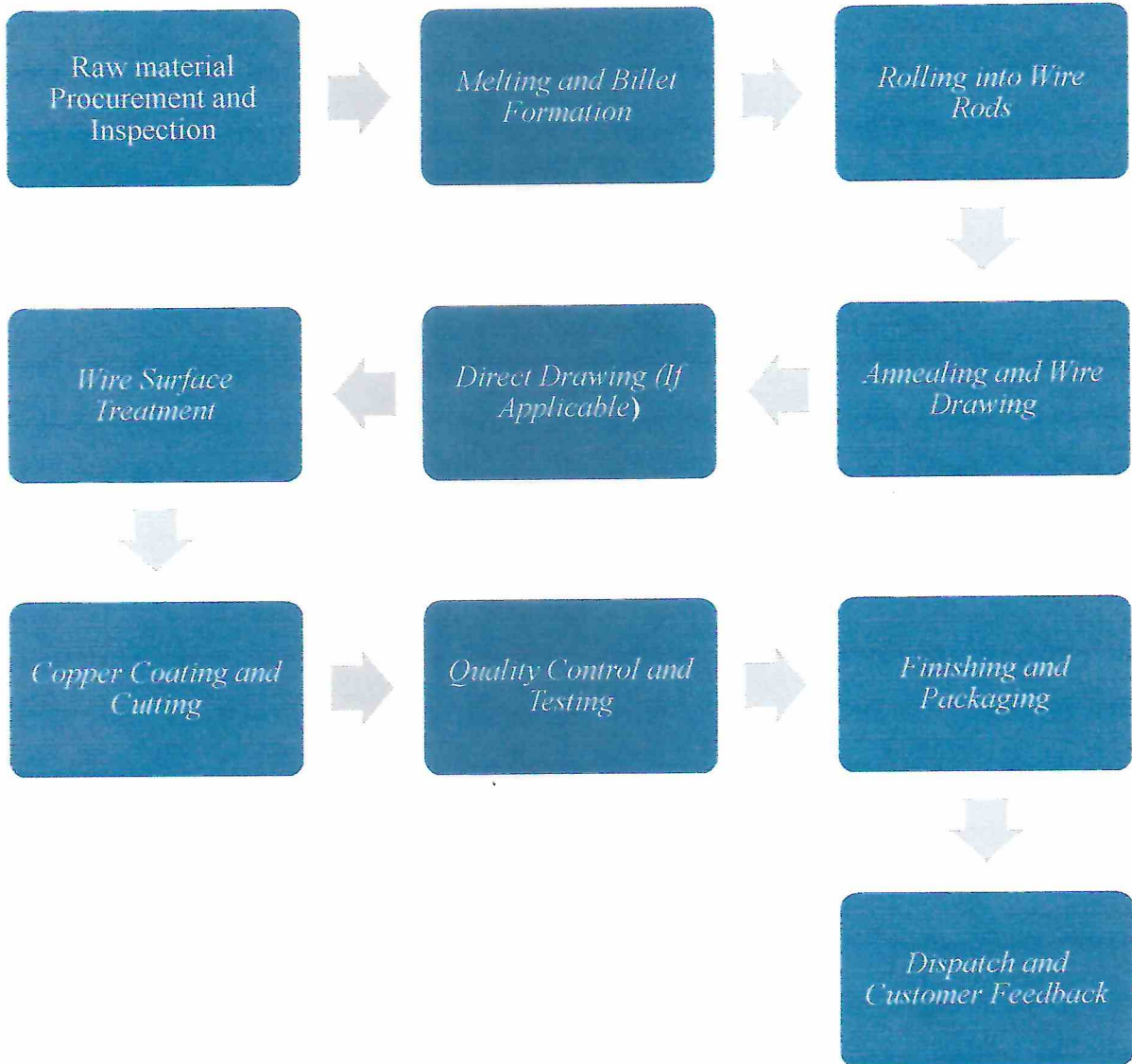
**III. Material Approvals expired and renewal to be applied for:**

Nil



The manufacturing process for welding consumables, particularly metal and alloy wires, is structured to ensure product quality, process efficiency, and compliance with customer specifications. The end-to-end process comprises the following stages:

Manufacturing process generally follows the path below for Wires



ANNEXURE IV

Manufacturing process generally follows the path below for Metals, Ferro Alloys, Minerals and Chemicals based Powders.

The key stages of the manufacturing Powder process are as follows



# SANDEEP H. MASHRU

(BE, FIISLA, AIII, MIE, FIV, Ch. Engr.)

PG Diploma (Arbitration/ADR), MSc (Plant Machinery Valuation)

• FIISLA Mem No. : F/W/01844 (Fellow)

• SLA License No. : 41200 / Exp. Dt. 20/05/2027

• Fellow : Fire I Engg. I Marine Cargo I Misc. I LOP.

• GSTIN : 27AAEPM7706RIZ1

# SANDEEP MASHRU & CO.

• SURVEYORS & LOSS ASSESSORS • CHARTERED ENGINEERS

• GOVT. REGD. VALUERS (Land, Building, Plant & Machinery)

• VALUATION FOR INSURANCE PURPOSE

#301-B Mangalam Shraddha, Opp. Ganeshpeth Police Station, Ganeshpeth, Nagpur - 440 032.  
Tel. No. : (0712) 3561780 • Mob.: 9422147160, 9370110404 • Email : smco.nagpur@gmail.com

Ref. No. SMCo./CEC/PICL/WadaExp.

Date: 29<sup>th</sup> September, 2025

## CHARTERED ENGINEER'S CERTIFICATE

### In respect of Proposed Expansion at Wada Unit

#### Brief background:

Premier Industrial Corporation Limited ("the Company") is a public limited company incorporated on 08-08-2007. It is classified as non-govt company and is registered at Registrar of Companies, Mumbai, Maharashtra. The Company's Corporate Identity Number (CIN) is U27101MH2007PLC172955 and its registered address is located at 5th Floor, Kailash Corporate Lounge Godrej Hiranandani Link Road, Park Site, Vikhroli West, Mumbai, Maharashtra – 400 079.

The Company is a manufacturer of powders and wires which are used as a raw materials in the welding raw manufacturing and consumables industry. The Company is having its existing manufacturing facilities located at:

- (1) Mankholi, (2) Taloja, (3) Rabale, and (4) Wada in Maharashtra; and
- (5) Gummidipoondi in Chennai, Tamil Nadu.

The Company proposes to undertake expansion of its manufacturing facilities at the Wada Unit situated at Palghar, Maharashtra, as per the drawings dated 17.12.2024 prepared by Architect, Ganesh Patial (enclosed). Currently, the Company is undertaking activities to manufacture powder products from the said Unit. For this purpose, the Company intends to construct an approx. built-up area of 9,322.12 sq. mtrs. out of the overall built-up area of 10,822.12 sq. metres. which is proposed to be constructed on parcel of land bearing Gut No. 33 admeasuring 48,620 sq. mtrs. and Gut No. 39 admeasuring 88,880.22 sq. mtrs., total admeasuring 1,37,500.22 sq. mtrs. situated at Village - Vaitarnanagar, Taluka - Wada, District - Thane, Sub- Division & District - Thane, Maharashtra ("Proposed Expansion"). The Company is also in receipt of Sanction of Building Permission and Commencement Certificate dated 10.09.2025 from Collector Office, Palghar permitting it to commence construction work at the site

#### Certificate:

Against the above background, we give herein below our Certificate on the Proposed Expansion by the Company.

We have inspected the proposed Wada, Palghar manufacturing site with the Company officials on 05<sup>th</sup> August 2025.

#### **1. Purpose and/or object of inspection:**

- To ascertain the estimated cost, government approvals required and schedule of implementation of the Proposed Expansion

#### **2. Date & place of inspection:**

- Date – 05 August 2025
- Place – Gut Nos. 33 and 39, situated at Village - Vaitarnanagar, Wada, Palghar, Maharashtra.

#### **3. Approval details scrutinized:**

- Sale Deed(s) for Land in favour of the Company
- Non- Agricultural use approval.
- Sanction of Building Permission and Commencement Certificate dated 10.09.2025 from Collector Office, Palghar.

Premier Industrial Corporation Limited, CEC for Wada Plant Expansion



- Consent to Establish dated May 30, 2025 issued by the Maharashtra Pollution Control Board (MPCB).
  - It is clarified that Environmental Clearance under the Environmental Impact Assessment Notification, 2006 is not applicable to the Proposed Expansion.
  - All other approvals relevant for the Proposed Expansion
4. **Expected Installed Capacity:** Post completion of the Proposed Expansion, the manufacturing unit will have a capacity of 5,000 Metric Tons/Annum (MTA) for manufacturing of wire products which includes low and non-alloy steel, stainless steel, and nickel-based alloy wires.

5. **Schedule of Implementation:**

S. No	Particulars	Estimated commencement	Targeted completion
1.	Acquisition of land	Completed	
2.	Building and Civil Works	11-03-2026	31-03-2027
3.	Purchase of Plant & Machinery	10-10-2026	21-04-2027
4.	Erection and installation of equipment	21-02-2027	12-04-2027
5.	Trial run	01-07-2027	
6.	Commencement of commercial production	01-08-2027	

6. **Details of cost of the Project: -**

The Company has already acquired freehold land. The detailed break-down of estimated cost for the Proposed Expansion is as under: -

(Rs. In Million)

S. No.	Particular	Total Estimated Cost	Amount deployed as of August 31, 2025	Balance Amount to be funded from Net Proceeds
1	Purchase of Plant & Machinery	221.84	-	221.84
2	Building, Civil Works, Furniture & Fixtures	339.69	-	339.69
3	Contingencies	28.08	-	28.08
	<b>Total</b>	<b>589.61</b>	<b>-</b>	<b>589.61</b>

Below table shows break-up of the estimated cost of establishing the Proposed:

S. No.	Particular	Estimated Project Cost (Rs. In Million)
1.	Internal Accruals (Already or to be Incurred) *	37.30
2.	Funds from IPO*	589.61
3.	Term loan	-

The working capital requirement in relation to the Proposed Expansion (including trial runs prior to commercial production) are expected to be fulfilled from the Company's internal accruals or working capital facilities.

