

*Market Survey Cum Detailed Techno
Economic Feasibility Report On*
Cold Storage



India is the largest producer of fruits and second largest producer of vegetables in the world. Fruits & vegetables, being perishable in nature require certain techniques of preservation for retaining the freshness intact and making them an acceptable item even after few days of ripening. It also facilitates the farmer to realize a better price instead of selling the product at a throw away price due to the perishability. This necessity has evolved a new concept of storing these items at below or just above sub-zero temperatures known as cold storage.

Introduction

Introduction of Cold storage / Cold room facility will help them in removing the risk of distress sale and simultaneously will ensure better returns.

The annual production of fruits and vegetables in the country accounts for 18 to 20% of our agriculture output. Varied agro climatic conditions and better availability of scientific package of practices, there is a vast scope for increasing the production.



Cold Storage is a special kind of room, the temperature of which is kept very low with the help of machines and precision instruments. India is having a unique geographical position and a wide range of soil, thus producing variety of fruits and vegetables like apples, grapes, oranges, potatoes, chillies, ginger, etc. Marine products are also being produced in large quantities due to large coastal areas. As per 2008-09 figures, India produces around 215 Million Tons of Fruits and Vegetables, 3 Billion Tons of Marine Products, 109 Million Tons of Milk, 56 Billion Eggs and 38 Million Tons of Meat per annum.



Commercially apples, potatoes, oranges, etc are stored on large scale in the cold storages. Other important costly raw materials like dry fruits, chemicals, essences and processed foods like fruit juice/pulp, concentrate dairy products, frozen meat, fish and eggs are also stored in cold storages to regulate marketing channels of these products. Therefore, it is a good project for entrepreneurs to invest. Uses Cold storage is used to preserve fruits and vegetables.



Once they are kept in the cold storage, they do not get spoiled even after many months. Sometimes, in production season of certain vegetable or fruit crops, the demand for those thing decreases, which in turn decreases the consumption in surplus amount of that particular item and it is kept in a cold storage.



Few Indian Major Players are as under

- Allana Cold Storage Ltd.
- Anjaneya Cold Storage Ltd.
- Asvini Fisheries Pvt. Ltd.
- H M G Industries Ltd.
- Hindusthan Ice & Cold Storage Co. Ltd.
- Ideal Ice & Cold Storage Co. Ltd.
- Indagro Foods Ltd.
- Jindal Steel & Alloys Ltd.

- **Karnavati Cold Storage Ltd.**
- **Karnimata Cold Storage Ltd.**
- **Kisan Cold Storage & Refrigeration Service Ltd.**
- **Mohan Meakin Ltd.**
- **Nav Bharat Refrigeration & Inds. Ltd.**
- **Prabhu Hira Ice & Cold Storage Ltd.**
- **Ram'S Assorted Cold Storage Ltd.**
- **Sri Vatsa Hotels Ltd.**
- **Universal Cold Storage Pvt. Ltd.**
- **Uptown Trading & Investments Ltd.**

PROJECT AT A GLANCE

PROJECT AT A GLANCE				(Rs. in lacs)			
COST OF PROJECT				MEANS OF FINANCE			
Particulars	Existing	Proposed	Total	Particulars	Existing	Proposed	Total
Land & Site Development Exp.	0.00	50.00	50.00	Capital	0.00	192.70	192.70
Buildings	0.00	157.50	157.50	Share Premium	0.00	0.00	0.00
Plant & Machineries	0.00	432.00	432.00	Other Type Share Capital	0.00	0.00	0.00
Motor Vehicles	0.00	10.00	10.00	Reserves & Surplus	0.00	0.00	0.00
Office Automation Equipments	0.00	50.00	50.00	Cash Subsidy	0.00	0.00	0.00
Technical Knowhow Fees & Exp.	0.00	15.00	15.00	Internal Cash Accruals	0.00	0.00	0.00
Franchise & Other Deposits	0.00	0.00	0.00	Long/Medium Term Borrowings	0.00	578.09	578.09
Preliminary & Pre-operative Exp	0.00	3.00	3.00	Debentures / Bonds	0.00	0.00	0.00
Provision for Contingencies	0.00	40.00	40.00	Unsecured Loans/Deposits	0.00	0.00	0.00
Margin Money - Working Capital	0.00	13.28	13.28				
TOTAL	0.00	770.78	770.78	TOTAL	0.00	770.78	770.78

PROJECT AT A GLANCE

Year	Annualized		Book Value	Debt	Dividend	Retained Earnings		Payout	Probable Market Price	P/E Ratio	Yield Price/ Book Value
	EPS	CEPS	Per Share		Per Share	Per Share				No.of Times	
	Rs	Rs	Rs	Rs	Rs	%	Rs	%	Rs		%
1-2	4.31	9.19	14.31	24.00	0.00	100.00	4.31	0.00	4.31	1.00	0.00
2-3	6.90	11.12	21.21	18.00	0.00	100.00	6.90	0.00	6.90	1.00	0.00
3-4	9.52	13.16	30.73	12.00	0.00	100.00	9.52	0.00	9.52	1.00	0.00
4-5	12.13	15.29	42.87	6.00	0.00	100.00	12.13	0.00	12.13	1.00	0.00
5-6	14.73	17.47	57.60	0.00	0.00	100.00	14.73	0.00	14.73	1.00	0.00



