Annexure B
(Architect Project Report)

Technical Evaluation Report

For

Proposed Industrial Building for
M/s.Avana ElectroSystems ltd.
Industrial Structure at Plot no. 121 and 122, KIADB Industrial Area, Avverahalli, Nelamangala, Bengaluru.

21 SEPTEMBER 2025

67, “Sri Rangadhama”, 3rd Main Road, BEML Layout 1st Stage, Bangalore 560072

Introduction:

Avana Electrosystems is one of the leading manufacturers of custom built control and relay panels for Feeders, Transformers, Bus bar, Capacitor bank up to 220kv, Indoor & Outdoor panels, MV and LV panels, Protection relays for the power system applications.

The company is located in Peenya Industrial Area in Bangalore, India and is well equipped with Infrastructure and Committed team in the areas of Design, Manufacturing, Testing and Commissioning of protection, Control panels, Protection relays for Power system applications.

Company's products have been well accepted and used by user's from Utilities, Power generating companies, Solar power plants, Wind mill projects, Industries, Lift irrigation schemes, Mines. Etc.,

With a modest beginning to offer control, protection and automation solutions in the field of power system protection, Avana Electrosystems Limited, has contributed immensely to the field of power system. The dedicated team of the company has well experienced engineers and technicians who have expertise in the field of design, manufacture, testing and commissioning of control and relay panels, switchgear panels, protection relays and automation panels for system voltage varying from 415V to 220kV.

The products engineered and supplied by the company are well appreciated and accepted by highly respected experts in the power system field. The company has already supplied and successfully commissioned its 11kV, 33kV, 66kV, 132kV and 220kV control and relay panels, switchgear panels, distribution boards, automation panels to various customers across the country and exported to various other countries are working satisfactorily over the years.

We have two functional manufacturing units which are well equipped with necessary infrastructure, a committed team of engineers and technicians who have experience in the areas of Design, Manufacturing, Testing and Commissioning of Control and Relay Panels, Switchgear Panels, Protection Relays and Automation Panels for system voltage for power system applications. Unit I is located in Plot No N-1, 4th Cross 1st Stage, Peenya Industrial Estate, Bengaluru, and Unit II is located at Site No.8, KIADB Plot. No.35, 1st Main Road, 2nd Phase, Peenya Industrial Area, Nelagadaranahalli Village, Bengaluru. These units have a total area of 12,500 sq. ft, with an installed capacity of 70,000 units in Unit I for protection relays and 600 units in Unit II for control and relay panels and are operating at an optimum capacity utilization level. As on March 31, 2025, our facility is operating at 94.06% capacity utilization for Unit I and 87.16% capacity utilization for Unit II. (Source: Chartered Engineer Report dated September 13, 2025, issued by Souparnika Associates, Chartered Engineer).

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In view of the growth in revenue recorded over the past three financial years, and in anticipation of continued demand driven by infrastructure expansion and industrial growth, the Company plans to relocate the existing units to a single new integrated unit and hence proposes to construct a new manufacturing facility.

The Company already owns a parcel of industrial land measuring 4,020.00 square meters (approximately 1 acre), identified as Plot Nos. 121 & 122 in the Avverahalli Industrial Area, comprised in Survey Nos. Parts of 87/1 & 87/2, situated in Avverahalli Village, Sompura Hobli, Nelamangala Taluk, Bengaluru Rural District.

This land has been earmarked for the proposed construction of the new manufacturing unit. This proposed new facility will consolidate our existing two operational units into a single, integrated manufacturing unit, thereby streamlining operations and optimizing resource utilization.