7. **ANALYSIS OF ESTIMATED COST OF EXPANSION: -**

7.1. **Building & Civil Works: -**

As per information provided by the Company, the Area statement for Building is as under: -

**Building**

S. No.	Particular	Built-Up Area (Sq. M)
1.	Production Area – Existing	1500.00
2.	Production Area – Proposed	4250.00
3.	Production Area – Proposed	4250.00
4.	Canteen Building & Staff Quarter- New	822.12
	<b>Total</b>	<b>10822.12</b>



**Civil Works**

SR. NO.	Particulars	FLOOR	UNIT	BUILT-UP AREA (IN SQ.M)	RATE	Amount (Rs. In Mns)
1	MAIN BUILDING	G+0	SQM	4,250.00	16,268	84.14
2	MAIN BUILDING	G+0	SQM	4,250.00	16,268	84.14
3	STORAGE BUILDING		SQM	822.12	16,268	15.78
	<b>Total</b>		<b>SQM</b>	<b>9,322.12</b>		<b>178.95</b>

**Ancillary Works**

S. No.	Particular	Qty	Rates	Amt Inc GST (Rs. in Mn)
1	Underground Water Tank	400000	1	0.47
2	Pump House	16	1500	0.02
3	Sewage Treatment Plant (STP) (200 Users)	1	150000	0.18
4	Effluent Treatment Plant (ETP) (20000 Litre)	1	2500000	2.95
5	Metering Kiosk	25	11000	0.33
6	Transformer	25	11000	0.33
7	Security Cabin	25	11000	0.33
	<b>Total</b>			<b>4.61</b>

**Infrastructure Works**

S. No.	Particular	UoM	Qty	Rates	Amt Inc of GST (Rs. in Mn)
1	Roads	In Sqm	425	4800	2.41
2	Storm/Drainage & Supply Line	In Sqm	1200	4500	6.37
3	Land Development	In Sqm	10822	900	11.49
4	Retaining Wall & Compound Wall	In Sqm	1287	17000	25.82
	<b>Total</b>				<b>46.09</b>

**Pre-Engineered Building (PEB) Cost**

Particulars	BUILT-UP AREA (IN SQ.M)	RATE	Amt with GST (Rs. In Mns)
PEB COST	9925	8500	99.55

**Building, civil works, Furniture & Fixtures**

Sr. No.	Particulars	Price Per Unit (In Rs.)	Quantity	Total Amount (Rs. in million)	Amount to be funded from Net Proceeds (Rs. in million)	Vendor Name, Quotation Date, Reference No, Validity
1	Interior fit-out project comprising civil works, carpentry, modular furniture, electrical and network works, fire safety systems including access control, FAS, PA, CCTV, and automatic sprinkler systems. Includes HVAC installation and all associated design and project management services. (1)	1,05,00,000	1	10.50	10.50	Dessignpundits Interiors Pvt. Ltd., September 22, 2025, 22/Sept/2025, September 22, 2026



2	Building work for main and storage building (2)	17,89,49,653	1	178.95	178.95	Shivraj Associates, September 23,2025, WadaSept2325, September 23,2026
3	Ancillary structures include UG water tank, pump house, STP for 200 users, ETP (20000 liters), metering kiosk, transformer, and security cabin. (2)	46,00,820	1	4.60	4.60	Shivraj Associates, September 23,2025, WadaSept2325, September 23,2026
4	Infrastructure works include construction of roads, storm drainage and supply line, land development, and retaining & compound walls. (2)	4,60,90,644	1	46.09	46.09	Shivraj Associates, September 23,2025, WadaSept2325, September 23,2026
5	Pre-engineered building cost (2)	9,95,51,000	1	99.55	99.55	Shivraj Associates, September 23,2025, WadaSept2325, September 23,2026

(1) All amounts are inclusive of GST and other applicable taxes.

(2) All amounts are exclusive of GST and other applicable taxes.

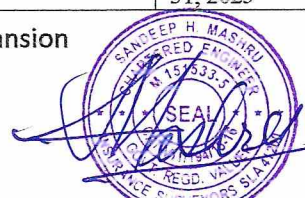
As per the Commencement Certificate and sanctioned plans, built-up area of 10,822.12 Sq. Mtrs. (equivalent to 1,16,489.30 Sq. Feet.) is permissible to be constructed at the said Unit. Out of the aforesaid area, the Company propose to construct to the extent of 9,322.12 sq. mtrs.

### 7.3. Plant & Machinery and Other Fittings:

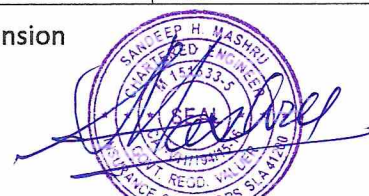
Sr. No.	Particulars	Price Per Unit (In Rs.)	Quantity	Total Amount (Rs. in million) (2)	Amount to be funded from Net Proceeds (Rs. in million)	Vendor Name, Quotation Date, Reference No, Validity
1	760 MM Vertical Wire Drawing Bull Block with Electrical & Accessories	20,82,000	1	2.08	2.08	Assomac Machines Limited, September 04, 2025, AML/PICL /2025-26/1010, March 03, 2026
2	2 Blocker 760 MM Vertical Wire Drawing Machine With Electrical & Accessories	33,87,000	1	3.39	3.39	Assomac Machines Limited, September 04, 2025, AML/PICL/2025-26/1010, March 03, 2026
3	5 Blocker 760+660 MM Straight Line Wire Drawing Machine With Electrical & Accessories	99,75,000	1	9.98	9.98	Assomac Machines Limited, September 04, 2025, AML/PICL/2025-26/1010, March 03, 2026
4	610 MM Roughing Mill Drive Having 3 Stands, 350 Mm Continuous Intermediate Mill Drive Having 4 Stands, 280mm Continuous Finishing Mill Drive Having 8 Stands, Rolls & Bearings, Auxiliary Machinery, etc (1)	8,73,00,000	1	90.79	90.79	Bentex Industrials Pvt. Ltd, September 02, 2025, BIPL/QUT/2025-26/MH/4819/R4, March 02, 2026
5	1000 KW / 1000 hz vip-i power trak plus-r-li (igbt based) 6 pulse power & control system comprising of power input section, one converter section rated for 1000 kw, inbuilt dc capacitor in filter section, voltage-fed inverter section rated for 1000 kw, inbuilt ac tank capacitor section, control and monitor section,	57,00,000	1	5.87	5.87	Inductotherm (India) Pvt. Ltd., September 10, 2025, QEMW-25-1708, March 31, 2026



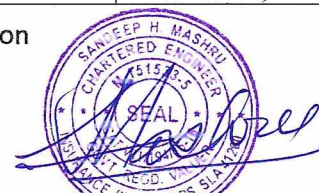
	husky copper bus bars, internal distilled water circulating system (1)					
6	2000 KG DURALINE FURNACE comprising of Hydraulic tilting arrangement, Set of water-cooled leads, One standard set of interconnecting copper tubing, Erection material. (1)	19,85,000	1	2.04	2.04	Inductotherm (India) Pvt. Ltd., September 10, 2025, QEMW-25-1708, March 31, 2026
7	1000 KG Duraline Furnace comprising of Hydraulic tilting arrangement, Set of water-cooled leads, One standard set of interconnecting copper tubing, Erection material. (1)	10,90,000	1	1.12	1.12	Inductotherm (India) Pvt. Ltd., September 10, 2025, QEMW-25-1708, March 31, 2026
8	500 KG Duraline Furnace, comprising of Hydraulic tilting arrangement, Set of water-cooled leads, One standard set of interconnecting copper tubing, Erection material (1)	7,50,000	1	0.77	0.77	Inductotherm (India) Pvt. Ltd., September 10, 2025, QEMW-25-1708, March 31, 2026
9	Handle Operated Furnace Selector Switches (1)	2,70,000	1	0.28	0.28	Inductotherm (India) Pvt. Ltd., September 10, 2025, QEMW-25-1708, March 31, 2026
10	Pusher Type, Diesel Fired Billet Reheating Furnace of Discharge Capacity 5-6 TPH	1,21,70,000	1	12.17	12.17	Technomax Furnances, August 08, 2025, TMF/Q-908/2025-26, August 08, 2026
11	Round Annealing Furnace – 1150°C Operating Temperature (Dimensions: Height 2280 mm x Width 1780 mm, including flange and collar) – Suitable for Pot Anncaling.	16,50,000	2	3.30	3.30	Ganesh Enterprises, August 18, 2025, AUG/25, August 18, 2026
12	12 Nm <sup>3</sup> /hr Ammonia Cracker Plant equipped with U-type retort, advanced control panel featuring PLC, and integrated dew point sensor (measuring range: -100°C to +20°C) (1)	11,80,000	1	1.20	1.20	Nitrotech Industrial Products, September 22, 2025, NIP/24-25/0820, December 21, 2025
13	Semi-automated 15 KLD Effluent Treatment Plant equipped with PLC-based control panel, blowers, pumps with level sensors, and manual sludge removal and filter backwash system. (1)	16,00,000	1	1.83	1.83	Nuviso Solutions Pvt Ltd, September 05, 2025, JRC/PI/0925/027, September 05, 2026
14	Evaporation system (5 KLPD) with process control, filtration, and MS/SS construction for water treatment applications. (1)	12,75,000	1	1.33	1.33	Sri Ramm Industries, September 04, 2025, 245, September 04, 2026
15	OM 3 Ton Diesel Forklift with BS5 engine	12,60,000	2	2.52	2.52	Revival Engineers Private Limited, June 23, 2025, M-Q-2026-EQ-000142, December 31, 2025



16	ACE 18XW mobile crane with 4-part, 20.30 m boom, 74 HP TATA BS V engine, and articulated hydraulic system. Rated load capacity is 18 tons; unit includes a wide view cabin.	24,80,000	1	2.48	2.48	Action Construction Equipment Ltd, July 30, 2025, ACE/MUM/2025-26/AK, July 30, 2026
17	5 TON CAPACITY Single Girder EOT Crane (1)	12,49,250	1	1.29	1.29	Speed-O-Mech Hoists And Cranes Pvt. Ltd., September 04, 2025, S:25-26:137, September 04, 2026
18	3 TON CAPACITY Single Girder EOT Crane (1)	10,97,500	3	3.39	3.39	Speed-O-Mech Hoists And Cranes Pvt. Ltd., September 04, 2025, S:25-26:137, September 04, 2026
19	Mass Weigh System Weigh bridge for platform size of 15x3 metre long for 50 Ton capacity (1)	20,33,130	1	2.09	2.09	Mass Weigh Systems Pvt. Ltd., September 18, 2025, MWS/QTNS/25-26/219, September 18, 2026
20	2000 KVA outdoor distribution transformer with oil cooling (ONAN) and On Load Tap Changer (OLTC). Primary voltage: 22 kV, secondary voltage: 0.433 kV, complies with IS 1180 (Level-1) standards.	42,50,000	1	4.25	4.25	Telawane Power Equipments Private Limited, September 18, 2025, Sept/18, October 18, 2025
21	500 kVA / 400 kW silent diesel generator with CPCB IV approved acoustic enclosure. Equipped with Cummins QSM15-G1 engine (594 BHP @ 1500 RPM), Stamford alternator, 745-liter fuel tank, AMF control panel, and batteries.	42,77,500	1	4.28	4.28	Powerica Ltd, July 30, 2025, MUM/21/9/24/975/MAN/LS T-R2A, August 31, 2026
22	Surveillance system comprising 70 Hikvision 2.8mm IP dome cameras, 30 Hikvision bullet cameras (20 with 4mm lens, 10 with 6mm lens), and network hardware including NVRs, POE switches, and storage solutions. Includes installation, connectors, and configuration for LAN, WAN, and mobile access.	9,24,850	1	0.92	0.92	Jalian Impex, September 09, 2025, Sep/09/25, September 09, 2026
23	Desktop PC comprising Intel Core i5-12400 12th Generation CPU, Gigabyte H610MH motherboard, 16GB DDR4 memory, 1TB 2.5" WD Blue SATA SSD, 22" Dell LED monitor, Logitech wired USB keyboard and mouse, ATX cabinet with SMPS, and Microsoft Windows 11 Pro OEM edition. Includes installation and configuration.	49,000	25	1.23	1.23	Esdee Business Machine Pvt Ltd, September 12, 2025, 12/Sept/2025, October 12, 2025
24	Color printing and multifunction system comprising HP Color LaserJet Managed MFP	1,75,000	1	0.18	0.18	Esdee Business Machine Pvt Ltd, September 12, 2025, 12/Sept/2025, October 12, 2025



