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● Chartered Engineer

● Govt. Regd. Valuer

CAPEX REPORT

For



ANAND SEAMLESS LTD.

ANAND SEAMLESS LIMITED

129/A, Ankhol Patiya, Chhatral – Kadi road, Village : Indrad, Ta:
Kadi, Dist. Mehsana , Gujarat – 382715

Prepared by

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BRIEF ABOUT THE COMPANY

Name	Anand Seamless Limited
Registered office and manufacturing site	129/A, Ankhol Patiya, Chhatral, Kadi Road, Village : Indrad, Ta: Kadi, Dist. Mehsana , Gujarat – 382715 During FY 2024-25, certain machines related to production of finned tubes were dismantled from Manufacturing Unit 1 located at Survey No. 944, Chhatral Kadi Road, Nr Ankhol Patiya, Indrad, Kadi, Gujarat 384440 and shifted to Manufacturing Unit 2 located at Panchratna Industrial Estate, Taluka - Sanand, Plot No. 291/304, Sarkhej-Bavla Rd, Beside IOC Petrol Pump, Changodar, Gujarat 382213. However, the Company has vacated Manufacturing Unit 2 and the installed machineries has been relocated to Manufacturing Unit 1 by end of July, 2026. Thus as on the date of this certificate, the Company operates from a single manufacturing unit located at Chhatral, Kadi, Gujarat.
Tel No	90999 96853
Email	info@anandseamless.com
Website	https://www.anandseamless.com
CIN	U27100GJ2005LLC047144
UDYAM registration Number	UDYAM-GJ-14-0000852
PAN	AAFCA4596D
GSTIN	24AAFCA4596D1ZS

Board of Directors

Sr. No.	Name of the Director	DIN	Designation
1	Kedar Mayank Choksi	02888126	Managing Director
2	Heta Kedar Choksi	10310957	Whole Time Director



INDUSTRY OUTLOOK AND TREND

Global Pipe Industry

The seamless pipes market, which includes your core products like Cold Drawn Carbon and Alloy Seamless Tubes, is experiencing strong and sustained growth, driven by the high performance, strength, and pressure-withstanding capabilities of seamless products. Globally, the seamless pipe market is projected to grow at a CAGR of around 5.5% to 7% over the next several years, reaching an estimated value of over \$400 Billion by 2032. The market for specialized products like Finned Tube Heat Exchangers is also robust, with forecasts showing a CAGR of over 9.5% through 2031, fuelled by the global push for energy efficiency in industrial processes. The major demand drivers are the Oil & Gas sector (for exploration and pipelines) and the burgeoning Chemical Processing and Automotive industries, where precision and reliability are critical. Asia-Pacific is a key growth region due to rapid industrialization and significant energy investments.

Indian Pipe Industry

The Indian market for steel pipes and tubes is poised for substantial expansion, with a projected CAGR of around 6.4% to 7.6% over the forecast period. This growth is primarily underpinned by massive infrastructure development and government initiatives. The seamless segment of the market, which is critical for high-pressure and high-temperature applications, is seeing increasing preference. India is making significant investments in the expansion of natural gas pipeline networks and petroleum refining capacities, which directly translate into higher demand for high-quality seamless and heat exchanger tubes. Furthermore, a growing focus on sustainable and green manufacturing practices, along with investment in renewable energy projects, is creating new avenues for specialized, energy-efficient tubing solutions.

Steel Industry

One of the primary forces behind industrialization has been the use of metals. Steel has traditionally occupied a top spot among metals. Steel production and consumption are frequently seen as measures of a country's economic development because it is both a raw material and an intermediary product. Therefore, it would not be an exaggeration to argue that the steel sector has always been at the forefront of industrial progress and that it is the foundation of any economy. The Indian steel industry is classified into three categories - major producers, main producers, and secondary producers

Market Size

In the past 10-12 years, India's steel sector has expanded significantly. Production has increased by 75% since 2008, while domestic steel demand has increased by almost 80%. The capacity for producing steel has grown concurrently, and the rise has been largely organic. In FY26 (April-July 2025), the consumption of finished steel stood at 51.45 MT. In FY25, the consumption of finished steel stood at 150.23 MT. In FY26 (April-July 2025), finished steel production stood at 51.46 MT.



Opportunities

Automotive: The automotive industry is forecast to reach US\$ 2,60,300 billion by 2026.

Capital goods: The capital goods sector accounts for 11% of the total steel consumption and is expected to increase 14-15% by 2025-26. It has the potential to increase in tonnage and market share.

Infrastructure: The infrastructure sector accounts for 9% of steel consumption and is expected to increase to 11% by 2025-26.

Airports: More and more modern and private airports expected to be set up.

Railways: As on January 2023, 41 indigenously designed, semi-high speed Vande Bharat Express trains are in operation. In 2024-2025, the goal is to upgrade 40,000 conventional rail bogies to meet the 'Vande Bharat' standards.

Oil and gas: India's primary energy consumption of oil and gas is expected to increase to 10 mbpd and 14 bcfd, respectively, by 2040.