Both protection relays and control and relay panels will be manufactured in this proposed new unit and the existing two units which are on lease will be discontinued. The plant and machinery presently available in Unit I and Unit II will be shifted to the new manufacturing unit. This strategic move is expected to significantly enhance our production capacity and operational efficiency, enabling us to meet the increasing market demand and capitalize on future opportunities in the power sector. The existing and proposed capacity of the manufacturing units for are as shown below:

Particulars	Unit I (Protection Relays)	Proposed New Manufacturing Unit	Unit II (Control & Relay Panels)	Proposed New Manufacturing Unit	Proposed New Manufacturing Unit
	Existing Capacity – FY 2025	Proposed Capacity (A)	Existing Capacity – FY 2025	Proposed Capacity (B)	Combined Proposed Capacity (A+B)
Installed Capacity (in units)	70,000	1,75,000	600	1,500	1,76,500
Actual Production (in units)	65,840	-	523	-	-

As per the Charter Engineer Report dated September 13, 2025, issued by - Souparnika Associates, Chartered Engineer

The new facility will have a built-up area of 5,414.99 sq metres whereas the current combined area of both the units is approximately 1,161.29 sq metres (12, 500 sq.ft approximately). The proposed facility is almost five times of the existing one.

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Implementation Schedule:

As certified by the Independent Chartered Engineer, M/s. Souparnika Associates, Chartered Engineer, vide his certificate dated September 13, 2025, the proposed capacity of new Unit is estimated to be 1500 No.s of Control & Relay Panel & 1,75,000 Production Relays per annum. We expect commercial production to commence by Mid of May 2026.

The expected implementation Schedule of the above capacity expansion is provided below:

Sr. No.	Particulars	Status/Expected Commencement date	Expected Completion date
1	Land Acquisition	Completed	
2	Site development and Civil Work	October 2025	March 2026
3.	Mechanical and Electrical Work	February 2026	April 2026 (mid)
4.	Trial run	April 2026 (mid)	April 2026 (end)
5.	Commencement of Commercial Operations	May 2026 (mid)	-

Note:

Timelines are subject to change based on regulatory approvals, logistics, and force majeure conditions. Any cost increase, if any, will be utilised through internal accruals and/or external sources.

Company's Policy:

Avana will endeavor to adopt a Customer-focused approach at all times irrespective of quantity and value Avana will strive to exceed the Customer needs and expectations pertaining to Quality, Delivery and Satisfaction of Products & Services offered Avana values its relationships with Customers and would make efforts at strengthening the relations for mutual benefit.

MISSION STATEMENT

To engage with customer organizations in enabling them to achieve higher levels of performance with Avana's range of superior quality products and services for Electric Power Systems.

VISION STATEMENT

To be the preferred vendors and trusted partner of our customers through continuous focus on Quality, Innovation and Creativity in our range of product and services.

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Current Infrastructure:

Existing machinery listed below will be shifted to new premises to begin with & in due course new machinery will be procured.

List of Plant and Machinery and Test Equipment

1. Numerical Three phase relay test kit
2. Three Phase test kit – 2 sets
3. Single Phase test kits
4. Digital Multi meters
5. HV test kit (0-5kV)
6. Insulation tester
7. Clamp on meters
8. Oscilloscope
9. Hand tools
10. Drilling machines
11. Painting thickness gauge
12. Software tools for the development of relays, Designing of schemes
13. Programming kits
14. Backup power supply

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Project Details:

