



HEAD OFFICE

'Aditi' 5-A, Tilak Park Society, Opp. Sangam Society,  
Harni Road VADODARA - 390 022.

Ph.: (0265) 2481167 / 2461029 (Mo) 7043423210

Email: valuation@vcspl.co Website: www.vcspl.co



**VISHVAKARMA**

**Consulting Services Pvt. Ltd.**

( Formerly known as Vishvakarma Consultants )

An ISO 9001 - 2015 Certified Company

Chartered Engineer & Govt. Regd. Approved Valuer  
Project Management Consultants

Chartered Engineer Certificate for Cost Validation  
(New Manufacturing Facility, Site Office and Plant & Machinery)

Ref No: - 04/DCPL/CE/CV/2025-26

Date: - 09-06-2026

TO WHOMSOEVER IT MAY CONCERN

Purpose for which valuation/Certificate is made	: The purpose of this certificate is verification of quotations for the following proposed works: Construction of New Factory Building & Site Office Procurement of Proposed Plant & Machinery Associated utilities and related infrastructure, as covered under the quotations submitted
Name & Address of Purchaser	: <b>Devson Catalyst Limited</b> Plot No. 213 to 218, Plot No. 233 to 237, Phase II, GIDC Estate, Village Wadhvan, Taluka Wadhwan, District Surendra Nagar, Gujarat
Factory Addresses	: Plot No. 213 to 218, Plot No. 233 to 237, Phase II, GIDC Estate, Village Wadhvan, Taluka Wadhwan, District Surendra Nagar, Gujarat
GST registration no. of purchaser	: 24AACCD0456C1ZB
Requested by	: <b>Devson Catalyst Private Limited</b>
Proposed Project:	: Setting up of a new manufacturing facility situated at Plot No. 259, G.I.D.C. Estate, Wadhwan city. Dist: Surendranagar, Gujarat, including installation of additional plant & machinery for capacity expansion.

At the request of the management of **Devson Catalyst Private Limited** ("the Company"), I, **Mr. Virendra F. Panchal**, Chartered Engineer (Membership No.: M-113188/5), hereby certify that I have examined and reviewed the quotations provided to me for the proposed capital expenditure of the Company.

**Virendra F. Panchal**

(B.E. Civil, MIE, FIV)

Chartered Engg. & Govt. Valuer


Grade & NO. M/113188/5

**BRANCHES**

AHMEDABAD - BHARUCH - BHOPAL - GODHRA - INDORE - JUNAGADH - MUMBAI - NADIAD - RAJOT - SURAT - UMBERGAON - VAPI

**Table 1: DETAILS OF CONSTRUCTION COST VALIDATION**

Name of Supplier: Shakti Constructions					
Quotation, Dated 29/05/2026					
Sr. No.	Item Description	Area/ Qty	UoM	Rate per Unit (In Rs.)	Amount
1	Excavation & PCC	30,000	Sq.ft.	80	24,00,000
2	RCC Footings & Pedestals	30,000	Sq.ft.	350	1,05,00,000
3	RCC Plinth Beam	30,000	Sq.ft.	120	36,00,000
4	RCC Plinth Slab (8 inch)	30,000	Sq.ft.	290	87,00,000
5	Steel Columns, Rafters & Purlins	30,000	Sq.ft.	240	72,00,000
6	Corrugated Roofing Sheets	30,000	Sq.ft.	120	36,00,000
7	Office space (Approx. 700 sft.)	600	Sq.ft.	800	4,80,000
8	Toilet space (Approx. 500 sft.)	400	Sq.ft.	600	2,40,000
9	Side Cladding (partial)	30,000	Sq.ft.	40	12,00,000
10	IPS Industrial Flooring	30,000	Sq.ft.	80	24,00,000
11	Electrical Work (Basic Industrial)	Lump Sum	Sq.ft.	3.50	1,05,000
12	Plumbing & Drainage	Lump Sum	Sq.ft.	3.50	1,05,000
13	Margin development (levelling, soling, drain)	8,000	Sq.ft.	60	4,80,000
<b>Total</b>					<b>4,10,10,000</b>
<b>Note: GST and all applicable government taxes shall be charged extra as per prevailing rates.</b>					

  
**Virendra F. Panchal**  
(B.E. Civil, MIE, FIV)  
Chartered Engg. & Govt. Valuer  
Grade & NO. M/113188/5

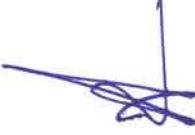
**Table 2: DETAILS OF PLANT AND MACHINERY VALIDATION**