	E78523dn Printer. Includes installation and configuration.					
25	Solar power system comprising all modules as Bi-Facial, N Type Cell, 585Wp or above (TOPCON technology, module size 2200 x 1300 mm). Includes solar inverters with MPPT (Solis/Sungrow/Growatt/Havells), aluminum mounting structures for TIN roof or MS coil pipe for RCC, electrical accessories (Polycab cables per IS 694 with special PVC insulation, suitable sizes and color coding), earthings with maintenance-free coal and rock salt, electrical safety devices (SPD for AC/DC, MCBs, and fuses from Phoenix/Legrand/Siemens), and remote monitoring system for real-time data. Includes installation, wiring, and engineering as per final site design	5,13,00,000	1	51.30	51.30	Polaris Renewable Solutions Pvt. Ltd., September 03, 2025, 03/Sept/2025, March 03, 2026
26	Motor system comprising 400hp NG355LX 3-phase, foot-mounted motors, 1000 rpm, quantity three. Includes installation and alignment (1)	8,88,879	3	2.75	2.75	Jay Electricals, June 24, 2025, 60/2025-26, June 24, 2026
27	Motor system comprising 300hp NG355LX 3-phase, foot-mounted motors, 1000 rpm, quantity three. Includes installation and alignment (1)	5,94,609	3	1.84	1.84	Jay Electricals, June 24, 2025, 60/2025-26, June 24, 2026
28	Motor system comprising 200hp NG355LX 3-phase, foot-mounted motors, 1000 rpm, quantity three. Includes installation and alignment (1)	4,55,073	3	1.41	1.41	Jay Electricals, June 24, 2025, 60/2025-26, June 24, 2026
29	Motor system comprising 25hp ND200L 3-phase, foot-mounted motors, 100 rpm. Includes installation and alignment (1)	72,533	4	0.30	0.30	Jay Electricals, June 24, 2025, 60/2025-26, June 24, 2026
30	Motor system comprising 20hp ND180L 3-phase, foot-mounted motors, 100 rpm. Includes installation and alignment (1)	53,733	4	0.22	0.22	Jay Electricals, June 24, 2025, 60/2025-26, June 24, 2026
31	Motor system comprising 15hp ND160L 3-phase, foot-mounted motors, 100 rpm. Includes installation and alignment (1)	41,136	3	0.13	0.13	Jay Electricals, June 24, 2025, 60/2025-26, June 24, 2026
32	Fire safety system including fire hydrant courtyard, wet-riser, sprinkler, and conventional fire alarm	48,67,578	1	4.87	4.87	Sumanvidya Fire Safety Solutions, September 22, 2025, P.01:1006.06/25-26, November 21, 2025



Ref. No. SMCo./CEC/PICL/WadaExp.

systems with ISI-marked equipment, pumps, valves, piping, and accessories. Includes supply, installation, testing, and commissioning with all necessary civil works, scaffolding, and final fire NOC liaison						
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- (1) All amounts are inclusive of packing, freight & forwarding, transportation and installation.  
(2) All amounts are exclusive of GST and other applicable taxes.

### Contingencies

We have created a provision for contingency of ₹ 28.08 Million, which is approximately 5.00% of total estimated cost, to cover various expansion related costs.

### 8. Government approvals

S No.	Particulars	Stage at which the approval is required	Status
1.	Commencement Certificate from the Collector Office, Palghar Authority to commence construction.	Before Start of Construction work	Received
2.	Consent to Establish from MPCB	Before Start of Construction work	Received
3.	Approval for load connection at substation	Before Start of Operation	Yet to Apply
4.	Fire NOC	Before Start of Operation	Yet to Apply
5.	Structural Stability Certificate	Before Start of Operation	Yet to Apply
6.	License to work a Factory, as per Factories Act, 1948	Before Start of Operation	Yet to Apply
7.	Consent To Operate from MPCB	Before Start of Operation	Yet to Apply
8.	Building Completion Certificate - New	After completion of construction work	Yet to Apply

It is clarified that Environmental Clearance under the Environment Impact Assessment Notification, 2006 is not applicable for the Proposed Expansion.

### 9. Capacity utilization

#### Products & Its Production Capacity

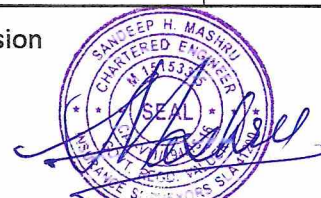
#### Installed Capacity

Post completion of the Proposed Expansion, the manufacturing unit will have a capacity of 5,000 Metric Tons/Annum (MTA) for manufacturing of welding consumables wires from ferrous & non-ferrous alloy & metals

PRODUCTS	in MTPA	in MT/month
Wire - low and non-alloy steel, stainless steel, and nickel-based alloy wires	5,000.00	416.67
<b>Total</b>	<b>5,000.00</b>	<b>416.67</b>

#### Utilization of Production Capacity:

Product	FY 2028	FY 2029	FY 2030
Wire -Welding Consumables from Ferrous and Non-Ferrous Alloys & Metals	750	1850	2150



The Company envisages commencing the commercial production of its project in Aug 2027.

**Utilization Of Production Capacity: -**

From 1-Sept-2027 to 31-Mar-2030 – For the entire year, production capacity shall be at 15% (annualized).

Maximum utilization is projected at 65% of installed production capacity.

Production = Capacity X Utilization

In this Certificate,

“MT” shall mean metric tons;

“MTA” or “MTPA” shall mean metric tons per annum;

“MTPD” shall mean metric tons per day;

I confirm that this certificate, including any annexures hereto, is for information and for inclusion (in part or full) in the red herring prospectus proposed to be filed with the Registrar of Companies, Maharashtra at Mumbai (“**Registrar of Companies**”) and thereafter with Draft Red Herring Prospectus (“**DRHP**”) to be filed with the Securities and Exchange Board of India (“**SEBI**”), BSE Limited and National Stock Exchange of India Limited (collectively “**Stock Exchanges**”), Red Herring Prospectus (“**RHP**”) and Prospectus (“**Prospectus**”) proposed to be filed with the Registrar of Companies, Maharashtra at Mumbai (“**ROC**”) and thereafter with SEBI and the Stock Exchanges as well as in any publicity or marketing materials, research reports, presentations, press releases, media releases or any other documents or materials prepared in relation to the Offer (collectively, the “**Offer Documents**”), and may be relied upon by the Company, the Book Running Lead Manager and the legal counsel(s) appointed by the Company and the Book Running Lead Manager in relation to the Offer.

I also consent to the inclusion my/our name as the “*Independent Chartered Engineer*” in the Offer Documents and any other documents to be issued, registered or filed in relation to the Offer, as may be required. The following information in relation to us may be disclosed:

<b>Name:</b>	Sandeep Mashru & Co.
<b>Address:</b>	Police Station, 301-B Mangalam Shraddha, 3rd Floor, Commercial Block, opp. Ganeshpeth, Ganeshpeth Colony, Nagpur, Maharashtra 440032
<b>Telephone:</b>	94221 47160
<b>Registration / Membership Number:</b>	(Chartered Engineer:M-13135-5)/ (Govt Registered Valuer: CAT – VII/194/15-16)
<b>Email:</b>	smco.nagpur@gmail.com
<b>Contact Person:</b>	Sandeep H Mashru

I also consent to be named as an “expert” in terms of Section 2(38) and any other applicable provisions of the Companies Act, 2013, as amended, in respect of the Independent Chartered Engineer’s certificate mentioned in the Offer Documents.

I confirm that I am independent with no direct or indirect interest in the Company, and that I am not, and have not been engaged in or interested in the formation or promotion or in the management of the Company. Further, I am not in any way connected with or related to the Company, its promoters, members of promoter group, its subsidiaries, its directors, its key managerial personnel or senior managerial personnel, BRLM and are not related parties in accordance with applicable accounting standards.

I confirm that the information in this certificate is true, accurate, fair and correct and I further confirm that this certificate does not contain any untrue statement of a material fact or omit to state a material fact necessary in order to make the statements made herein, in the light of the circumstances under which they were made, not misleading.



This consent letter is for information and for inclusion (in part or full) in the Offer Documents or any other Offer-related material, and may be relied upon by the Company, BRLM and the legal counsel appointed in connection with the Offer

I hereby 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 for public for inspection from date of the filing of the RHP until the Bid/ Offer Closing Date.

I also consent to the uploading of this certificate as part of the back-up documents to be retained in relation to the Offer on the online document repository platform established by each of the Stock Exchanges, in accordance with SEBI Circular No. SEBI/HO/CFD/CFD-TPD-1/P/CIR/2024/170 dated December 5, 2024.

I hereby consent to the submission of this certificate as may be necessary to the SEBI, the ROC, Stock Exchanges and any other regulatory authority and/ or for the records to be maintained by the Company, Book Running Lead Manager and in accordance with applicable law. I also consent to the inclusion of this certificate as a part of the "Material Contracts and Documents for Inspection" in connection with the Offer, which will be available for public inspection from the date of filing of the RHP until the Bid/Offer Closing Date or such other period as may be required.

I confirm that I will immediately communicate any changes in the information contained in this certificate in writing to the Book Running Lead Manager and the Company until the date on which the Equity Shares are listed and commence trading on the Stock Exchanges pursuant to the Offer. In the absence of any such communication from me, the Book Running Lead Manager, the Company and the legal counsel can assume that there is no change to the above information until the date on which the Equity Shares are listed and commence trading on the Stock Exchanges pursuant to the Offer.

I hereby consent to this certificate being disclosed by the Book Running Lead Manager, if required (i) by reason of any law, regulation or order of a court or by any governmental or competent regulatory authority, or (ii) in seeking to establish a defense in connection with, or to avoid, any actual, potential or threatened legal, arbitral or regulatory proceeding or investigation.

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

I agree to keep the information regarding the Offer strictly confidential. I represent that my execution, delivery and performance of this certificate has been duly authorized by all necessary action (corporate or otherwise).

Yours faithfully,

**Sandeep H. Mashru**  
Membership Number: M-13135-5

Cc:  
Legal Counsel to the Issue as to Indian Laws:

**Dentons Link Legal**  
1102, 11th Floor, Tower 1,  
One International Center, Senapati Bapat Marg,  
Prabhadevi (West),  
Mumbai 400 013, India

## SANDEEP H. MASHRU

(BE, FIILSLA, AIII, MIE, FIV, Ch. Engr.)