Power: India aims to boost nonfossil fuel electricity generation to over 5,00,000 MW by 2030, with a transmission plan for integrating 5,00,000 MW of renewable energy capacity by the same year.

Rural India: Policies like Pradhan Mantri Awas Yojana and Pradhan Mantri Gram Sadak Yojana are driving growing demand for steel in rural India. In FY23, per capital consumption of steel in rural India was estimated to be between 21.3 kg per annum.

Investments

The steel industry and its associated mining and metallurgy sectors have seen major investments and developments in the recent past. According to the data released by the Department for Promotion of Industry and Internal Trade (DPIIT), between April 2000 to June 2025, Indian metallurgical industries attracted FDI inflows of Rs. 1,60,000 crore (US\$ 18.67 billion).

Government Initiatives

Indian government plans to reduce imports by 50% in FY26 to become net exporter of steel in the near future. The Directorate General of Trade Remedies (DGTR) has recommended a 12% provisional safeguard to protect domestic players from surge in imports and potentially increasing their profitability. This development could potentially lead to a decrease in imports and increase market competitiveness.

Up to December 2024, RINL dispatched about 1,400 MT of steel to Northeast projects, including National Highways Authority of India (NHAI) and National Highways and Infrastructure Development Corporation Limited (NHIDCL). Plans are in progress to set up a two-tier steel distribution network in Guwahati.



Union Minister Mr. H. D. Kumaraswamy launched Steel Import Monitoring System 2.0 (SIMS 2.0) on July 25, 2024. SIMS 2.0 improves data transparency, quality control, and integration with government portals to support steel sector growth and better import management.

The Union Ministry of Steel launched PLI Scheme 1.1 on January 6, 2025, with a Rs. 6,322 crore (US\$ 733.40 million) outlay to boost specialty steel production and attract investments. Covering five key product categories, the scheme eases norms to reduce imports, enhance domestic manufacturing, and improve energy efficiency, with applications open until January 2025.

In February 2024, the government has implemented various measures to promote self-reliance in the steel industry.

Road Ahead

The steel industry has emerged as a major focus area given the dependence of a diverse range of sectors on its output as India works to become a manufacturing powerhouse through policy initiatives like Make in India. With the industry accounting for about 2% of the nation's GDP, India ranks as the world's second-largest producer of steel and is poised to overtake China as the world's second-largest consumer of steel. Both the industry and the nation's export manufacturing capacity have the potential to help India regain its favourable steel trade balance.

The National Steel Policy, 2017 envisage 300 million tonnes of production capacity by FY31. The per-capita consumption of steel stood at 100 kgs in FY26 (April-August 2025) and the National Steel Policy aims to increase it to 160 kgs by FY31. While, in FY23, per capita consumption of steel in rural India was estimated to be between 21.3 kg per annum.

(Source: <https://www.ibef.org/industry/steel>)



OPERATION OVERVIEW

Anand Seamless Limited is a tubes and pipes manufacturer and supplier based in India having an experience of over 18 years. Their products are broadly categorized into: (i) Seamless tubes and pipes; and (ii) Finned tubes. The Company market their products under the brand, '**Anand Seamless Limited**'. The Company possess integrated capability enabling them to provide a one-stop solution for the specialized requirements of their customers. This integration facilitates consistent product quality, timely delivery, and reliable service. These factors limit new competition, provide pricing leverage, and support long-term customer retention.

Products of the Company are used by a diverse range of customers operational in various industry such as automobile, heat exchanger, petroleum, pharmaceutical, chemical, oil and gas refineries, thermal & nuclear power plants, boiler manufacturing, chemical, textile machinery, railways, transportation and defence, in both domestic and international market.

The Company is an ISO 9001:2015 certified by TUV India Private Limited, ISO 14001:2015 and ISO 45001:2018 certified by Gulf Lloyds Business Assurance (GLOBA). It follows internationally recognized standard manufacturing practises, including ASTM standards and EN standards. The products sold to the European market are certified under PED 97/23/EC and AD 2000 MERKBLATT W0 from TUV Nord. Further, the Company holds Certificate of approval from the Indian Boiler Regulation for 'Well known Pipe Maker' and 'Well known Tube Maker'.

Current Manufacturing Facilities

Plot No: Survey No. 944, Ankhol Patiya, Chhatral, Kadi Road, Village : Indrad, Ta: Kadi, Dist. Mehsana, Gujarat – 382715.

Present Use: The Company manufactures cold drawn carbon/ alloy/ stainless steel seamless tubes and pipes, u tubes, heat exchanger tubes, finned pipes and tubes, etc.