Sr. No	Details of the items to be purchased	Qty	UO M	Rate Per Unit (in Rs.)	Basic Amount (A)	GST Amount (B)
Name of Supplier: Roscotech Industries (Quotation, RSW0-029-702-01-E0-05, Date: 02/04/2026)						
1	<b>BATCHING PLANT WITH EXTRUDER</b>					
	<b>Single girder wire rope Hoist (1.0 ton)</b>	1	No.			
	Mfg. of single girder column with wire rope hoist with accessories.					
	<b>Common supporting platform structure for feeding hopper</b>	1	Set			
	Manufacturing and Supply of required supporting structure, stair case, railing of storage bin unit made out by steel section like RHS, SHS, ISMB, ISMC mild steel and require fasteners.					
	<b>Feeding Hopper (0.5 m3 &amp; 1.0 m3) with Discharge Valve</b>	1	No.			
	Mfg. Feeding hopper made from MS IS2062, with bottom discharge manual valve with required side bracket & stiffeners, and accessories.					
	<b>Feeding Hopper (200 kg) with Discharge Valve</b>	2	No.	Lumpsum	2,25,50,000.00	40,59,000.00
	Mfg. Feeding hopper made from MS IS2062, with bottom discharge manual valve with required side bracket & stiffeners, and accessories					
	<b>Screw Conveyor (dia 168 x 900 mm Long)</b>	4	No.			
<b>Weighing Hopper (400 Ltr) with Discharge rotary valve</b>	1	No.				
Mfg. weighing hopper made from MS IS2062, with bottom discharge actuated valve & rotary air lock valve with required side bracket & stiffeners, and accessories.						
<b>Z elevator</b>	1	No.				
Mfg. z elevator made from MS IS2062, with casing, bucket, chain sprocket, with chain and roller mechanism, with required side bracket & stiffeners, and accessories.						

**Virendra F. Panchal**  
(B.E. Civil, MIE, FIV)



Chartered Engg. & Govt. Valuer  
Grade & NO. M/113188/5


<p><b>Mix muller (cap: -500 kg / batch)</b>  Manufacturing &amp; supply of MIX MULLER, mainly comprises with Main cylindrical heavy duty pan fabricated from MS Plate With Liner SS 304 material, MS top cover, Fabricated MS Roller (Spring Loaded) with Cover &amp; Liner SS 304, Inside Bearing housing MS &amp; EN 8 Shaft, SS 304 - Arm / scrapper assembly for best homogeneous mixing/Kneading as per recipe, suitable feeding inlet on top cover complete with gearbox drive system and IE2 Efficiency electric motor, Discharge Gate operated by Hy. Cylinder.</p>	1	No.	
<p><b>Common supporting platform structure for Mixer</b>  Manufacturing and Supply of required supporting structure, stair case, railing of Mixer unit made out by steel section like RHS, SHS, ISMB, ISMC mild steel and require fasteners</p>	1	Set	
<p><b>Box-Feeder with Support Leg</b>  Manufacturing and Supply of Box Feeder made from hopper with top hood SS 304, Base frame with support leg made from ms is 2062, discharge chute SS,304.</p>	1	Set	
<p><b>Extruder – Dia 150 mm</b>  Manufacturing and &amp; supply of Dia 150 mm Extruder With mainly comprises with main base frame IS 2062, New supply of barrels set up with jacket made from SS-304 and all contact part SS 304, inside liners with SS 304, single shaft Augur made from SS 304, top feeding Hopper with made from SS 304 And without water Chilling Unit &amp; Cutter unit</p>	2	Set	
<p><b>Side wall PVC Belt conveyor with Support Leg</b>  Manufacturing and Supply of PVC belt conveyor made from MS IS2062, Base frame with support leg, top cover without Cooling Fan</p>	1	No.	
<p><b>MEDIUM SPEED BLUNGER - 0.9 KL</b></p>	1	No.	

