



SURYODAY GROUP
Green Energy & Biofuels Division

SG-LAND-RENT-JV-01
Land Rent & JV Partnership for CBG Programme

1. Capacity & Land Requirement

Capacity	Land Required	Project Cost	Subsidy MNRE @2Cr/TPD	Net Cost	Suitable For
3 TPD	3-4 Acre	Rs.16 Cr	Rs.6 Cr (3x2Cr)	Rs.10 Cr	FPO / 2-3 Farmers Group
6 TPD	5-6 Acre	Rs.30 Cr	Rs.12 Cr (6x2Cr)	Rs.18 Cr	Medium Farmer / Sahakari
12 TPD	10-12 Acre	Rs.53 Cr	Rs.24 Cr (12x2Cr)	Rs.29 Cr	Large Farmer / Investor

Description: Per TPD subsidy Rs.2 Cr - 3 TPD Rs.6 Cr net Rs.10 Cr, 6 TPD Rs.12 Cr net Rs.18 Cr, 12 TPD Rs.24 Cr net Rs.29 Cr.

2. Per Acre Fixed Rent - Based on Readiness

Level	Land Condition	Annual Rent	Monthly	Company Work
Level 1	Undeveloped Agricultural Land (Unconverted)	Rs.30,000	Rs.2,500	NA, Borewell, DP & Wall by Company
Level 2	NA + Borewell	Rs.40,000	Rs.3,333	Power DP & Boundary Wall by Company.
Level 3	NA + Borewell + DP	Rs.50,000	Rs.4,166	Boundary Wall by Company
Level 4 Full	Full Ready - NA+Bor+DP+Wall 6ft	Rs. 80,000 to Rs. 1,00,000	Rs.6,666-8,333	No Work (Fully Ready)

Description: Level 1 Kachi Rs.30k/year to Level 4 Full Ready Rs.80k-1L/year.

3. Location Factor

Distance	Location Type	Rent Adjustment
On Highway	Main Road Touch	+20% Increase
500m-1km Inside	Good Access Road	+10% Increase
1km-5km Inside	Average Location	Base Rent

Description: Highway frontage +20%, good access road +10%, and standard inner location at base rent.

4. Total Rent Calculation

Plant-Acres	L1 @30k/Year	L1 Monthly	L4 @1L/Year	L4 Monthly
3 TPD-3 Acre	Rs.90k/Year	Rs.7,500/M	Rs.3L/Year	Rs.25k/M
6 TPD-5 Acre	Rs.1.5L/Year	Rs.12,500/M	Rs.5L/Year	Rs.41,666/M
12 TPD-10 Acre	Rs.3L/Year	Rs.25k/M	Rs.10L/Year	Rs.83,333/M

Description: Total Annual Rent = Per Acre Fixed Rent $\times$ Total Land Area in Acres.

5. Lease Terms - 30 Years

Point	Terms
Period	30 Years Registered Lease Deed – Stamp Duty (1%) borne by Company.
Mortgage	Lessee mortgage for securing up to 70% project finance debt with formal lender NOC."

Point	Terms
Advance	3 Year Advance Rent at signing – Adjustable during the last 3 Year of lease.
Escalation	10% Rent Enhancement every 3 Years.
Compound Wall	Owner to construct a 6-ft / 7-ft boundary wall; otherwise, the company can build it and recover the cost over 24 months, subject to the prevailing market value and mutual understanding at that time.

30-year registered lease with Lessee project finance mortgage (up to 70% with lender NOC), 3-year advance rental terms, and 10% rent escalation at 3-year intervals.

6. JV Model

Condition	Land+Cost	Contribution	Share %	Dividend/Year
Kachi Land	1.2 Cr	1.2 Cr	1.2%	Rs.1.4L/Year
NA+Bor	1.3 Cr	1.3 Cr	1.5%	Rs.1.75L/Year
NA+Bor+DP	1.4 Cr	1.4 Cr	2.5%	Rs.2.92L/Year
Full Ready	1.8 Cr	1.8 Cr	4% Best	Rs.4.68L+Commission

valuation plus readiness cost determines the proportional equity share, ranging from 1.2% up to 10% based on capital contribution (1 Cr to 10 Cr scale), offering secure annual dividends and performance benefits.