(Image of Chhatral unit)



Product Portfolio

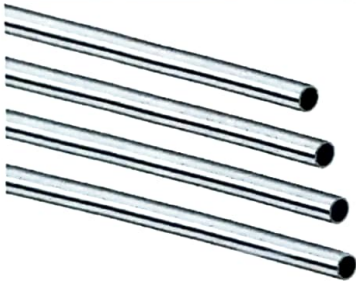
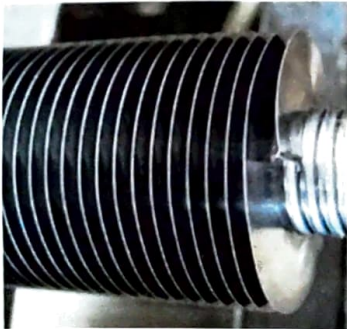
Photo	Type of Seamless Tubes and Pipes & its Description
<u>Seamless Tubes and Pipes</u>	
	<i>Straight Tubes and Pipes</i> A <u>Straight Tubes and Pipes</u> are cylindrical, hollow metallic section of uniform cross-section and wall thickness, manufactured in a linear form without bends or curvatures, and designed to facilitate the flow or transfer of fluids, heat, or mechanical loads along its longitudinal axis.
	<i>U- Bend Tubes</i> A <u>U-Bend Tube</u> is a cylindrical metallic tube with a U shaped profile with a specified bend radius (R) and leg lengths (L1 and L2), that enables efficient fluid flow, high thermal performance, and accommodation of thermal expansion in compact heat exchanger designs. Its design ensures mechanical strength, corrosion resistance, and dimensional accuracy.
<u>Finned Tubes</u>	
	<i>Extruded Fin Tube</i> The fins are manufactured by extruding the fins on the aluminum muff tube which is made to fit with close tolerance over the base tube.
	<i>Grooved Fin Tube ('G' Fin Tube/ Embedded Fin Tube)</i> The Fins are produced by embedding a fin strip into a groove on the base tube. After positioning, the grooves are backfilled or mechanically closed to ensure a secure mechanical bond between the fin and tube. This design provides excellent fin stability, durability, and heat transfer performance, and is commonly referred to as a G-Fin or Grooved Fin Tube.



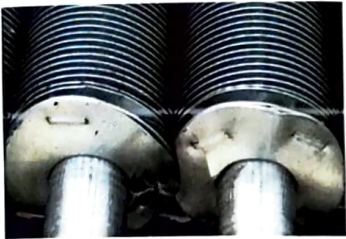
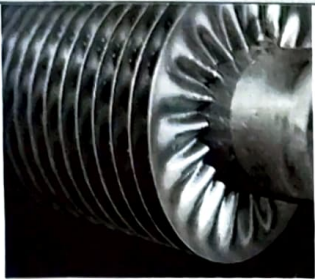
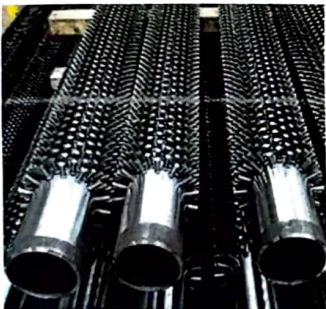
Photo	Type of Seamless Tubes and Pipes & its Description
	Low Fin Tube (Integral Fin Tube) In low fin tubes, fins of small height are rolled directly onto the base tube to increase the surface area. The process is carried out on specialized rolling machines. The tubes can be supplied in straight or U-bend configurations as required.
	'L' type Fin Tube An L-Fin Tube is a type of finned heat exchanger tube where the fins are attached along the length of the tube in an "L" shape. The fins increase the surface area for heat transfer while maintaining mechanical strength.
	Welded Fin Tube The fins are spirally wound around the base tube and continuously bonded by high-frequency resistance welding, creating a strong metallurgical joint between the fin and tube. This construction offers excellent durability and is ideal for applications involving high mechanical stress, vibration, or thermal cycling. The manufacturing process of Welded Fin tube is divided into two types: 1. High Frequency Welding: In the high-frequency resistance welding process, the fin strip is spirally wound around the base tube and continuously welded using high-frequency electrical resistance. This creates a strong metallurgical bond between the fin and tube, ensuring excellent durability, uniform fin attachment, and superior performance under vibration, thermal cycling, or mechanical stress. 2. Laser Welding: Laser welding involves the use of a high-intensity laser beam to join fins to the base tube, providing a precise and localized weld with minimal heat-affected zones. This process allows for accurate fin placement, high-quality joints, and reduced distortion of the tube.



Photo	Type of Seamless Tubes and Pipes & its Description
	Crimped Fin Tube Crimped Finned Tubes are produced by helically tension winding the fin material onto the base tube. The fin strip base is pre-formed through precision rollers to ensure uniform fin spacing and a secure mechanical bond.
	Studded Fin Tube Studded fin tubes are manufactured by electrical resistance welding of shaped studs or rods onto the base tube. Each stud is mechanically pressed during welding to achieve a strong metallurgical and mechanical bond, ensuring excellent durability and heat transfer under high thermal and mechanical stresses.

Installed and Utilised Capacity

Tubes/Pipes data is mentioned on tonne basis and Finned Tubes in meter.