PG Diploma (Arbitration/ ADR), MSc (Plant Machinery Valuation)

• IILSLA Mem No. : F/W/01844 (Fellow)

• SLA License No. : 41200 / Exp. Dt. 20/05/2027

• Fellow : Fire I Engg. I Marine Cargo I Misc. I LOP.

• GSTIN : 27AAEPM7706R1Z1

# SANDEEP MASHRU & CO.

• SURVEYORS & LOSS ASSESSORS • CHARTERED ENGINEERS

• GOVT. REGD. VALUERS (Land, Building, Plant & Machinery)

• VALUATION FOR INSURANCE PURPOSE

#301-B Mangalam Shraddha, Opp. Ganeshpeth Police Station, Ganeshpeth, Nagpur - 440 032.

Tel. No. : (0712) 3561780 • Mob.: 9422147160, 9370110404 • Email : smco.nagpur@gmail.com

Ref. No. SMCo./CEC/PICL/RaigadExp.

Date: 29<sup>th</sup> September, 2025

### CHARTERED ENGINEER'S CERTIFICATE In respect of Proposed Facility at Raigad Unit

#### **Brief Background:**

Premier Industrial Corporation Limited ("the Company") is a public limited company incorporated on 08-08-2007. It is classified as non-govt company and is registered at Registrar of Companies, Mumbai, Maharashtra. The Company's Corporate Identity Number (CIN) is U27101MH2007PLC172955 and its registered address is located at 5th Floor, Kailash Corporate Lounge Godrej Hiranandani Link Road, Park Site, Vikhroli West, Mumbai, Maharashtra- 400079.

The Company is a manufacturer of powders and wires which are used as a raw materials in the welding electrode manufacturing and consumables industry. The Company is having its existing manufacturing facilities located at:

- (1) Mankholi, (2) Taloja, (3) Rabale & (4) Wada in Maharashtra and
- (5) Gummidipoondi in Tamil Nadu, Chennai

The Company proposes to undertake set up a manufacturing facility at Khalapur, Raigad, Maharashtra, as per the drawings dated 06.08.2025 prepared by Architect, Nishant Darak (enclosed) as per which an area to the extent of approx. 7654 .44 sq. metres. (built-up) is proposed to be constructed on parcel of land bearing Survey No. 54/1/B admeasuring 4035 Sq Mt, 55/1/B admeasuring 8620 Sq Mt, 55/2 admeasuring 760 Sq Mtrs, 56/4 admeasuring 6860 Sq Mt and 56/3 admeasuring 7940 Sq Mt, total admeasuring 28,215 sq. Mtrs. situated at Village – Honad, Taluka - Khalapur, District – Raigad, Maharashtra ("Proposed Facility"). The Company is also in receipt of Commencement Certificate dated August 06, 2025 from Maharashtra State Road Development Corporation permitting it to commence construction work at the site.

#### **Certificate:**

Against the above background, we give hereinbelow our Certificate on the Proposed Expansion by the Company.

We have inspected the proposed manufacturing site at Khalapur, Raigad with the Company officials on 01<sup>st</sup> August 2025.

#### **1. Purpose and/or object of inspection:**

- To ascertain the estimated cost, government approvals required and schedule of implementation of the Proposed Facility

#### **2. Date & place of inspection:**

- Date – 01<sup>st</sup> August 2025
- Place – Survey Nos. 54/1/B, 55/1/B, 55/2, 56/4 and 56/3 situated at Village – Honad, Taluka - Khalapur, District – Raigad, Maharashtra.

#### **3. Approval details scrutinized:**

- Sale Deed(s) for Land in favour of the Company.
- Non- Agricultural use approval.
- Commencement Certificate dated August 06, 2025 from Maharashtra State Road Development Corporation.
- Consent to Establish dated December 10, 2024 issued by the Maharashtra Pollution Control Board (MPCB)

Premier Industrial Corporation Limited, CEC for Proposed Raigad Plant



- It is clarified that Environmental Clearance under the Environmental Impact Assessment Notification, 2006 is not applicable to the Proposed Facility.
  - All other approvals relevant for the Proposed Facility
4. **Expected Installed Capacity:** Post Completion of the Proposed Facility, the manufacturing unit have a capacity of 15,000 Metric Tons/Annum (MTA) for manufacturing of welding consumables from ferrous & non-ferrous alloy & metal in the form of powder.

5. **Schedule of Implementation:**

S. No.	Particulars	Status / Expected commencement date	Expected completion date
1.	Acquisition of Land	Completed	
2.	Site development, civil and structural works	09-02-2026	31-03-2027
3.	Planning and procurement of equipment	16-02-2026	06-05-2027
4.	Erection and installation of equipment	03-07-2026	22-08-2026
5.	Trial run	01-06-2026	
6.	Commencement of commercial production	01-07-2027	

6. **Details of cost of Project: -**

The Company has already acquired freehold land. The detailed break-down of estimated cost for the Proposed Facility is as under: -

S. No.	Particulars	Total Estimated Cost <sup>(1)</sup>	Amount deployed as of August 31, 2025	Balance Amount to be funded from Net Proceeds
1	Building, Civil Works, Office Furniture & Fixtures	255.71	-	255.71
2	Purchase of Plant & Machinery	232.15	-	232.15
3	Contingencies	24.40		24.40
	<b>Total</b>	<b>512.26</b>		<b>512.26</b>

Below table shows breakup of the estimated cost of establishing the Proposed:

S. No.	Particular	Estimated Project Cost (Rs. In Million)
1	Internal Accruals (Already Incurred or to be incurred)	44.23
2	Funds from IPO*	512.28
3	Term loan	-

The working capital requirement in relation to the Proposed Facility (including trial runs prior to commercial production) are expected to be fulfilled from the Company's internal accruals or working capital facilities

7. **ANALYSIS OF ESTIMATED COST OF SETTING UP OF PROPOSED FACILITY: -**

7.1. **Building & Civil Works: -**

As per information provided by the Company, the area statement for Building is as under: -

**Building**

S. No.	Particular	Area (Sq. M)
1	Production Area – Proposed	6,601.32
2	Commercial Admin Building – New	400.00
3	Canteen Building & Staff Quarter-New	653.12
	<b>Total</b>	<b>7,654.44</b>



**Civil Works**

S. NO.	Particulars		FLOOR	UNIT	AREA (IN SQ.M)	RATE RS.	Amt GST Inc. (Rs. in Mn)
1	Main Building	PEB SHED 01	G+0	SQM	3187.3	14261	53.64
2	Main Building	PEB SHED 02	G+0	SQM	3814.02	14261	64.18
3	Canteen Building		G+1	SQM	639.6	11000	8.30
<b>Total</b>							<b>126.12</b>

**Ancillary Work**

S. No.	Particular	UoM	Qty	Rates	Amt GST Inc. (Rs. in Mn)
1	Underground Water Tank	LITER	200000	20	4.72
2	Pump House	SQM	16	2000	0.04
3	Sewage Treatment Plant (STP) (200 Users)	SQM	30	150000	5.31
4	Effluent Treatment Plant (ETP) (20000 Liter)	SQM	1	2500000	2.95
5	Metering Kiosk	SQM	20	11000	0.26
6	Transformer	SQM	25	11000	0.33
7	Security Cabin	SQM	34	11000	0.44
<b>Total</b>					<b>14.04</b>

**Infrastructure Works**

S. No.	Particular	UoM	Qty	Rates	Amt GST Inc. (Rs. in Mn)
1	Roads	In Sqm	225	4800	1.27
2	Storm/Drainage & Supply Line	In Sqm	1200	4500	6.37
3	Land Development	In Sqm	10822	900	11.49
4	Retaining Wall & Compound Wall	In Sqm	816	17000	16.37
<b>Total</b>					<b>35.51</b>

**Pre-Engineered Building (PEB) Cost**

Particulars	RATE	Amount In Mns	Amt GST Inc. (Rs. in Mn)
PEB COST	8500	57.60	67.96

**Building, civil works, office furniture and fixtures**

Sr. No.	Particulars	Price Per Unit (In Rs. )	Quantity	Total Amount (Rs. in million)	Amount to be funded from Net Proceeds (Rs. in million)	Vendor Name, Quotation Date, Reference No, Validity
1	Budgetary cost summary for a 4304 sq. ft. carpet area project includes civil, interior, electrical, HVAC, fire safety, and network works. Key items are civil works, carpentry, modular furniture, AC, fire extinguishers, and system installations, each with itemized cost per sq. ft. and total amounts. <sup>(1)</sup>	1,72,16,000	1	17.22	17.22	Vendor: Designpundits Interiors Pvt. Ltd.; Date: September 22, 2025; Reference: 22/Sept/2025; Validity: December 22, 2026
2	Building work for main and canteen building <sup>(2)</sup>	12,61,19,983	1	126.12	126.12	Vendor: Shivraj Associates, Date: September 10, 2025; Reference: Khopoli Sept1025, Validity: September 10, 2026



3	Ancillary structures such as UG water tank, pump house, STP (200 users), ETP (20000 liters), metering kiosk, transformer, and security cabin. <sup>(2)</sup>	88,97,200	1	8.90	8.90	Vendor: Shivraj Associates, Date: September 10, 2025; Reference: Khopoli Sept 10 25; Validity: September 10, 2026
4	Infrastructure works include construction of roads, storm drainage and supply line, land development, and retaining & compound walls. <sup>(2)</sup>	3,55,17,608	1	35.52	35.52	Vendor: Shivraj Associates, Date: September 10, 2025, Reference: Khopoli Sept1025, Validity: September 10, 2026
5	Pre-engineered building cost <sup>(2)</sup>	6,79,63,280	1	67.96	67.96	Vendor: Shivraj Associates, Date: September 10, 2025; Reference: Khopoli Sept 10 25, Validity: September 10, 2026

<sup>(1)</sup> All amounts are inclusive of GST and other applicable taxes.

<sup>(2)</sup> All amounts are exclusive of GST and other applicable taxes.

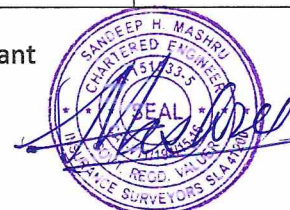
As per the Commencement Certificate and sanctioned plans, a Built-up Area is 7654.44 Sq. Mtrs. (equivalent to 82392.39 Sq. Feet) is proposed to be constructed.