7. Third Model - Purchase after 3 Years

Stage	Details - One Line	Check
Agreed Value	6 Acres x ₹30 Lakhs = ₹1.8 Cr (Fixed Base Land Valuation)	As per Jantri
Purchase	Agreed Value + 20% Appreciation = ₹2.16 Cr (Payable after 3 Years @ 6.6% Annual Growth)	Reasonable
Year 0-3	Lease + ATS (10% Notional) - No Dividend till COD	Correct
Year 3-5 Pay	₹2.16 Cr from Escrow (Post Statutory, O&M, EMI, DSRA)	Bank Agrees
Year 5 End	100% Payment - 0% Share - SPV Sale Deed	Clear Title

Description: Agreed baseline value of ₹1.8 Cr with 20% escalation totaling ₹2.16 Cr for land purchase after 3 years, secured via escrow mechanism with full property ownership transferred to the SPV by the end of Year 5.

Required Feedstock Production Information

A. Daily Requirement - MT

Capacity	Mixed Avg Daily	Only Cow Dung	Only Napier	Only Food Waste
3 TPD	60 MT	135 MT	48 MT	25 MT
6 TPD	110 MT	225 MT	80 MT	40 MT
12 TPD	220 MT	540 MT	192 MT	98 MT

Description: Mixed feedstock average requirement is 60 MT (3 TPD), 110 MT (6 TPD), and 220 MT (12 TPD) daily, comprising an optimized blend of Cow Dung (45% as base inoculant), Napier Grass (35%), and Organic Food Waste (20%), perfectly balanced to generate 3,000 Kg to 12,000 Kg of pure CBG output daily.

B. Best Feedstock - MT

Feedstock	Yield Kg/MT	Why Best	Price
Napier/Maize	55-95 Kg	High yield, farm-grown, highly stable supply	Technical Estimates - Market Linked
Food Waste	90-120 Kg	Highest gas yield, economic	Technical Estimates - High Value
Press Mud	35-45 Kg	Low cost, ideal if sugar mill is nearby	Technical Estimates - Low Cost
Poultry Litter	45-60 Kg	Medium yield, rich in nitrogen	Technical Estimates - Medium
Cow Dung	18-25 Kg	Essential base material & bacterial inoculant	Technical Estimates - Base

Description: Napier 55-95kg/MT high yield stable, Food waste 90-120kg/MT highest yield free, Press mud low cost.

C. Mass Balance - MT

Capacity	Input Daily	CBG Output	Manure	Solid+Liquid
3 TPD	60 MT	3,000 Kg	47 MT	12 MT+35 MT
6 TPD	110 MT	6,000 Kg	94 MT	22 MT+72 MT
12 TPD	220 MT	12,000 Kg	198 MT	44 MT+154 MT

Description: For every 60 MT, 110 MT, and 220 MT of daily mixed feedstock input (for 3, 6, and 12 TPD plants), the plant yields 3 MT, 6 MT, and 12 MT of pure CBG respectively, along with 47 MT, 94 MT, and 198 MT of high-quality organic manure (split into solid and liquid form).

D. NDA / Project Agreement Fee - Rs.10,00,000

NDA / PROJECT AGREEMENT FEE - Rs.10,00,000

Initial Fee: **Rs.10,00,000 + applicable taxes, if any.**

This fee covers:

- Initial project documentation and legal drafting
- Site visit/project coordination and preliminary feasibility study (including the option to visit any nearby CBG plant)
- Technical assessment and DPR processing support
- Agreement processing, stamp duty assistance and registration coordination
- Confidentiality and exclusivity for the proposed site / land parcel

This fee is NOT a land purchase amount, NOT a plant investment, NOT a security deposit and NOT a guaranteed-return payment.

The fee shall be governed strictly by the signed NDA / MOU / Project Agreement.