PROJECT AT A GLANCE

Year	D. S. C. R.			Debt / - Deposits Debt	Equity as- Equity	Total Net Worth	Return on Net Worth	Profitability Ratio					Assets Turnover Ratio	Current Ratio
	Individual	Cumulative	Overall					GPM	PBT	PAT	Net Contribution	P/V Ratio		
	(Number of times)			(Number of times)		%	%	%	%	%		%		
Initial				3.00	3.00									
1-2	1.34	1.34		1.68	1.68	1.75		39.69%	21.68%	17.31%	470.89	98.10%	0.64	0.70
2-3	1.59	1.46		0.85	0.85	0.91		47.97%	34.63%	23.75%	549.36	98.10%	0.73	1.42
3-4	1.91	1.60	1.92	0.39	0.39	0.43		53.79%	43.94%	28.66%	627.84	98.10%	0.76	2.39
4-5	2.30	1.75		0.14	0.14	0.17		58.00%	50.84%	32.48%	706.32	98.10%	0.75	3.62
5-6	2.78	1.92		0.00	0.00	0.03		61.09%	56.07%	35.48%	784.80	98.10%	0.71	25.15



BEP	
BEP - Maximum Utilisation Year	5
Cash BEP (% of Installed Capacity)	36.13%
Total BEP (% of Installed Capacity)	42.84%
IRR, PAYBACK and FACR	
Internal Rate of Return .. (In %age)	24.26%
Payback Period of the Project is (In Years)	2 Years 3 Months
Fixed Assets Coverage Ratio (No. of times)	1.921

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Our Approach

Requirement collection

Thorough analysis of the project

Economic feasibility study of the Project

Market potential survey/research

Report Compilation



Who do we serve?

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Sectors We Cover

- *Ayurvedic And Herbal Medicines, Herbal Cosmetics*
- *Alcoholic And Non Alcoholic Beverages, Drinks*
- *Adhesives, Industrial Adhesive, Sealants, Glues, Gum & Resin*
- *Activated Carbon & Activated Charcoal*
- *Aluminium And Aluminium Extrusion Profiles & Sections,*
- *Bio-fertilizers And Biotechnology*
- *Breakfast Snacks And Cereal Food*
- *Bicycle Tyres & Tubes, Bicycle Parts, Bicycle Assembling*



- *Bamboo And Cane Based Projects*
- *Building Materials And Construction Projects*
- *Biodegradable & Bioplastic Based Projects*
- *Chemicals (Organic And Inorganic)*
- *Confectionery, Bakery/Baking And Other Food*
- *Cereal Processing*
- *Coconut And Coconut Based Products*
- *Cold Storage For Fruits & Vegetables*
- *Coal & Coal Byproduct*

- *Copper & Copper Based Projects*
- *Dairy/Milk Processing*
- *Disinfectants, Pesticides, Insecticides, Mosquito Repellents,*
- *Electrical, Electronic And Computer based Projects*
- *Essential Oils, Oils & Fats And Allied*
- *Engineering Goods*
- *Fibre Glass & Float Glass*
- *Fast Moving Consumer Goods*
- *Food, Bakery, Agro Processing*

- *Fruits & Vegetables Processing*
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- *Fertilizers & Biofertilizers*
- *Ginger & Ginger Based Projects*
- *Herbs And Medicinal Cultivation And Jatropha (Biofuel)*
- *Hotel & Hospitality Projects*
- *Hospital Based Projects*
- *Herbal Based Projects*
- *Inks, Stationery And Export Industries*

- *Infrastructure Projects*
- *Jute & Jute Based Products*
- *Leather And Leather Based Projects*
- *Leisure & Entertainment Based Projects*
- *Livestock Farming Of Birds & Animals*
- *Minerals And Minerals*
- *Maize Processing(Wet Milling) & Maize Based Projects*
- *Medical Plastics, Disposables Plastic Syringe, Blood Bags*
- *Organic Farming, Neem Products Etc.*

Sectors We Cover Cont...

- *Paints, Pigments, Varnish & Lacquer*
- *Paper And Paper Board, Paper Recycling Projects*
- *Printing Inks*
- *Packaging Based Projects*
- *Perfumes, Cosmetics And Flavours*
- *Power Generation Based Projects & Renewable Energy Based Projects*
- *Pharmaceuticals And Drugs*
- *Plantations, Farming And Cultivations*
- *Plastic Film, Plastic Waste And Plastic Compounds*
- *Plastic, PVC, PET, HDPE, LDPE Etc.*



- *Potato And Potato Based Projects*
- *Printing And Packaging*
- *Real Estate, Leisure And Hospitality*
- *Rubber And Rubber Products*
- *Soaps And Detergents*
- *Stationary Products*
- *Spices And Snacks Food*
- *Steel & Steel Products*
- *Textile Auxiliary And Chemicals*

- *Township & Residential Complex*
- *Textiles And Readymade Garments*
- *Waste Management & Recycling*
- *Wood & Wood Products*
- *Water Industry(Packaged Drinking Water & Mineral Water)*
- *Wire & Cable*

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