Product	2023-24			2024-25			2025-26		
	Installed	Actual	Capacity Utilisation (%)	Installed	Actual	Capacity Utilisation (%)	Installed	Actual	Capacity Utilisation (%)
Tubes/Pipes	3,000	1,289	42.95%	3,000	1,780	59.34%	3,000	2,236	74.52%
Finned Tubes*	2,90,000	1,06,756	36.81%	2,55,000	76,252	29.90%	3,07,500	1,23,304	40.10%

**During FY 2024-25, certain machines related to production of finned tubes were dismantled from Manufacturing Unit 1 located at Plot No. 129-A, Ankhol Patiya, Chhatral-Kadi Road, Village Indrad, Mahesana, Kadi, Gujarat, India, 382715 and shifted to Manufacturing Unit 2 located at "Panchratna Industrial Estate, Taluka - Sanand, Plot No. 291/304, Sarkhej-Bavla Rd, Beside IOC Petrol Pump, Changodar, Gujarat 382213. Further, in FY 2025-26, there has been an increase in capacity on account of purchase of new finned tube machines. Accordingly, the installed capacity has been calculated. It should be noted that the Company has vacated Manufacturing Unit 2 and the installed machineries has been relocated to Manufacturing Unit 1 by end of July, 2026.*

Note:

The above has been calculated based on the information, records, and explanations provided by the management, and physical verification and review of relevant production records as provided by the management of the Company. The installed capacities and utilisation percentages for the relevant periods have been determined based on the normal working capability of the machine on a reasonable and consistent basis, aligned with the operational status of the machines.



PROPOSED CAPEX DETAILS

Anand Seamless Limited is a tubes and pipes manufacturer and supplier based in India having an experience of over 18 years. Their products are broadly categorized into: (i) Seamless tubes and pipes; and (ii) Finned tubes. The Company market their products under the brand, '**Anand Seamless Limited**'.

Land utilisation, Existing facilities and Proposed expansion at Kadi, Mehsana

As on date of this report, the Company operate at a single manufacturing unit, details of which is presented below:

Unit	Address	Owned/ Leased	Area (Sq. mtr.)	Purpose
Unit 1*	Survey No. 944, Chhatral Kadi Road, Nr Ankhol Patiya, Indrad, Kadi, Gujarat 384440	Owned	10,403.00	Registered Office and Factory Premise

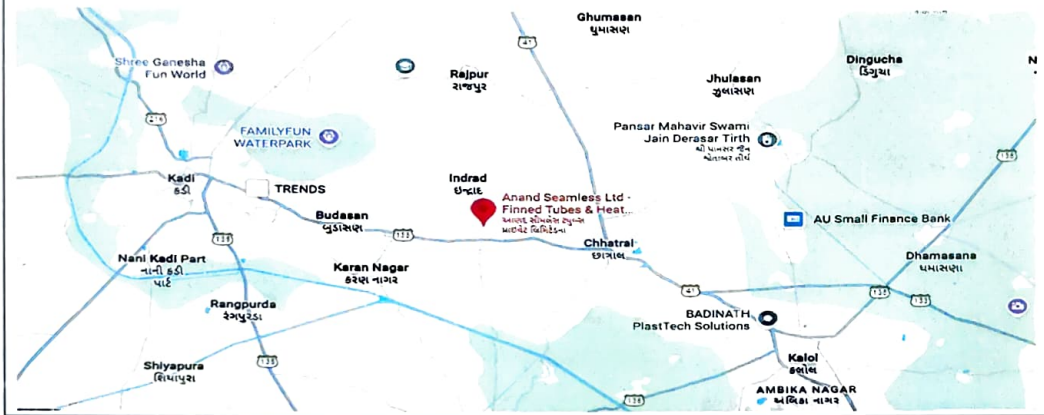
**Old Survey No. 129A admeasuring to 2,832.00 sq mtr., Old Survey No. 129/1A admeasuring to 3,440 sq. mtr. and Old Survey No. 129/1B admeasuring to 3,541.00 sq. mtr. has been promulgated and old survey number were given new Survey/ Block Number 944 admeasuring 10,403 sq. mtr.*

Note: The Company has terminated the lease agreement entered for Manufacturing Unit 2 located at Panchratna Industrial Estate, Taluka - Sanand, Plot No. 291/304, Sarkhej-Bavla Rd, Beside IOC Petrol Pump, Changodar, Gujarat 382213 and the installed machineries and other equipment has been relocated to Manufacturing Unit 1 by end of July, 2026, thus consolidating the manufacturing operations at one location and benefit the Company in saving the rental outflow related to Unit-2. The layout has been planned to ensure optimal material flow, safe equipment placement, and efficient utilisation of utilities and infrastructure. The cost relating to shifting and installation of machineries and other equipment of Unit-2 to Unit-1 has been incurred from internal accruals of the Company.