### 7.3. Plant & Machinery and Other Fittings: -

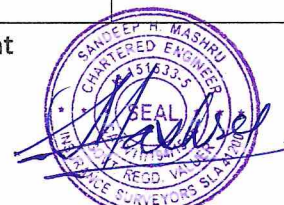
Sr. No	Particulars	Price Per Unit (In Rs. )	Quantity	Total Amount (Rs. in million) <sup>(2)</sup>	Amount to be funded from Net Proceeds (Rs. in million)	Vendor Name, Quotation Date, Reference No, Validity
1	Pulverizer system comprising 200 M/C machines without motor or stand, featuring internal SS304 parts, alloy steel rotor shaft, and bearing housing with heavy load capacity. Includes supply of 20 units and provision for installation of motors and stands as required <sup>(1)</sup>	1,78,000	20	3.70	3.70	Vendor: Suyog Engineering; Date: September 01, 2025; Reference: 001/Sept2025; Validity: September 01, 2026
2	Heavy-duty stand with hopper, complete as per 8' x 8' x 6' drawing, constructed with thick plate for robust structure and total weight approximately 1500 kg. Includes supply of 20 units, ready for integration with processing equipment <sup>(1)</sup>	1,85,000	20	3.85	3.85	Suyog Engineering, September 01, 2025, 001/Sept2025, September 01, 2026
3	Powder processing system comprising ultrasonic powder screening unit with SS316L mesh, detachable converter, HF cable, and silicon food-grade gasket, along with RTUL single-deck vibro sifter (48") featuring SS304/316 contact parts, IP55 motor (1.5 HP), and quick-release clamp system. Includes all accessories for efficient sieving and food-grade safety compliance <sup>(1)</sup>	10,85,875	5	5.65	5.65	Roop Ultrasonix Limited, September 05, 2025, 20250904-152706799, November 05, 2025



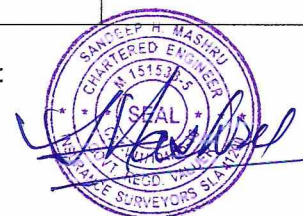
4	OM 3 Ton Diesel Forklift with model DVX30 FC BC HVT2125, offered with load capacity 3 tons, suitable for heavy lifting and material handling tasks. Includes standard diesel engine operation and essential features as per model specifications. <sup>(1)</sup>	12,60,000	8	10.48	10.48	Revival Engineers Private Limited, June 23, 2025, M-Q-2026-EQ-000248, December 31, 2025
5	Om VI Cb-12-Hvt-4500 Mm Stacker & Battery Charger <sup>(1)</sup>	7,00,900	6	4.37	4.37	Revival Engineers Private Limited, June 23, 2025, M-Q-2026-WHE-000049, December 31, 2025
6	Jaw crusher, size 14 x 8, fabricated body with lever, pedestal roller bearing, without electric motor. Designed for primary crushing with mechanical parts as specified <sup>(1)</sup>	4,81,500	1	0.50	0.50	Reliable Enterprises, September 04, 2025, 101immy@gmail.com, September 04, 2026
7	Jaw crusher, size 20 x 10, fabricated body with lever, pedestal roller bearing, without electric motor. Designed for primary crushing with mechanical parts as specified <sup>(1)</sup>	11,04,775	10	11.49	11.49	Reliable Enterprises, September 04, 2025, 101immy@gmail.com, September 04, 2026
8	SM-1200 (48") single deck gyroscreen machine with top cover in carbon steel, fitted with SS304 wire mesh, floor mounted, equipped with 1.5 HP vibrator motor for operation on 415V, 3 phase AC supply <sup>(1)</sup>	1,42,800	20	2.97	2.97	Separation Machines, September 04, 2025, SM/2025-26/0136E, September 04, 2026
9	SM-900 (36") single deck gyroscreen machine with top cover in carbon steel, fitted with SS304 wire mesh, floor mounted, equipped with 0.5 HP vibrator motor for operation on 415V, 3 phase AC supply. <sup>(1)</sup>	89,500	3	0.28	0.28	Separation Machines, September 04, 2025, SM/2025-26/0136E, September 04, 2026
10	ACE 18XW mobile crane with 4-part, 20.30 m boom, 74 HP TATA BS V engine, and articulated hydraulic system. Rated load capacity is 18 tons; unit includes a wide view cabin. <sup>(1)</sup>	25,79,200	3	7.74	7.74	Action Construction Equipment Ltd, August 30, 2025, ACE/MUM/2025-26/AK, October 30, 2025
11	3 TON CAPACITY Single Girder EOT Crane <sup>(1)</sup>	10,97,500	8	9.04	9.04	Speed-O-Mech Hoists And Cranes Pvt. Ltd., September 04, 2025, S;25-26;138, September 04, 2026
12	SMAW Welding Machine INARC-400 I, 400 amps inverter-based arc welding power source. Standard supply includes power source & 3 meter input cable. (1)	51,000	5	0.26	0.26	Warpp Engineers Pvt. Ltd., September 09, 2025, SE/2526/0931, October 09, 2025
13	Tray dryer with 96 trays, folding type, with mild steel body, double-walled chamber containing glass wool insulation. Electric heated model with stainless steel tubular heaters, fan motor for air circulation, digital temperature controller with RTD PT100 sensor, operating up to 200°C <sup>(1)</sup>	4,09,500	10	4.52	4.52	Industrial Equipment Corporation, September 05, 2025, 250090050, September 05, 2026
14	Belt conveyor, length 6 meters, width 400 mm, fitted with 2HP gear box and motor. Features include rough top belt. <sup>(1)</sup>	2,10,000	25	5.46	5.46	Nilam Industries, July 31, 2025, 001/Jul, July 31, 2026



15	Belt conveyor, length 7.5 meters, width 500 mm, fitted with 3HP gear box and motor. Features 5 mm thick PVC green belt, 500 mm width. <sup>(1)</sup>	2,40,000	25	6.24	6.24	Nilam Industries, July 31, 2025, 001/Jul, July 31, 2026
16	DP® IP-42 Impact Pulveriser Mill with feeding hopper, serrated grinding chamber, body liners, set of alloy steel hammers, and whizzer classifier. Main components include rotor assembly, classifier assembly, high efficiency cyclonic separator, connecting piping, pulley transmission, base frame, and foundation fittings. <sup>(1)</sup>	32,70,500	6	19.78	19.78	Dp Pulveriser Industries, September 04, 2025, Q-1256, September 04, 2026
17	DP® Pulse Jet Dust Collector Model DP-PJDC-16M with 16 filters, filter size 214 x 985 mm, total filtration area 80 m <sup>2</sup> , and airflow capacity 2500 CFM. Components include MS dust collector housing, polyester needle felt hybrid media, R+B filter cartridges (lug type), aluminium filter top, and MS filter bottom.	4,49,500	6	2.70	2.70	Dp Pulveriser Industries, September 04, 2025, Q-1256, September 04, 2026
18	DP®-RAV-150 model, dust collector discharge application, equipped with helical type gearbox and direct drive. Drive motor is 0.5 HP (CG/BBL make); main construction is cast iron/carbon steel.	65,900	6	0.40	0.40	Dp Pulveriser Industries, September 04, 2025, Q-1256, September 04, 2026
19	DP® IP-42 conveying blower made of carbon steel, suitable for DP IP-42 system. Airflow rated at 2500 CFM, static pressure 40 inches.	1,74,600	6	1.05	1.05	Dp Pulveriser Industries, September 04, 2025, Q-1256, September 04, 2026
20	DP® 48" Vibro Sifter (Single Deck), screening machine with SS304 contact and MS non-contact construction, fitted with stainless steel 40 mesh wire screen. Equipped with 1.5 HP motor, top and bottom eccentric weights, lead scale indicator, anti blinding arrangement, and top dust cover.	1,86,800	6	1.12	1.12	Dp Pulveriser Industries, September 04, 2025, Q-1256, September 04, 2026
21	DP® CP-100 special double layered dust proof compartmentalized panel, rated IP-65. Includes S/D for 100HP, 25HP, 0.5HP, 1.5HP DOL, single phase power supply, and system mimic diagram.	3,17,900	6	1.91	1.91	Dp Pulveriser Industries, September 04, 2025, Q-1256, September 04, 2026
22	Fabricated stabilizing tank made from 5mm plate, size 20 ft x 5 ft x 17 ft height, with inside and outside support of channel and angle. Includes 6 support legs and foundation plate on 4 legs. <sup>(1)</sup>	1,32,000	60	8.24	8.24	Suyog Engineering, September 09, 2025, 003/AUG2025, September 09, 2026
23	Reverse pulse jet dust collector, M.S. fabricated with filter bags, ventury and cage, solenoid valves, timer, compressed air tank, and safety valve. Capacity 10200 CMH, 80 filter bags, cartridge filter size 150Ø x 3000 mm,	19,95,000	15	31.61	31.61	Air Modular Systems, September 04, 2025, BOQ01R3, September 04, 2026



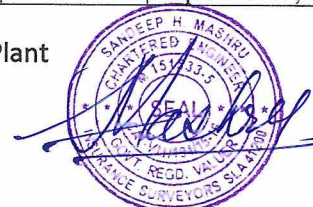
	filtration area 112.8 sq.m., unit size 2550 x 2050 x 10000 mm. <sup>(1)</sup>					
24	Exhaust blower model AMS50 MW, M.S. fabricated centrifugal fan with vee belt drive and dynamically balanced impeller. Capacity 10200 CMH, static pressure 350 mm wc, speed 1440 rpm, motor 30 HP. <sup>(1)</sup>	5,32,350	15	9.67	9.67	Air Modular Systems, September 04, 2025, BOQ01R3, September 04, 2026
25	Design, Supply, Fabrication, Delivery & Commissioning of 50KLD ETP. <sup>(1)</sup>	34,00,000	1	3.99	3.99	Nuviro Solutions Pvt. Ltd., September 08, 2025, JRC/PI/0925/026, September 08, 2026
26	Silent diesel generating set rated 400 kW/500 kVA with CPCB IV enclosure, Cummins model QSM15-G1 engine, 594 BHP at 1500 RPM, Stamford alternator, and 745 liter fuel tank. Includes standard accessories, AMF logic control panel, batteries, freight, and transit insurance.	42,77,500	1	4.28	4.28	Powerica Limited, September 05, 2025, MUM/21/9/24/975/MAN/L ST-R2B, December 31, 2025
27	Electronic weigh bridge with a capacity of 50 tons, platform size 15 x 3 meters, includes load cells, digital indicator, junction box, printer, keyboard, and medium display. Accessories provided for 50-ton system, including double-ended shear beam load cells and steel mounting parts. <sup>(1)</sup>	20,33,130	1	2.09	2.09	Mass Weigh Systems Pvt. Ltd., September 06, 2025, MWS/QTNS/25-26/122, September 06, 2026
28	Evaporation system for 5KLPD, MS shell with SS tubes, calandria, flash tank, gauge glass, exchanger, crystallizer, vent, condensate removal trap, and pumps. Includes nutsh filter with filter cloth, temperature and pressure indicators, electrical panel, and MS structure. <sup>(1)</sup>	12,75,000	1	1.33	1.33	Sri Ramm Industries, September 04, 2025, 244, September 04, 2026
29	Distribution transformer as per IS 1180 (Level-1), rating 2000 kVA, voltage 22/0.433 kV, oil cooled (ONAN), outdoor type. Includes on load tap changer (OLTC) and designed for distribution applications.	42,50,000	1	4.25	4.25	Telawana Power Equipments Pvt. Ltd., September 18, 2025, TPE-C-10WR-0098_REV01, October 18, 2026
30	3200 Amps air circuit breaker panel, four pole, waterproof outdoor type, with bussbar unit. Protection features include overload, earth fault, under volt, and short circuit. <sup>(1)</sup>	15,50,000	1	1.60	1.60	Jay Electricals, August 14, 2025, 55/25-26, August 14, 2026
31	3200 Amps air circuit breaker panel fixing on frame, cable termination, glanding, and lug crimping. Scope limited to labour charges only.	1,40,000	1	0.14	0.14	Jay Electricals, August 14, 2025, 56/25-26, August 14, 2026
32	Distribution panel, 6 way, dust proof, MS powder coated, with 2x400A and 4x250A breakers, 1600A main MCCB, LED phase indicator, amps meter, volt meter, ASS VSS, and rotary handle. Supplied with aluminium armoured cable, 300 x 3.5 core. <sup>(1)</sup>	30,01,600	1	3.09	3.09	Jay Electricals, August 14, 2025, 58/25-26, August 14, 2026