Title	Description
Site Visit Date	13.08.2025
Site Address	Plot.No. 121 & 122, Dabaspet 4th Phase Industrial Area, (Avverahalli) Nelamangala Taluk, Bengaluru Rural District
Present Unit Address	**AVANA ELECTROSYSTEMS LIMITED – UNIT 01** Protection Relay's Design & Manufacturing Unit Plot No. N-1, 3rd Floor, 4th Cross, 1st Stage, Peenya Industrial Estate, Bangalore - 560 058 **AVANA ELECTROSYSTEMS LIMITED – UNIT 02** Control & Relay Panel, SCADA-Automation Design & Manufacturing No. 08, Plot No: 35, 1st Main Road, 2nd Phase, Peenya Industrial Area, Bangalore - 560 058
Geographical Location	13°11'31.1"N 77°14'56.5"E
Land Area	4020 Sq.M
Project Type	Industrial Structure in RCC -Ground + 2 Upper Floors
Built Up Area	5414.99 Sq.M
Plot Accessibility	By 18 M Wide Roads on East & South
Location Advantage	Being KIADB Layout all infrastructure is in place
Land Status	Vacant
Approved Plan Number	D01-KIADB-00090/25-25/BP Dated 29th July 2025
KSPCB NOC Number	KSPCB/RO-NEL/EO/Avana/2024-25/336 Dated 17th March 2025
Project Cost	Rs. 14.5 Crores excluding Taxes budgeted
Features at Site	
Area Demarcation	Yet to be constructed
Fire Protection Devices	Will be provided on initiation of construction
First Aid Box	
Sanitation Status	Available
Power Supply	Available
Names/Sign Board	Will be installed
Movement of vehicles	Through 18 M wide roads on East & South of property

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Site Photographs:






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Site Location:

Proposed building is being constructed at Plot.No. 121 & 122, Dabaspet 4th Phase Industrial Area, (Avverahalli) Nelamangala Taluk, Bengaluru Rural District. It's a corner plot flanked by 18M wide

roads on East & South. Surrounding areas are being developed with Industrials structures all around. Water supply & Sewage infrastructure existing at site is an added advantage.

Project Execution:

Three contractors were invited to bid for the project based on BOQ's as per the approval drawings. Quotations were received from Swathi Constructions, SK Engineers Constructions and Mathru Buildmet Engineers Pvt Ltd,.

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Prequalification comparative of the contractors was done across various parameters as enclosed below.

PRE-QUALIFICATION OF CONTRACTORS (CIVIL WORKS FOR INDUSTRIAL BUILDINGS)

Sl. No	Category	Point Range		Maximum Assignable Points	Minimum Required Points	M/s. Swathi Constructions, Bangalore		M/s S K Engineers & Constructions, Bangalore		M/s Mathru Buildmet Engineers Pvt ltd, Bangalore	
						Actual Points	Comments	Actual Points	Comments	Actual Points	Comments
1	Trade Licence	Licences like GST,TAN,PAN,EPF,ESI,MSME, Form-C-Dept of Labour(GOK), WCP,TPI	5	5	5	5	Furnished	5	Furnished	5	Furnished
		NONE	0								
2	Capacity of Vendor	Area of Buildings > 1 lakh Sft	4	4	3	3	For Industrial buildings	3	For Industrial buildings	3	For Industrial buildings
		Area of Buildings 50,000-1 lakh Sft	3								
		Area of Buildings - 50,000 Sft	2								
		Area of Buildings - less than 50,000 Sft	1								
3	Amount of Projects Completed (Rs.) in 3 years i.e. 2023,2024 & 2025	> 20 Cr	10	10	5	10	Year Ending turn over as on 31/03/2025 INR 31.38 Cr (314 Millions)	3	Year Ending turn over as on 31/03/2025 - INR 0.25 Cr (2.6 Millions)	3	Year Ending turn over as on 31/03/2025 - - INR 1.76 Cr (17.6 Millions)
		10 cr to 20 Cr	7				Year Ending turn over as on 31/03/2024 INR 29.50 Cr (295 Millions)		Year Ending turn over as on 31/03/2024 INR 5.19 Cr (52 Millions)		Year Ending turn over as on 31/03/2024 - INR 1.25 Cr (12.5 Millions)
		5 Cr to 10 Cr	5								
		1 Cr to 5 Cr	3				Year Ending turn over as on 31/03/2023 INR 21.53 Cr (215 Millions)		Year Ending turn over as on 31/03/2023 INR 3.93 Cr (39 Millions)		Year Ending turn over as on 31/03/2023 - INR 0.77 Cr (7.8 Millions)
		upto 1 Crore	1								
4	Timely Completion Record	Average Delay Period <15 Days	5	5	4	4		4		4	
		Average Delay Period 15-60 Days	4								
		Average Delay Period >60 Days	3								
5	No. of Years of Experience in the Construction industry (Local)	>15 Years	6	6	3	6	"32" years as general contractor	3	"12" years as general contractor	3	
		5-15 Years	3								
		3-5 years	2								
		< 3Years	1								
		None	0								
6	No. of projects handling	>10 Projects	6	6	4	4		4	For all projects such as residential, industrial, commercial and institutional.	4	For all projects such as residential,hospital buildings, industrial, commercial and institutional.
	since Year 2020 to till date	5-10 Projects	4								
	Awarded > 50 Lakhs < 5 Cr	< 5 Projects	2								
	(Commercial / industrial / institutional / Residential)	NONE	0								
7	No. of projects handling	>10 Projects	5	4	2	2		4		5	
	since Year 2020 to till date	5-10 Projects	4								
	Awarded > 3 Cr	< 5 Projects	2								
	(Commercial / industrial / institutional / Residential)	NONE	0								
8	HSE Procedures & compliance with HSE Manual	Well Defined HSE Procedures	3	3	2	3		3		3	
		Fairly Defined HSE Procedures	2								
		Poorly Defined HSE Procedures	1								
		Does not Comply with MDPL HSE Manual	0								
9	Quality Assurance Procedures	Well Defined QA Procedures	5	5	3	5		3		3	
		Fairly Defined QA Procedures	3								
		Poorly Defined QA Procedures	1								
10	Management/Supervision Organization Strength	> 20	5	5	3	5		3		3	
		10--20	3								
		<10	2								