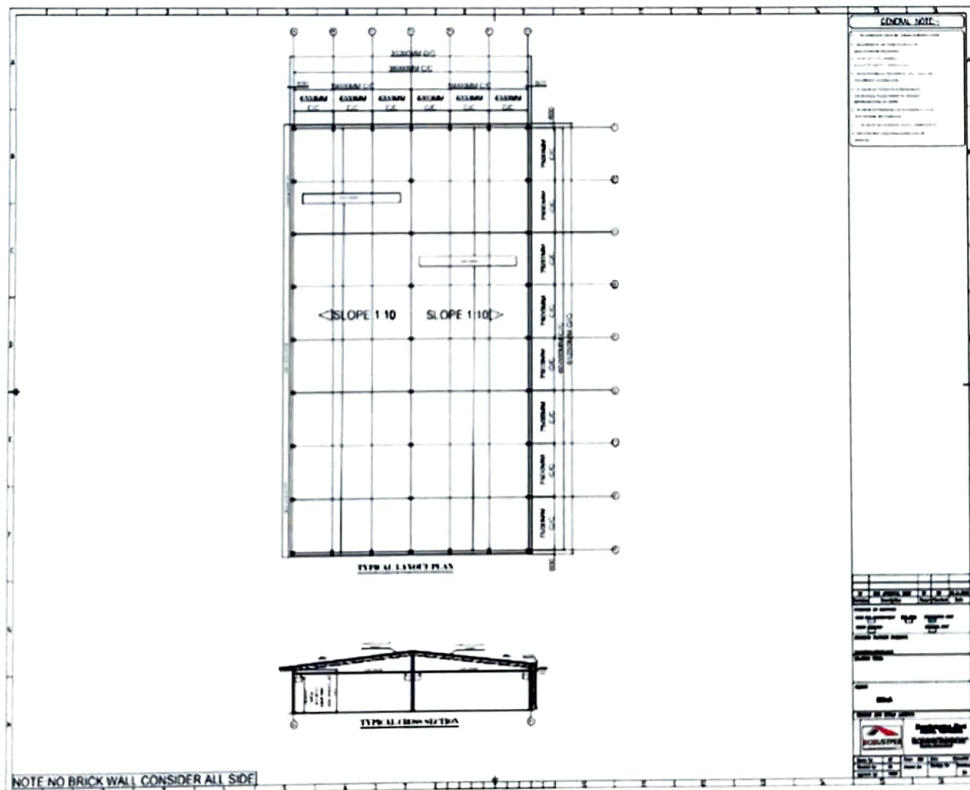
At the manufacturing facility located at Kadi, Mehsana with an area measuring 10,403.00 sq. mtrs., only ~4,418.59 sq. mtrs of the land area is being utilized for the manufacturing and related purpose, leaving a surplus land of ~5,984.41 sq. mtrs. The Company intends to utilise 2,280 sq. mtr. of such vacant space for the purpose of construction of new shed and installation of certain old and new equipment and machineries. The proposed expansion will not alter the approved land use or nature of operations.



CapEx Location



Proposed Construction Plan



Plant and Machineries

The Company propose to replace and upgrade the existing Surface Treatment Plant (STP) which will help them improve surface quality, better process control, reduced space requirement compared to existing setup, reduction in defects and rejections, improved consistency of finished products. Further, as a part of the technological advancement strategy, the Company intend to replace the existing Conventional Annealing Roller Hearth Furnace with an upgraded Bright Annealing Furnace. This shall help in improving

properties, higher value-added products and better customer acceptance. Installation of new furnace will raise requirement for nitrogen gas and the same shall be fulfilled through installation of new Pressure Swing Adsorption (PSA) Nitrogen Gas Generator Plant. To effectively manage and handle the materials, the Company intend to install cranes of different capacities in both, new and existing shed.

In addition to above, a new HF Welded Finning Machine to be procured and installed in the new shed. This will increase finned tube capacity, improved weld quality, higher throughput, ability to serve more demands. With the installation of new HF Welded Finning Machine, the total installed capacity shall be increased by 7,500 meters per month for finned tubes/ pipes.

As per the representations from the management of the Company, the current capacity for finned tube product range limits their ability to produce a broader range of sizes. This restriction prevents them from fulfilling some customer inquiries, ultimately limiting our sales and profitability. Moreover, the small capacity of the finned tube production restricts their ability to participate in larger enquires, as they cannot meet the volume demands of these larger projects.

The Company intends to procure, replace and upgrade our Hydro Testing Machine and Straightening Machine, which will help in higher testing throughput, recording and data logging facility, automatic tube handling, better quality assurance, reduced customer complaints, better dimensional consistency, reduced manpower dependence, improved traceability and control and improved efficiency. Universal Testing Machine will enhance quality control and reduction in rejection and rework.

The expansion will lead to more power requirements and accordingly necessitates to upgrade the electrical infrastructure by replacing the existing transformer. The Company plans to install a 1,600 kVA transformer along with associated electrical work, including the upgradation of distribution panels, earthing systems, cabling, control panels and other necessary electrical components to ensure efficient and reliable power supply for the expanded production unit.