33	Capacitor correction panel (PF Panel), dust proof, mild steel powder coated construction. Equipped with auto/manual selection feature. <sup>(1)</sup>	18,00,000	1	1.85	1.85	Jay Electricals, August 14, 2025, 57/25-26, August 14, 2026
34	Flame proof LED light fittings rated 50 watts, water proof street light unit LED 50W. Heavy duty exhaust fan 18 inch single phase & pedestal fan 24inch heavy duty <sup>(1)</sup>	13,50,500	1	1.39	1.39	Jay Electricals, August 14, 2025, 59/25-26, August 14, 2026
35	Metal grinding plant control panel for 25 hp grinding machine, conveyor belt, 3 hp VFD drives, and 15 hp jaw crusher, MS powder coated and dust proof. Includes aluminium and copper armoured cables, earthing, LED light fittings, flame proof junction box, cable tray, and earthing plate with accessories. <sup>(1)</sup>	4,05,890	1	0.42	0.42	Jay Electricals, August 14, 2025, 51/25-26, August 14, 2026
36	Labour Charges	76,500	1	0.08	0.08	Jay Electricals, August 14, 2025, 52/25-26, August 14, 2026
37	Surveillance system comprising 70 Hikvision 2.8 mm IP dome cameras, 30 Hikvision bullet cameras (20 with 4mm lens, 10 with 6mm lens), and network hardware including NVRs, POE switches, and storage solutions. Includes installation, connectors, and configuration for LAN, WAN, and mobile access. <sup>(1)</sup>	9,24,850	1	0.92	0.92	Jalian Impex, September 09, 2025, Sep/09/25, September 09, 2026
38	Desktop PC with Intel Core i5-12400 12th gen CPU, Gigabyte H610MH motherboard, 16GB DDR4 RAM, and 1TB WD Blue SATA SSD. Includes 22" Dell monitor, Logitech keyboard and mouse, ATX cabinet with SMPS, and Windows 11 Pro OEM. <sup>(1)</sup>	49,000	25	1.23	1.23	Esdee Business Machine Pvt. Ltd., September 12, 2025, 12/Sept/2025, October 12, 2025
39	HP LaserJet Pro MFP4104dw Printer, multifunction wireless laser printer. <sup>(1)</sup>	30,000	9	0.27	0.27	Esdee Business Machine Pvt. Ltd., September 12, 2025, 12/Sept/2025, October 12, 2025
40	HP Color LaserJet Managed MFP E78523dn Printer, multifunction color laser printer. <sup>(1)</sup>	1,75,000	1	0.18	0.18	Esdee Business Machine Pvt. Ltd., September 12, 2025, 12/Sept/2025, October 12, 2025
41	Synology DS925+ four bay NAS with 24TB (3 x 8TB) drives, RAID5 configured, providing approximately 14TB usable storage. Features AMD Ryzen dual core 2.6GHz CPU, 8GB DDR4 ECC memory, dual gigabit LAN, and 3-year warranty with one bay reserved for future expansion. <sup>(1)</sup>	1,50,000	2	0.30	0.30	Esdee Business Machine Pvt. Ltd., September 12, 2025, 12/Sept/2025, October 12, 2025
42	CAS Caston II Plus-2T crane weighing scale, capacity 2000kg, minimum 1kg, with LED display and swivel hook. Operates from -10°C to +40°C, suitable for precise crane load measurement. <sup>(1)</sup>	77,238	40	3.21	3.21	Mass Weigh Systems Pvt. Ltd., September 09, 2025, MWS/QTNS/25-26/229, September 09, 2026



43	Electro hydraulic dock leveler model RL-EDL-10T with a capacity of 7 tons, overall size 2720x2130x600 mm and lip extension 2000x400 mm. Includes 8 mm chequered plate lip, 400x12 mm rubber buffers, working range 350/250 mm, hydraulic power pack, and one main cylinder and one lip cylinder <sup>(1)</sup>	7,00,000	2	1.46	1.46	Rico Lift , September 07, 2025, 1355, September 07, 2026
44	Air Jet Sieving Machine AS 200 jet, 100-240 V, test report as per EN 10204 for sieves 203 mm diameter with manual vacuum regulation. Supplied with lids for test sieves of 1" and 2" height, plastic hammer, & power cable <sup>(1)</sup>	17,08,200	1	1.76	1.76	Technovalue Solutions Pvt Ltd , September 18, 2025, TVSPL/QUOT/SAL/2024-25/1059, September 18, 2026
45	Electronic universal testing machine model UTE-40 with a capacity of 400 kN (40 ton). <sup>(1)</sup>	5,46,554	1	0.57	0.57	Yama Engineers & Testing Instruments Pvt. Ltd., September 04, 2025, SP/QT/25-26/10000034R, September 04, 2026
46	Impact testing machine (analogue) model YIT-216(ASTM) with a capacity of 300 Joules, conforming to ASTM E-23. Supplied with standard accessories	3,46,850	1	0.35	0.35	Yama Engineers & Testing Instruments Pvt. Ltd., September 04, 2025, SP/QT/25-26/10000034R, September 04, 2026
47	CO2/Arc inverter-based welding machine model Primouni-402 with 400 amp power source and 4R wire feeder open type. Includes CO2 torch 36KD (3 meter), 5 meter interconnection cable, 3 meter earthing cable, CO2 regulator, flowmeter, and preheater	90,000	1	0.09	0.09	Ace Weld Engineers, August 05, 2025, AWE/QT-09/25-26, August 05, 2026
48	Bi-facial N-type solar PV modules with TOPCON technology, each module 2200 x 1300 mm and above 585Wp, used with MPPT solar inverter and aluminum mounting structures. System includes Polycab cables, earthing materials, surge protection devices, remote monitoring, and is designed for an AC capacity of 1000kW	3,78,00,000	1	37.80	37.80	Polaris Renewable Solutions Pvt. Ltd., September 03, 2025, 03/Sept/2025, March 03, 2026
49	2 ton goods and passenger manual lift with M.S collapsible manual door, powder-coated cabin, push button control panel, mechanical gear machine with worm and wheel reduction gear, wire ropes, and safety gear. Includes landing call buttons, working indicator, motor overload protector, electrical safety components, and conforming to safety standards.	13,50,000	1	1.35	1.35	Rico Lift, September 07, 2025, RL/1353, September 07, 2026
51	Single phase 8.1 kVA Luminous inverter, pure sine wave, paired with two 220Ah Luminous batteries. (1)	1,05,600	5	0.53	0.53	Jay Electricals, September 17, 2025, 108/2025-26, September 17, 2026
52	120hp ND315LX 3-phase, foot-mounted motor running at 1440 rpm. <sup>(1)</sup>	3,44,500	6	2.09	2.09	Jay Electricals, September 17, 2025, 110/2025-26, September 17, 2026
53	25hp ND200L 3-phase, foot-mounted motor running at 1440 rpm. <sup>(1)</sup>	76,400	20	1.54	1.54	Jay Electricals, September 17, 2025, 110/2025-26, September 17, 2026



54	15hp ND160L 3-phase, foot-mounted motor running at 1440 rpm. <sup>(1)</sup>	44,500	12	0.54	0.54	Jay Electricals, September 17, 2025, 110/2025-26, September 17, 2026
55	DC thyristor power source model ZD5-1200EJ, tractor mounted weld head model MZC 1250F51, control cable 15 meters model TLE2115-03, track 2 meters model KWA00001. Supplied with 70 SQMM welding cables: 10 meters x 2 units and 5 meters x 2 units <sup>(1)</sup>	4,40,313	1	0.46	0.46	<b>Vendor:</b> Kaiyuan Welding & Cutting Automation India Pvt. Ltd., <b>Date:</b> September 17, 2025, <b>Reference:</b> KWAI/17-09-2025/SALES-01, <b>Validity:</b> October 17, 2025

**Contingencies**

We have created a provision for contingency of Rs. 24.39 Million, which is approximately 5.00% of total estimated cost, to cover various costs.

**8. Government approvals**

S No.	Particulars	Stage when it is required	Status
1.	Commencement Certificate from the from Maharashtra State Road Development Corporation (MSRDC)	Before Start of Construction work	Received
2.	Consent to Establish from MPCB	Before Start of Construction work	Received
3.	Approval for load connection at substation	Before Start of Construction work	Yet to Apply
4.	Fire NOC	Before Start of Operation	Yet to Apply
5.	Structural Stability Certificate	Before Start of Operation	Yet to Apply
6.	DISH (Directorate of Industrial Safety & Health) Sanction Plan Approval	Before Start of Operation	Yet to Apply
7.	License to work a Factory, as per Factories Act, 1948	Before Start of Operation	Yet to Apply
8.	Consent To Operate from MPCB	Before Start of Operation	Yet to Apply
9.	Building Completion Certificate – Existing	Not Applicable (New Building)	Not Applicable
10.	Building Completion Certificate - New	After completion of construction work	Yet to Apply

It is clarified that Environmental Clearance under the Environment Impact Assessment Notification, 2006 is not applicable for the Proposed Facility.

**9. Capacity utilization****Installed Capacity**

Post completion of the Proposed Expansion, the manufacturing unit will have a capacity of 15,000 Metric Tons/Annum (MTA) for manufacturing of welding Raw Material & consumables from ferrous & non-ferrous alloy & metals in the form of powder

**Products & Its Production Capacity**

PRODUCTS	in MTPA	in MT/month
Powder - ferro alloy, metal, chemical and mineral powders	15000	1250
<b>Total</b>	<b>15000</b>	<b>1250</b>

Utilization of Production Capacity: -

Product	FY 2027-28	FY 2028-29	FY 2029-30
Powder - ferro alloy, metal, chemical and mineral powders	4200	12000	12000
<b>TOTAL (MT)</b>	<b>4200</b>	<b>12000</b>	<b>12000</b>



The Company envisages commencing the commercial production of its project in **July 2027**.