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Project: Civil works for Industrial Building for Avana Electro Systems Ltd at Dobbaspet, North Bangalore

Sl. No	Category	Point Range		Maximum Assignable Points	Minimum Required Points	M/s. Swathi Constructions, Bangalore		M/s S K Engineers & Constructions, Bangalore		M/s Mathru Buildmet Engineers Pvt ltd, Bangalore	
						Actual Points	Comments	Actual Points	Comments	Actual Points	Comments
11	Labor (Skilled/Unskilled) Strength	> 300	5	5	3	5		5		5	
		200-300	3								
		100-200	2								
		< 100	1								
12	Financial Status (millions) Current ratio (Current Assets/Current Liabilities	>1.25	5	5	2	2	For all projects such as residential, industrial, commercial and institutional.	2	For all projects such as residential, industrial, commercial and institutional.	2	For all projects such as residential,hospital buildings, industrial, commercial and institutional.
		1-1.25	2								
		<1	1								
13	Current Work Load against last year turnover	<35% <= 40%	5	5	2	3		3		3	
		>40% <=65%	3								
		>65%	2								
14	Cost control System	Well Defined Cost Control Procedures	5	5	3	4		4		4	
		Fairly Defined Cost Control Procedures	4								
		Poorly Defined Cost Control Procedures	3								
15	Material Control System	Well Defined Material Control Procedures	5	5	3	4		4		4	
		Fairly Defined Material Control Procedures	4								
		Poorly Defined Material Control Procedures	3								
16	Planning & Scheduling Resource System	Well Defined Planning/Scheduling Procedures	5	5	3	5		3		3	
		Fairly Defined Planning/Scheduling Procedures	3								
		Poorly Defined Planning/Scheduling Procedures	1								
17	Insurance Effectiveness	Required Insurances in effect	5	5	5	5		5		5	
	TOTAL			88	55	75		61		62	

Note:

1 NPQ(Not Pre-qualified) Comment on any of the Category or not scoring the minimum marks against an individual category shall result in disqualification.

2 Minimum Total Scoring Marks to Qualify is **52**

Recommendation

Recommended to be Pre-Qualified because they full fill the all Activitives.

Prepared by: **Approved by:**

Name: Name:

Signature: Signature:

Post review of Prequalification documents & Bids received we have recommended proceeding with M/s. Swathi Constructions. This is being suggested due to their experience based on delivering similar Industrial projects, Company Turnover, Credibility & Professional standards.