Proposed Shed Utilisation & Machinery Arrangement

Sr. No.	Description/ Shed No.	Status (Old/ New)	Shed Area (Sq. Mtr.)	Current Usage	Proposed Usage
1	Shed No. 1	Old	614.25	This shed is used for the following: - Storage, segregation, and handling of raw materials such as steel tubes, coils, and bars, including inward inspection, tagging, and inventory stacking. - Manufacturing of HF Welded Fin Tube, G Fin Tube and Extruded Fin Tube. - Overhead crane used for lifting and movement of raw materials, WIP, and finished goods.	- This shed will continue to be used for Storage, segregation, and handling of raw materials such as steel tubes, coils, and bars, including inward inspection, tagging, and inventory stacking. - Manufacturing of HF Welded Fin Tube and Extruded Fin Tube shall be shifted to new proposed Shed No. 7 and G Fin Tube to new proposed Shed No. 8.



Sr. No.	Description/ Shed No.	Status (Old/ New)	Shed Area (Sq. Mtr.)	Current Usage	Proposed Usage
					- Overhead crane used for lifting and movement of raw materials, WIP, and finished goods.
2	Shed No. 2	Old	961.64	This shed is used for the following: - Conventional hydraulic testing used for pressure testing, forming, and calibration of tubes and components. - Conventional tube straightening operations using mechanical straightening machines. - Finishing operations such as deburring, end facing, polishing, visual inspection, and packing preparation. - Surface Treatment Plant used for coating of raw material. - Overhead crane used for lifting and movement of raw materials, WIP, and finished goods.	This shed is proposed to be used for the following: - Installation and operation of new automatic hydraulic testing machines and shall replace the current conventional hydraulic testing machines. - Upgraded automatic straightening machines and shall replace the current conventional straightening machine. - Continue existing usage for finishing operations such as deburring, end facing, polishing, visual inspection, and packing preparation. - Old surface treatment plant shall be removed from this area. - Overhead crane used for lifting and movement of raw materials, WIP, and finished goods.
3	Shed No. 3	Old	825.55	This shed is used for the following: - Automatic cut-off machines for cutting tubes/pipes to required lengths. - U-bend forming of heat exchanger tubes using bending machines. - Manufacturing of Studded pipe.	Proposed to continue with the same existing usage except manufacturing of Studded pipe which shall be moved to Shed No. 5.
4	Shed No. 4	Old	1,290.00	This shed is used for the following: - Draw benches for cold drawing of tubes to achieve required size and mechanical properties. - Conventional heat treatment furnace used for annealing or stress relieving of tubes. - Overhead crane used for lifting and movement of raw materials, WIP, and finished goods.	This shed is proposed to be used for the following: - Draw benches for cold drawing of tubes to achieve required size and mechanical properties. - Bright Annealing (BA) furnace for controlled atmosphere heat treatment replacing the current conventional heat treatment furnace. - Installation of a new overhead crane for material handling, in addition to the current crane.
5	Shed No. 5	Old	273.00	This shed is used for the following: - Old nitrogen generation plant used for controlled atmosphere in furnaces and processes. - Manufacturing Laser welded-type finned tubes using finning machines. - Overhead crane used for lifting and	This shed is proposed to be used for the following: - Installation of a new nitrogen generation plant for higher capacity and efficiency, in addition to the current nitrogen plant.



Sr. No.	Description/ Shed No.	Status (Old/ New)	Shed Area (Sq. Mtr.)	Current Usage	Proposed Usage
				movement of raw materials, WIP, and finished goods.	- Manufacturing of stud fin tube using stud welding machines shifted from Shed No. 3 - Laser welded fin tube machine for high-precision fin welding will be shifted to the new Shed No. 7. - Overhead crane used for lifting and movement of raw materials, WIP, and finished goods.
6	Shed No. 6	Old	330.00	This shed is used as stores for spares, consumables, tools, and maintenance materials.	This shed is proposed to be used for the following: - Installation of new upgraded surface treatment plant. - New overhead crane for lifting and movement of raw materials, WIP, and finished goods. - The maintenance material, spares, consumables etc shall be shifted to the new designated maintenance room in Shed No. 1.
7	Shed No. 7	New	1,140.00	--	This shed is proposed to be used for the following: - Installation of existing HF Welded fin tube machine of 150 kW capacity from Shed No. 1. - Installation of laser welding machine for fin tube production. - Manufacturing of extruded fin tube using extrusion finning machine. - Installation of an overhead crane for lifting and movement of raw materials, WIP, and finished goods.
8	Shed No. 8	New	1,140.00	--	This shed is proposed to be used for the following: - Installation of a new 300 kW HF Welded fin tube machine. - Manufacturing of G-type finned tubes using finning machines from Shed No. 1 - Installation of an overhead crane for lifting and movement of raw materials, WIP, and finished goods.
9	Office And Common Amenities	Old	124.15	Currently used for Office building, roads etc and other common amenities	Proposed to continue with the same existing usage.
10	Vacant Space	--	3,704.41	--	--
		Total	6,698.59		



Product Details

The capital expenditure plans will result in capacity enhancement and cost optimisation benefits for the Company, with no introduction of new products. The Company shall continue to manufacture the existing line of products as detailed in the above section of this Report.