**Maximum utilization is projected at 80% of installed production capacity.**

**PRODUCTION = CAPACITY x UTILIZATION**

From 1-August-2027 to 31-Mar-2028 - For the entire year, production is expected to be 4200 MT

In this Certificate,

“MT” shall mean metric tons;

“MTA” or “MTPA” shall mean metric tons per annum;

“MTPD” shall mean metric tons per day;

I confirm that this certificate, including any annexures hereto, is for information and for inclusion (in part or full) in the red herring prospectus proposed to be filed with the Registrar of Companies, Maharashtra at Mumbai (“**Registrar of Companies**”) and thereafter with Draft Red Herring Prospectus (“**DRHP**”) to be filed with the Securities and Exchange Board of India (“**SEBI**”), BSE Limited and National Stock Exchange of India Limited (collectively “**Stock Exchanges**”), Red Herring Prospectus (“**RHP**”) and Prospectus (“**Prospectus**”) proposed to be filed with the Registrar of Companies, Maharashtra at Mumbai (“**ROC**”) and thereafter with SEBI and the Stock Exchanges as well as in any publicity or marketing materials, research reports, presentations, press releases, media releases or any other documents or materials prepared in relation to the Offer (collectively, the “**Offer Documents**”), and may be relied upon by the Company, the Book Running Lead Manager and the legal counsel(s) appointed by the Company and the Book Running Lead Manager in relation to the Offer.

I also consent to the inclusion my/our name as the “*Independent Chartered Engineer*” in the Offer Documents and any other documents to be issued, registered or filed in relation to the Offer, as may be required. The following information in relation to us may be disclosed:

<b>Name:</b>	Sandeep Mashru & Co.
<b>Address:</b>	Police Station, 301-B Mangalam Shraddha, 3rd Floor, Commercial Block, opp. Ganeshpeth, Ganeshpeth Colony, Nagpur, Maharashtra 440032
<b>Telephone:</b>	94221 47160
<b>Registration / Membership Number:</b>	(Chartered Engineer:M-13135-5)/ (Govt Registered Valuer: CAT – VII/194/15-16)
<b>Email:</b>	smco.nagpur@gmail.com
<b>Contact Person:</b>	Sandeep H Mashru

I also consent to be named as an “expert” in terms of Section 2(38) and any other applicable provisions of the Companies Act, 2013, as amended, in respect of the Independent Chartered Engineer’s certificate mentioned in the Offer Documents.

I confirm that I am independent with no direct or indirect interest in the Company, and that I am not, and have not been engaged in or interested in the formation or promotion or in the management of the Company. Further, I am not in any way connected with or related to the Company, its promoters, members of promoter group, its subsidiaries, its directors, its key managerial personnel or senior managerial personnel, BRLM and are not related parties in accordance with applicable accounting standards.

I confirm that the information in this certificate is true, accurate, fair and correct and I further confirm that this certificate does not contain any untrue statement of a material fact or omit to state a material fact necessary in order to make the statements made herein, in the light of the circumstances under which they were made, not misleading.

This consent letter is for information and for inclusion (in part or full) in the Offer Documents or any other Offer-related material, and may be relied upon by the Company, BRLM and the legal counsel appointed in connection with the Offer



Ref. No. SMCo./CEC/PICL/RaigadExp.

I hereby 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 for public for inspection from date of the filing of the RHP until the Bid/ Offer Closing Date.

I also consent to the uploading of this certificate as part of the back-up documents to be retained in relation to the Offer on the online document repository platform established by each of the Stock Exchanges, in accordance with SEBI Circular No. SEBI/HO/CFD/CFD-TPD-1/P/CIR/2024/170 dated December 5, 2024.

I hereby consent to the submission of this certificate as may be necessary to the SEBI, the ROC, Stock Exchanges and any other regulatory authority and/ or for the records to be maintained by the Company, Book Running Lead Manager and in accordance with applicable law. I also consent to the inclusion of this certificate as a part of the "Material Contracts and Documents for Inspection" in connection with the Offer, which will be available for public inspection from the date of filing of the RHP until the Bid/Offer Closing Date or such other period as may be required.

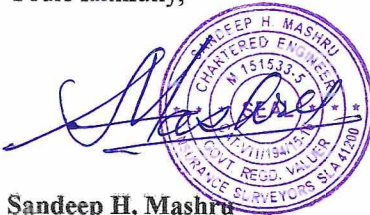
I confirm that I will immediately communicate any changes in the information contained in this certificate in writing to the Book Running Lead Manager and the Company until the date on which the Equity Shares are listed and commence trading on the Stock Exchanges pursuant to the Offer. In the absence of any such communication from me, the Book Running Lead Manager, the Company and the legal counsel can assume that there is no change to the above information until the date on which the Equity Shares are listed and commence trading on the Stock Exchanges pursuant to the Offer.

I hereby consent to this certificate being disclosed by the Book Running Lead Manager, if required (i) by reason of any law, regulation or order of a court or by any governmental or competent regulatory authority, or (ii) in seeking to establish a defense in connection with, or to avoid, any actual, potential or threatened legal, arbitral or regulatory proceeding or investigation.

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

I agree to keep the information regarding the Offer strictly confidential. I represent that my execution, delivery and performance of this certificate has been duly authorized by all necessary action (corporate or otherwise).

Yours faithfully,



The stamp is circular with a purple border. The text inside the stamp reads: "SANDEEP H. MASHRU", "CHARTERED ENGINEER", "M 13135-5", "GOVT. REGD. VALUER", and "Estate Surveyors SIA 41200".

**Sandeep H. Mashru**  
**Membership Number: M-13135-5**

Cc:

Legal Counsel to the Issuer as to Indian Laws:

**Dentons Link Legal**  
1102, 11th Floor, Tower 1,  
One International Center, Senapati Bapat Marg,  
Prabhadevi (West),  
Mumbai 400 013, India

# SANDEEP H. MASHRU

(BE, FIISLA, AIII, MIE, FIV, Ch. Engr.)

PG Diploma (Arbitration/ ADR), MSc (Plant Machinery Valuation)

- FIISLA Mem No. : F/W/01844 (Fellow)
- SLA License No. : 41200 / Exp. Dt. 20/05/2027
- Fellow : Fire I Engg. I Marine Cargo I Misc. I LOP.
- GSTIN : 27AAEPM7706R1Z1

#301-B Mangalam Shraddha, Opp. Ganeshpeth Police Station, Ganeshpeth, Nagpur - 440 032.  
Tel. No. : (0712) 3561780 • Mob.: 9422147160, 9370110404 • Email : smco.nagpur@gmail.com

# SANDEEP MASHRU & CO.

- SURVEYORS & LOSS ASSESSORS • CHARTERED ENGINEERS
- GOVT. REGD. VALUERS (Land, Building, Plant & Machinery)
- VALUATION FOR INSURANCE PURPOSE

## INDEPENDENT CHARTERED ENGINEER CERTIFICATE

Ref. No. SMCo./CEC/PICL

Date: 29<sup>th</sup> September, 2025

To,

- The Board of Directors,**  
**Premier Industrial Corporation Limited**  
5<sup>th</sup> Floor, 501-506, Kailash Corporate Lounge,  
Godrej Hiranandani Link Road,  
Vikhroli- 400079, Maharashtra
- Unistone Capital Private Limited**  
305 and 508 to 511, A Wing, Dynasty Business Park,  
Andheri Kurla Road, Andheri East,  
Mumbai- 400059, Maharashtra  
(hereinafter shall be referred to as “Book Running Lead Manager” or “BRLM”)

**Re: Proposed initial public offering of equity shares (the “Equity Shares”) of Premier Industrial Corporation Limited (the “Company”) comprising a fresh issue of Equity Shares by the Company (“Fresh Issue”) and an offer for sale of Equity Shares by certain existing shareholders of the Company (“Offer for Sale” and together with the Fresh Issue, the “Offer”)**

Dear Sir and Madam,

I Sandeep H. Mashru, confirm that I am duly registered as an Independent Chartered Engineer with the Institution of Engineers (India) (Membership No. M-13135-5) with copy of membership certificate enclosed herewith as **Annexure I**. Further, I confirm that the aforesaid registration is valid as on date hereof, and as such, I possess the required competence, technical knowledge and I am duly qualified to issue this certification.

Pursuant to the engagement letter dated November 30,2024, I have been engaged by the Company to verify and certify the products manufactured at the Manufacturing Facilities (*as defined below*) of the Company and installed capacity, actual production and capacity utilization of the Manufacturing Facilities (*as defined below*) of the Company, as identified in **Annexure II** hereto.

Based on my independent review of the records, /documents examined and verified as per **Annexure III** and physical inspection of the Manufacturing Facilities, including machinery, equipment, laboratory and review of relevant of records (including records of production) and, other necessary procedures carried out by me. I hereby certify the following are true, fair, complete, accurate and not misleading:

- Details of the installed production capacity, actual production and capacity utilisation at the Manufacturing Facilities of Company, during the relevant periods, is enclosed as **Annexure II** hereto.

Premier Industrial Corporation Limited, CEC for Capacity of Existing Plants



It may be noted that the installed production capacity is worked out on the basis of various assumptions and estimates that have been taken into account for calculation of the installed capacity, details whereof have been set out in this certificate.

I represent that my execution, delivery, and performance of this certificate has been duly authorized by all necessary actions (corporate or otherwise). I hereby confirm that this certificate does not contain any untrue statement of a material fact and does not omit to state any material fact necessary in order to make the statements made herein, in the light of the circumstances under which they were made, not misleading.

I confirm that I am independent with no direct or indirect interest in the Company, and that I am not, and have not been engaged in or interested in the formation or promotion or in the management of the Company. Further, I am not in any way connected with or related to the Company, its promoters, members of promoter group, its directors, its key managerial personnel or senior managerial personnel, BRLM and are not related parties in accordance with applicable accounting standards.

I confirm that this certificate, including any annexures hereto, is for information and for inclusion (in part or full) in the red herring prospectus proposed to be filed with the Registrar of Companies, Mumbai at Maharashtra ("ROC") and thereafter with Draft Red Herring Prospectus ("DRHP") to be filed with the Securities and Exchange Board of India ("SEBI"), BSE Limited and National Stock Exchange of India Limited (collectively "Stock Exchanges"), Red Herring Prospectus ("RHP") and Prospectus ("Prospectus") proposed to be filed with the ROC and thereafter with SEBI and the Stock Exchanges as well as in any publicity or marketing materials, research reports, presentations, press releases, media releases or any other documents or materials prepared in relation to the Offer (collectively, the "Offer Documents"), and may be relied upon by the Company, the Book Running Lead Manager and the legal counsel appointed by the Company and the Book Running Lead Manager in relation to the Offer.