**Virendra F. Panchal**

(B.E. Civil, MIE, FIV)

Chartered Engg. & Govt. Valuer

Grade & NO. M/113188/5

	<p>Mfg. Medium Speed Blunger Tank made from Contact Part (SS 304), Non-Contact Part - MS IS2062, with Supporting Leg MS IS2062 required side bracket &amp; stiffeners, and accessories.</p> <p><b>SLOW SPEED WEIGHING AGITATOR TANK - 75 LTR</b></p> <p>Mfg. Collection Weighing Tank made from Contact Part (SS 304), Non-Contact Part - MS IS2062, with Supporting Leg MS IS2062 required side bracket &amp; stiffeners, and accessories .</p> <p><b>SLURRY TRANSFER PUMP WITH PIPING</b></p> <p><b>WATER PUMP WITH FLOW METER</b></p> <p><b>Roscotech make Electric control panel with remote</b></p> <p>Mfg. of Roscotech Make control panel (IP 65) with Remote, PLC /HMI, Delta Make VFD, MCB ,start/stop push button , speed port ,contactor , relay , and accessories .</p>	<p>1</p> <p>1</p> <p>1</p> <p>1</p>	<p>No.</p> <p>No.</p> <p>No.</p> <p>Set</p>		
<p><b>Name of Supplier: Roscotech Industries</b>  <b>(Quotation, RSW0-029-687-01-E1-05, Date: 02/04/2026)</b></p>					
<p><b>2</b></p>	<p><b>FLESH CALCINER TO NODULIZER FEEDING SYSTEM</b></p> <p><b>Horizontal U Trough For/Rev Screw Conveyor (SC 1)</b></p> <p>Mfg. Horizontal U trough screw conveyor with top cover &amp; supporting leg and accessories</p> <p><b>U Trough Screw Conveyor</b></p> <p>Mfg. Horizontal U trough screw conveyor with top cover &amp; supporting leg and accessor</p> <p><b>Additive feed hopper with Screw Conveyor (SC 4 &amp; SC 5)</b></p> <p>Mfg. Cylindrical screw conveyor with supporting leg and accessories</p> <p><b>Bucket Elevator (BE 1 &amp; BE 2)</b></p>	<p>1</p> <p>2</p> <p>2</p> <p>2</p>	<p>No.</p> <p>No.</p> <p>No.</p> <p>No.</p>	<p>Lumpsum</p> <p>3,03,00,000.00</p> <p>54,54,000.00</p>	


**Virendra F. Panchal**  
(B.E. Civil, MIE, FIV)  
Chartered Engg. & Govt. Valuer  
Grade & NO. M/113188/5

	<p>Manufacturing and supply of Bucket elevator, mainly comprises with mild steel boot, hood and intermediate casing, top &amp; bottom pulley, screw take up facility for belt tightening, SS 304 bucket bolted with belt, maintenance platform, monkey ladder, suitable electric motor, gear box, set of chain sprockets, base frame for mounting motor &amp; Gearbox and broad technical specification as mentioned under</p> <p><b>Common Forward/ Reverse Screw Conveyor (SC 6 &amp; 7) for Inlet to silo 1 / 2 &amp; 3 / 4</b></p> <p><b>Storage silo 1 &amp; 2 &amp; 3 &amp; 4 (5 M3) with support Leg &amp; Railing</b></p> <p>Mfg. Intermediate storage silo shell made from MS, IS2062, and with bottom discharge cone, required supporting Leg with side bracket &amp; stiffeners, Railing, Ladder made from MS IS2062 and accessories</p> <p><b>Inclined Screw Conveyor (SC 8/9 &amp; SC 10/11) for Discharge of silo 1 / 2 &amp; 3/4</b></p> <p>Mfg. Inclined screw conveyor cylindrical type with supporting leg and accessories.</p> <p><b>For/Rev Screw Conveyor (SC 12/13/14/15) with Actuated valve for Discharge of Feeder bin 1 / 2 &amp; 3/4</b></p> <p>Mfg. For / Rev screw conveyor cylindrical type with supporting leg and accessories.</p> <p><b>Common supporting platform structure for storage bin Granulator Feed</b></p> <p>Manufacturing and Supply of required supporting structure, stair case, railing of storage bin unit made out by steel section like RHS, SHS, ISMB, ISMC mild steel and require fasteners.</p> <p><b>Feeding bin for Granulator Feed</b></p> <p>Mfg. feeding hopper made from MS IS 2062 with discharge screw conveyor mounting arrangement, with required brackets on mount structure &amp; stiffeners are MS IS2062 and accessories.</p>	<p>2</p> <p>4</p> <p>4</p> <p>4</p> <p>4</p> <p>2</p> <p>4 No</p>	<p>No.</p> <p>No.</p> <p>No.</p> <p>No.</p> <p>No.</p> <p>Set</p> <p>No.</p>		
--	---	---	--	--	--