Present and Proposed Capacity

Tubes/Pipes data is mentioned on tonne basis and Finned Tubes in meter.

Product	Present Capacity	Proposed Expansion	Post Expansion Capacity
Tubes/Pipes	3,000	-	3,000
Finned Tubes	3,60,000	90,000	4,50,000

Note that the capacity calculated above is on an annualised basis and considering the machinery is operational throughout the year.

Utilities

Power - The requirement of power including power for lighting, plant, machinery, and other equipment, is met through the State Electricity Boards i.e. Uttar Gujarat Vij Company Ltd.

Water - Unit-1 has robust water supply arrangements that is adequate to meet all operational and human consumption needs.

Road - The manufacturing facility is well connected with main roads. Also, for internal movement there are RCC roads constructed with in unit.

Manpower

The Company expects that the existing human resources across both units will be sufficient to meet operational requirements post expansion.



ESTIMATED COSTING

The detailed break-down of estimated cost of the proposed capital expenditure plans, is set forth below:

(₹ in lakhs)		
Sr. No.	Total Estimated Amount*	Amount to be funded through Net Proceeds
1	Civil and structural work, site development	374.71
2	Plant & Machineries and utilities	835.34
3	Electrical Work and accessories	109.72
	Total capex cost	1,319.78

*The quotations are considered for the budgetary estimate purpose. The actual cost of procurement and actual supplier may vary. In case of any shortfall of funds, the same shall be met through internal accruals/borrowings.

Break-up of the estimated cost for the proposed expansion

1. Civil and structural work, site development

The proposed scope of work includes the design, supply and erection of civil construction works and a steel pre-engineered building ("PEB") shed at manufacturing facility located at Kadi, Gujarat.

The costs in relation civil and structural work, site development for the proposed capital expenditure plan is approximately ₹374.71 lakhs. The details for quotations are as follows:

(₹ in lakhs)					
Particulars	Quotation Number	Vendor Name	Date of Quotation	Validity	Estimated Amount
Civil Works	ECD/QUOTATION/2025-26/26	Euphoria Construction & Developers	20-05-2026	16-11-2026	157.68
Supply and Erection of Structural Steel Components for PEB	D: Ws/JRSP L 2526/PEBquot/09.	Just Roofing Solutions Private Limited	20-05-2026	16-11-2026	159.87
Roof Life Line					
Turbo Vents					
Total Basic Value					317.55
GST @ 18%					57.16
Total Cost					374.71



Details of building dimensions are as follows:

Particulars	Description
Building Type	Manufacturing Unit
Frame Type	MS-1
Width	38m C/C
Length	60m C/C
Clear Height	6m Clear Height
Column Level	From FFL +0.00 M
Bay spacing Side wall	8@ 7.5 m
Width Module	MS-1
Roof Slope	1:10
Turbo Ventilator	16 No's Turbo Vents Considered
Roof Natural Light	Polycarbonate sheet considered on 4% of Roof Area

Details of Roof and Cladding Sheet specification are as follows:

Particulars	Description
Roof Sheets	0.5mm TCT Color Coated Roofing Sheet with Screw Down System (SMP Coated)
Side Cladding Sheet	0.5mm TCT PPGL (Pre-Painted Galvalume) color coated (SMP Coated)

Details of Steel Work Finish specification are as follows:

Description	Finish
Frames Built-up	Sand Blasting and Direct to metal Paint – 90 Microns
Purlin/ Girts	GI 120 GSM Purlin/ Girt/ Eave Strut considered

2. Plant & Machineries and utilities

The detailed list of plant and machinery and utilities to be acquired by the Company is provided below:

(₹ in lakhs)						
Machinery Name	Quantity	Quotation Number	Vendor Name	Date of Quotation	Validity	Estimated Amount*
Surface Treatment Plant	1	BK/QT/2026-27/070	B K Corrosion Tech	31-08-2026	30-10-2026	18.55
Bright Annealing Furnace	1	PHFPL/Q25/209 -R2	Prime Heat Furnances Private Limited	10-05-2026	31-10-2026	285.00



Machinery Name	Quantity	Quotation Number	Vendor Name	Date of Quotation	Validity	Estimated Amount*
Crane	3	TI/ 012820/ Rev. 2/ 2025- 2026	Techno Industries	20-05- 2026	31-10- 2026	95.56
Crane	1	TI/ 012715/ Rev. 3/ 2025- 2026	Techno Industries	20-05- 2026	31-10- 2026	18.94
HF Welded Finning Machine	1	SFT 325 (Revise -2)	Shiv Fab Tech	20-05- 2026	16-11- 2026	167.50
PSA Nitrogen Gas Generator Plant	1	ATE/05- 2026/108	Air-Tech Engineers	05-05- 2026	03-11- 2026	118.00
Hydro Testing Machine	1	MC/088/2026- 27	Parth Equipment Limited	13-05- 2026	01-11- 2026	28.68
Straightening Machine	1	MC/089/2026- 27	Parth Equipment Limited	13-05- 2026	01-11- 2026	86.98
Universal Testing Machine	1	8096	Fuel Instruments & Engineers Private Limited	02-09- 2026	01-11- 2026	16.14
Total Cost						835.34