In connection with the Offer and the Offer Documents, I have been requested by the Company to assess and certify the installed capacity and utilized capacity of the Company's Manufacturing Facilities located at:

Sr. No.	Address of the Manufacturing Facilities	Facility Name	Total built-up area of the Unit (in square meters)
1.	Survey No. 84, Mauje Mankoli, Village Anajur, Bhiwandi, Thane, Maharashtra-421302	Mankoli Unit	8,856.00
2.	Plot No. L-140, MIDC, Taloja, Taluka-Panvel, District- Raigad, Maharashtra- 410208	Taloja Unit	4,050.00
3.	Plot No. R-509, 531, 532, 533, TTC Industrial Area, MIDC Rabale, Navi Mumbai, Maharashtra- 400701	Rabale Unit	4,010.00
4.	Gut No. 33 and 39, Mauje Abje (Vaitarna Nagar), Wada, Taluka-Wada, District-Palghar, Maharashtra- 421303	Wada Unit	1,500.00
5.	S.F. No. 1pt, 3pt & 7pt/Plot No. /13E/S/2, Phase-1, SIPCOT Industrial Complex Gummidipoondi, Old Gummidipoondi village, Gummidipoondi Taluk, Tiruvallur District, Tamil Nadu- 601201	Chennai Unit	5,355
	<b>Total</b>		<b>23,771</b>

(the aforesaid manufacturing facilities are individually referred to as a "Manufacturing Facility" and collectively referred to as the "Manufacturing Facilities").

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

I also consent to be named as an "expert" in terms of Section 2(38) and any other applicable provisions of the Companies Act, 2013, as amended, in respect of the Chartered Engineer's Report, in the Offer Documents.



I also consent to the inclusion my name as the "Independent Chartered Engineer" in the Offer Documents and any other documents to be issued, registered or filed in relation to the Offer, as may be required. The following information in relation to us may be disclosed:

<b>Name:</b>	Sandeep Mashru & Co.
<b>Address:</b>	Police Station, 301-B Mangalam Shraddha, 3rd Floor, Commercial Block, opp. Ganeshpeth, Ganeshpeth Colony, Nagpur, Maharashtra 440032
<b>Telephone:</b>	94221 47160
<b>Registration / Membership Number:</b>	(Chartered Engineer:M-13135-5)/ (Govt Registered Valuer: CAT -VII/194/15-16)
<b>Email:</b>	smco.nagpur@gmail.com
<b>Contact Person:</b>	Sandeep H Mashru

This consent letter is for information and for inclusion (in part or full) in the Offer Documents or any other Offer-related material, and may be relied upon by the Company, BRLM and the legal counsel(s) appointed in connection with the Offer.

I hereby 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 for public for inspection from date of the filing of the RHP until the Bid/ Offer Closing Date.

I also consent to the uploading of this certificate as part of the back-up documents to be retained in relation to the Offer on the online document repository platform established by each of the Stock Exchanges, in accordance with SEBI Circular No. SEBI/HO/CFD/CFD-TPD-1/P/CIR/2024/170 dated December 5, 2024.

I hereby consent to the submission of this certificate as may be necessary to the SEBI, the ROC, Stock Exchanges and any other regulatory authority and/ or for the records to be maintained by the Company, Book Running Lead Manager and in accordance with applicable law. I also consent to the inclusion of this certificate as a part of the "Material Contracts and Documents for Inspection" in connection with the Offer, which will be available for public inspection from the date of filing of the RHP until the Bid/Offer Closing Date or such other period as may be required.

I confirm that I will immediately communicate any changes in the information contained in this certificate in writing to the Book Running Lead Manager and the Company until the date on which the Equity Shares are listed and commence trading on the Stock Exchanges pursuant to the Offer. In the absence of any such communication from me, the Book Running Lead Manager, the Company and the legal counsel to each of the Company and Book Running Lead Manager can assume that there is no change to the above information until the date on which the Equity Shares are listed and commence trading on the Stock Exchanges pursuant to the Offer.

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

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

I agree to keep the information regarding the Offer strictly confidential. I represent that our execution, delivery and performance of this certificate has been duly authorized by all necessary action (corporate or otherwise).

Yours faithfully,



Sandeep H. Mashru  
Membership Number: M-13135-5

Premier Industrial Corporation Limited, CEC for Capacity of Existing Plants

Ref. No. SMCo./CEC/PICL

Sandeep Mashru & Co.  
Date: 29<sup>th</sup> September, 2025

Cc:

Legal Counsel to the Issue as to the Indian Laws:  
**Dentons Link Legal**  
1102, 11th Floor, Tower 1,  
One International Center, Senapati Bapat Marg,  
Prabhadevi (West),  
Mumbai 400 013, India.

Premier Industrial Corporation Limited, CEC for Capacity of Existing Plants




ANNEXURE I

Registration certificate of the Chartered Engineer

029821

# The Institution of Engineers (India)



M-151533-5


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

**SANDEEP HASMUKHRAI MASHRU**  
OF  
**ELECTRICAL ENGINEERING DIVISION**

is hereby authorised to use the style and title of

## Chartered Engineer [India]

Dated this **Thirty First** day of **July** **2015**

Dated **31/07/2015**  
  
Secretary and Director General



## ANNEXURE II

The aggregate installed capacity of the manufacturing facilities as of March 31, 2025 was 23,703 MTPA for powders and 4,194 MTPA for wires, details whereof are as under:

Particulars	Products being manufactured	Unit of Measurement	Fiscal 2025 <sup>#</sup>	Fiscal 2024 <sup>#</sup>	Fiscal 2023 <sup>#</sup>
<b>Mankholi Unit</b>					
Installed Capacity <sup>(1)</sup>	Powder	MT/A <sup>(4)</sup>	4,800	4,800	4,800
Actual Production <sup>(2)</sup>		MT/A <sup>(4)</sup>	4,429	4,277	4,093
Capacity Utilization <sup>(3)</sup>		%	92.28%	89.11%	85.27%
<b>Taloja Unit</b>					
Installed Capacity <sup>(1)</sup>	Powder	Tons/A <sup>(4)</sup>	10,000	10,000	10,000
Actual Production <sup>(2)</sup>		Tons/A <sup>(4)</sup>	7,850	2,789	3,036
Capacity Utilization <sup>(3)</sup>		%	78.50%	27.89%	30.36%
<b>Chennai Unit</b>					
Installed Capacity <sup>(1)</sup>	Powder	Tons/A <sup>(4)</sup>	4,403	4,403	4,403
Actual Production <sup>(2)</sup>		Tons/A <sup>(4)</sup>	2,221	1,502	1,202
Capacity Utilization <sup>(3)</sup>		%	50.44%	34.11%	27.31%
<b>Wada Unit</b>					
Installed Capacity <sup>(1)</sup>	Powder	MT/A <sup>(4)</sup>	4,500	4,500	4,500
Actual Production <sup>(2)</sup>		MT/A <sup>(4)</sup>	1,972	503	400
Capacity Utilization <sup>(3)</sup>		%	43.83%	11.18%	8.90%
<b>Rabale Unit<sup>(5)</sup></b>					
Installed Capacity <sup>(1)</sup>	Wires	MT/A <sup>(4)</sup>	4,194	4,194	4,194
Actual Production <sup>(2)</sup>		MT/A <sup>(4)</sup>	2,971	3,051	2,630
Capacity Utilization <sup>(3)</sup>		%	70.84%	72.74%	62.72%

## Notes:

- (1) The information relating to the installed capacity of the manufacturing facilities as of the dates included above are based on various assumptions and estimates that have been taken into account for calculation of the installed capacity for one or two shifts operation depending on the product line.
- (2) The information relating to the actual production at the manufacturing facilities as of the dates included above are based on the following assumptions: The machines are running for 288 days a year, single shift of 8 hours.
- (3) Capacity utilization has been calculated on the basis of actual production during the relevant period divided by the aggregate installed capacity of relevant manufacturing facilities as of at the end of the relevant period.
- (4) "MT"/ "MT/A"/ "Tons/A" shall mean "metric tonnes"/ "metric tonnes per annum"/ "tonnes per annum".



## ANNEXURE III

***Procedure for certifying the installed capacity and capacity utilization.***

Installed Capacity of the line of plant is derived considering the products being manufactured, production facility, process flow chart, critical equipments & its production capacity,

Lines have critical equipments which decides the output of the product in Batch or continuous process, where defined quantity of raw material is fed & processed for defined time. Depending on the Production process & batch timing, certain quantity of output is derived in one shift and thereby can be produced in 3 shift operations.

Multiplying it with 26 days working, monthly production capacity is derived for each of the line & thereby of entire plant by adding capacity of all the lines.

Whereas capacity utilization is based on the demand of each product which is processed or manufactured by the Company in these lines.

The same is also determined more accurately by taking into account the purchase orders/ production plans from the marketing team on hand with the Company and productions achieved thereby.

I have verified the production lines, its standard capacity per batch or per shift & then derived the monthly production capacity, whereas capacity utilization is verified from the production data/ production plans vis a vis the sales data which are fed into the system for each product and determined the production capacities.

Production capacity is an important factor that needs to be calculated considering equipment size, obtaining operating permits / licenses / approvals from various regulators / government / agencies. There is no single way to measure the capacity and there are numerous factors to be considered, many of which are unique to a specific process or facility while deriving the capacity.

Capacity is the maximum average throughput that satisfies the below mentioned constraints:

1. It takes into account the production restrictions imposed by the existing equipment, materials and labour;
2. It is sustainable for an extended and specified period of time;
3. It assures product quality requirements are met and
4. It does not exceed the safe operating limits of the facility

At the request of the Company, I have undertaken the assignment to assess and certify the installed capacity and capacity utilization in respect of the Manufacturing Facilities of the Company and confirm that the actual production in respect of each product processed / manufactured by the Company as the case may be, is within the respective limits approved by the concerned pollution control board.

I have sought information and explanation from management and relevant employees to verify and confirm details provided to us.

I hereby certify the details of the Manufacturing Facilities as set out below:

Particulars	Address	Owned / Leased	Built-up Area (in sq. mtrs.)	Lease tenure
Mankholi Unit	Survey No. 84, Mauje Mankoli, Village Anajur, Bhiwandi, Thane, Maharashtra-421302	Owned	8,856	N.A.
Taloja Unit	Plot No. L-140, MIDC, Taloja, Taluka-Panvel, District- Raigad, Maharashtra- 410208	Leased <sup>(1)</sup>	4,050	95 years commencing from 01/11/1995



Rabale Unit	Plot No. R-509, R-531, R-532, and R-333, TTC Industrial Area, MIDC Rabale, Navi Mumbai, Maharashtra- 400701	Leased <sup>(1)</sup>	4,010	95 years commencing from 01/10/1991
Wada Unit	Gut Nos. 33 and 39, Mauje Abje (Vaitarna Nagar), Wada, Taluka-Wada, District-Palghar, Maharashtra-421303	Owned	1,500	N.A.
Chennai Unit	S.F.No. 1pt, 3pt & 7pt/Plot No. /13E/S/2, Phase-1, SIPCOT Industrial Complex Gummidipoondi, Old Gummidipoondi village, Gummidipoondi Taluk, Tiruvallur District, Tamil Nadu- 601201	Leased <sup>(2)</sup>	5,355	99 years commencing from 19/07/1995
		<b>Total</b>	<b>23,771</b>	

<sup>(1)</sup> Taken on lease from Maharashtra Industrial Development Corporation

<sup>(2)</sup> Taken on lease from State Industries Promotion Corporation of Tamil Nadu Limited