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SUMMARY OF R0 Offers Comparitive Statement dated 11.09.2025

SI NO	ITEM OF WORKS	AMOUNT					
		As per Estimate	Swathi Constructions	S K Engineers & Constructions	Mathru Buildmet Engineers Pvt ltd	Minimum	Maximum
1	EARTH WORK	9,96,000	12,20,000	11,70,000	9,78,000	9,78,000	12,20,000
2	PLAIN /REINFORCED CEMENT CONCRETE	360,10,125	379,07,250	342,03,200	344,14,675	340,48,950	381,82,125
3	REINFORCEMENT STEEL	327,25,000	327,25,000	315,70,000	313,77,500	313,77,500	327,25,000
4	MASONRY WORKS	32,72,500	33,65,000	30,57,500	32,22,500	29,90,000	33,65,000
5	EXTERNAL FINISHING WORKS	13,78,800	18,24,500	19,50,000	20,23,500	17,30,000	20,44,500
6	INTERNAL FINISHING WORKS	51,25,000	52,87,750	52,21,250	56,75,625	52,18,250	56,75,625
7	WATER PROOFING WORKS	13,38,000	14,68,500	14,62,500	17,87,400	14,52,500	18,03,000
8	FLOORING WORKS	100,19,000	91,46,500	132,76,500	143,92,500	91,46,500	144,56,500
9	DOORS	3,24,000	3,24,000	5,04,000	5,40,000	3,24,000	5,40,000
10	WINDOWS AND VENTILATORS	8,33,500	8,30,500	9,83,000	7,95,750	7,94,250	9,83,000
11	MINOR FABRICATION WORKS	73,03,500	91,70,050	83,39,450	85,43,450	82,77,200	92,51,300
12	MISCELLANEOUS WORKS	66,97,500	67,25,250	70,73,750	70,37,250	64,50,000	73,99,000
13	COMPOUND WALL WORKS	25,31,300	26,83,750	24,58,100	24,85,700	23,70,950	27,21,000
14	ROAD WORKS	59,15,000	54,55,500	72,80,000	59,51,750	52,11,750	74,90,000
	TOTAL OF CIVIL WORKS	**1144,69,225**	**1181,33,550**	**1185,49,250**	**1192,25,600**	**1103,69,850**	**1278,56,050**
15	For Internal Electrical Works @ 8% of Civil works-Lumpsum(LS)	91,57,538	94,50,684	94,83,940	95,38,048	88,29,588	102,28,484
16	For Intenral Plumbing & Sanitary Works @2.5% of Civil works-Lumpsum(LS)	28,61,731	29,53,339	29,63,731	29,80,640	27,59,246	31,96,401
17	FREIGHT LIFT 1 Nos						
18	1 Ton Capacity Crane						
19	DG 100 KVA & Transformers 150 KVA						
	GRAND TOTAL EXCL. GST	**1264,88,494**	**1305,37,573**	**1309,96,921**	**1317,44,288**	**1219,58,684**	**1412,80,935**
	Difference between Estimate		40,49,079	45,08,428	52,55,794	-45,29,809	147,92,442
	% difference between Estimate		3%	4%	4%	-4%	12%
	Position		L1	L2	L3		
	Difference between L1			4,59,349	12,06,715		
	% difference between L1			0.35%	0.92%		
	Add GST 18%	227,67,929	234,96,763	235,79,446	237,13,972	219,52,563	254,30,568
	Grand Total With GST	**1492,56,422**	**1540,34,336**	**1545,76,367**	**1554,58,260**	**1439,11,247**	**1667,11,504**
	Area	58,000	58,000	58,000	58,000	58,000	58,000
	Cost/Sft (exc gst) (overall)	**2,181**	**2,251**	**2,259**	**2,271**	**2,103**	**2,436**

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