**Virendra F. Panchal**

(B.E. Civil, MIE, FIV)  
Chartered Engg. & Govt. Valuer  
Grade & NO. M/113188/5

<b>Discharge Screw Conveyor for Granulator Feed</b>		24	No.		
Mfg. Inclined screw conveyor cylindrical type with inlet hopper and accessories					
<b>Granulator (Dia 2000 x 500 mm)</b>		24	No.		
Mfg. Granulator type pan with inclined drive unit with base frame and accessories					
<b>Roscotech make Electric control panel with remote</b>		1	No.		
Mfg. of Roscotech Make control panel (IP 65) with Remote, 1 hp & 5 hp (delta make) VFD, DOL, MCB, start/stop push button, speed port, contactor, relay and accessories					
<b>Name of Supplier: Ultra Drytech Engineering Projects Private Limited (Quotation, UDEP/SP/25071-1/2025-26, Date: 02/04/2026)</b>					
<b>3 1470 Kgs/hr. Turbo Spin Flash Calcination System</b>					
Hot Air Generator – MS with refractory lined					
Ducting between Hot Air Generator and Calciner – SS310					
Spin Calcination column – SS 310 / SS321					
Ducting between calciner outlet and cyclone – SS 304					
Cyclone – SS 304					
Rotary valve – SS 304 material contact parts					
Ducting between cyclone outlet to mixing chamber – SS 304					
Mixing Chamber – SS 304					
Ducting between mixing chamber and bag filter – SS 304					
Calciner Bag filter – SS 304 / M.S.					
Rotary valve – SS 304 material contact parts					
Ducting between Bag filter outlet and calciner blower – SS304					
Calciner blower – SS304					
		-	-	Lumpsum	1,67,47,900.00
		-	-		30,14,622.00



**Virendra F. Panchal**  
(B.E. Civil, MIE, FIV)  
Chartered Engg. & Govt. Valuer  
Grade & NO. M/113188/5

**Name of Supplier: Ultra Drytech Engineering Projects Private Limited  
(Quotation, UDEP/SP/25072-1/2025-26, Date: 02/04/2026)**

<b>Band Dryer Cum Calciner</b>					
4	There will be S.S.304 belt moving along the roller arrangement with idlers for supporting the same. The belt will be moving within a stationary chamber and the air contact parts of the chamber will be in S.S.304 material of construction.	-	-	Lumpsum	2,85,76,000.00
<b>Name of Supplier: Ultra Drytech Engineering Projects Private Limited (Quotation, UDEP/SP/25072-1/2025-26, Date: 03/04/2026)</b>					
5	"KRISHNA " Make 5 Ton x 7 Meter X Span 18 Meter (Approx.). Double Girder E.O.T Crane Long Travel Gantry Rail ISMB 300X140 MM With Square Bar 40X40 MM With Installation Charges at Your Site	1	No.	Lumpsum	4,23,180.00
					23,51,000.00
					29,26,500.00
<b>Name of Supplier: Inqilab Engineering Private Limited</b>					
6	<b>Solar Rooftop Power Plant</b>	350	kwp	28,600	8,90,890.00
	<b>Total</b>				<b>11,34,61,400</b>
	<b>Grand Total (Basic Amount + GST)</b>				<b>13,29,73,542</b>

**Total Price (Table 1 + 2): Rs. 17,39,83,542/- (Rupees Seventeen Crore Thirty Nine Lacs Eighty Three Thousand Five Hundred Forty Two Only).**

Based on the above review and to the best of my professional knowledge and belief, I hereby certify that:

1. The quotations submitted for construction of the new factory, site office, and proposed plant & machinery are technically appropriate for the intended use and capacity expansion.
2. The costs indicated in the quotations are reasonable and broadly in line with prevailing market rates, subject to final commercial negotiations and scope finalization.
3. The quoted amounts are indicative estimates and may vary.
4. This certificate does not certify the final project cost, funding arrangement, or financial feasibility of the project.

**Virendra F. Panchal**  
(B.E. Civil, MIE, FIV)  
Chartered Engg. & Govt. Valuer  
Grade & NO. M/113188/5

- **Declaration:**

1. This certificate is issued based solely on quotations, summaries, and information provided by the Company, which have been relied upon in good faith.
2. No physical inspection of proposed machinery has been carried out, as the same is yet to be procured.
3. I have no direct or indirect interest in the Company, its promoters, or the vendors.
4. Issued in accordance with standard engineering practice and without prejudice.

Place – **VADODARA**

Date – **09-06-2026**

**Virendra F. Panchal**  
(B.E. Civil, MIE, FIV)  
Chartered Engr. & Govt. Valuer  
Stamp  
Grade & NO. M/113188/5

(Virendra Panchal Grade & No. M/113188/5)