*Above amount are exclusive of GST

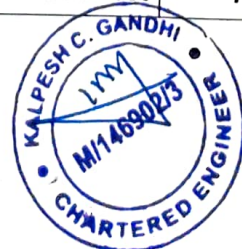
3. Electrical works and accessories

To support expanded operations at the manufacturing facility at Kadi, Mehsana, it shall need upgrade existing electrical facility by replacing existing transformer and the Company intends to install a 1,600 kVA transformer along with associated electrical work, including the upgradation of distribution panels, earthing systems, cabling, control panels and other necessary electrical components to ensure efficient and reliable power supply for the expanded production unit.

A detailed breakup of estimated cost of electrical work and other accessories is set forth below:

(₹ in lakhs)					
Particulars	Quotation Number	Vendor Name	Date of Quotation	Validity	Estimated Amount*
1600 kVA, 11KV/415V Distribution Transformer (With On Load Tap Changer)	SKP/QUT/ 521/26-27	SKP Transfor mers	31-08- 2026	30-10- 2026	40.50
UGVCL Charges, Liaison & Supply Work	67/2025-26 REV.01 & Rev 66/2026-27	Kanubhai Vadilal Shah	14-05- 2026 & 10- 05-2026	09-01- 2027 & 01-11- 2026	69.22
Total Cost					109.72

*Above amount are exclusive of GST.



EXECUTION TIMELINES

The proposed schedule of implementation for setting up of the proposed capital expenditure plan is as follows:

Phase / Task	Time Estimate	
	Start Month	End Month
Land	Already Owned	--
Approval and clearance	September'26	
Building & civil works	October'26	January'26
Ordering of plant & machineries and utilities, electrical works and accessories	October'26	October'26
Delivery and installation of plant & machineries and utilities, electrical works and accessories	November'26	March'27
Operationalization of unit	April'27	--

Note: The above timelines for implementation are as planned and are indicative. They are subject to change based on the funding timeline.



APPROVALS

Since it's an expansion of existing manufacturing facility, the Company has initial permissions and approvals for power and water supply. Further the Company is required to have below mentioned statutory approvals in relation to the proposed capital expenditure plans:

Statutory License/ Registration/ Approvals	Authority	Stage at which approvals are required	Present Status
Factory License	Directorate Industrial Safety and Health, Gujarat State	Before the commissioning of the factory operations	Post construction, prior to commissioning
Certificate of Stability*	Chartered Engineer	Before the commissioning of the factory operations	Post construction, prior to commissioning
Approval for increase in power supply	Uttar Gujarat Viji Company Limited	Routine Approval	Post construction, prior to commissioning

**The Certificate of Stability for the proposed new shed at the factory premises (Unit 1) shall be obtained upon completion of the construction of the shed for factory operations, out of the proceeds of the proposed IPO.*

Civil work has not yet commenced as of the date and accordingly, no approvals are required to be obtained as of such date.



CAPEX RATIONALE

1. Technological upgrade over existing unit

This will help the company in improving product quality with more precision. The Company wants to ensure that its products are innovative and meet the market demands.

2. Existing unit in same line of business

The Company has been in the said line of business for over couple of decades. The company is well versed with the manufacturing operation. The proposal is for expansion with additional capacity and improvement in quality

3. Existing Customer Base

The Company has been in the business for over the decades. Therefore, the company has set customer base. Though the company is committed to increase its customer base, the company need not worry to establish new customer base for the proposed unit

4. Approvals

The Company has established manufacturers and exporters for Carbon/ Alloy / Stainless Steel Pipes and Tubes and Finned Pipes and Tubes. The company has all the required Domestic and International Approvals

5. Efficient utilisation of existing land

The proposed expansion is planned within the Company's existing owned industrial premises at Kadi, Mehsana, enabling optimal utilisation of available land and infrastructure without the need for additional land acquisition.



The Institution of Surveyors (India)

M-146902-3



The Institution is pleased to elect

KALPESH CHANDRAKANT GANDHI

as

Member

on the **Thirty First**

day of

May

2013

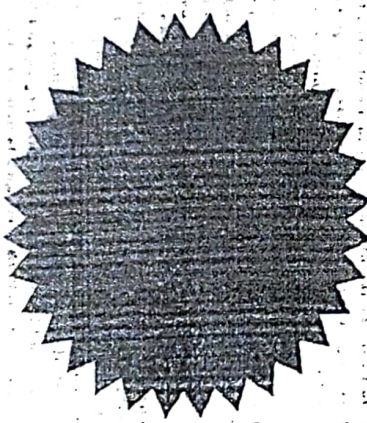
In witness whereof the said Institution has caused its Common Seal to be

affixed this **Thirty First**

day of

May

2013



Member of Council

Secretary and Director General