Refund / Adjustment Policy:

- Generally non-refundable, except where otherwise specifically agreed in writing in the definitive agreement.
- Where mutually agreed, adjustable against final project documentation charges / SPV formation / project development fees.
- No interest shall be payable on the fee amount.

Important: This proposal is for preliminary discussion only. Binding obligations shall arise only under the signed NDA / MOU / JV / Project Agreement.

E. Normal Terms & Conditions

- Project Capacity: Final after technical and financial feasibility and site survey.
- Land: Clear title / valid ownership / legally usable rights and suitable for CBG project.
- Feedstock: Availability, quality and regular supply verified before finalization - Quantities indicative only.
- Technology: Final technology and plant configuration based on technical assessment and approved DPR.
- Commercial Terms: Investment, JV share, revenue / profit sharing, land consideration, rent escalation mutually agreed in definitive agreement.
- MOU / NDA Fee: Rs.10,00,000 + taxes, if any, as per signed MOU / NDA. Non-refundable except specifically agreed.
- No Guaranteed Return: Indicative production, revenue, subsidy and profitability estimates only - Not guaranteed.
- Final Agreement: Proposal for preliminary discussion only - Binding only under signed MOU / JV / Project Agreement / Lease Deed / sale deed.
- Statutory Approvals: Subject to government approvals, permissions, land use conversion, environmental clearance.
- Confidentiality: All commercial terms, pricing, technology details confidential as per NDA.
- Governing Law: Governed by laws of India - Jurisdiction as per definitive agreement.

F. After NDA Agreement - 14 Months Plant - Step by Step – Training Timeline 14-19+ Months

Step	Timeline	Activity
1	Week 1-2	NDA Agreement + Site Verification + Land Title Check + Feedstock Survey
2	Week 3-4	Land Lease/JV Agreement + SPV Formation + PAN GST MSME
3	Month 2-3	Feasibility + DPR + Technology Finalization + Mass Balance
4	Month 3-5	All Licenses - Pollution, Factory, Fire, PESO, Panchayat, DISCOM, Water, NA
5	Month 4-6	Government Agreement + CBG Offtake LOI - 100% Gas Purchase - GAIL/IOCL/BPCL/HPCL SATAT
6	Month 5-6	Document Ready - All License Certificate Ready - Government Agreement Ready
7	Month 4-7	Project Finance - 70% Bank Loan - Rs.10-29 Cr Net after Subsidy @2Cr/TPD - Bank 70% Equity 15% Subsidy
8	Month 6-18	Construction - 14 Months Full Start - Civil 4M + Equipment 3M + Erection 3M + Electrical 2M + Piping 2M + Commissioning 1M
9	Month 18-19	Commissioning & Trial Run - First Gas - IS 16087 - 100% Offtake Start
10	Month 19+	O&M; Support - 5 Years Technical + Feedstock + Manure Marketing + Training

Description: Complete execution roadmap by Suryoday Group from initial NDA to First Gas production spanning 18 to 20 months, with a 14-month core construction phase. The timeline covers week-by-week site verification and title clearance, formation of SPV and statutory registrations (PAN, GST, MSME), detailed project reports (DPR) and technical finalization, fast-track acquisition of all required government licenses (Pollution, Factory, PESO, Panchayat, DISCOM, Water, NA), government agreements & 100% CBG offtake letters of intent under the SATAT scheme (GAIL/IOCL/BPCL/HPCL), 70% bank project financing post-subsidy, commissioning under IS 16087 standards, followed by comprehensive 5-year post-commissioning O&M support covering technical assistance, feedstock management, manure marketing, and operational training.

Plant Machinery & Equipment: Built with top-tier 'Make in India' standard-level robust machinery, ensuring high durability, optimal gas yield, and long-term operational efficiency.

G. Interested Farmer / Land Owner Details - Interest Form

Land Owner Expression of Interest Form (Please tick where applicable)

Farmer Name:				Mobile:			
Address: Village:		Taluka:		District:		State:	
Location: Google Map Link:				Survey No:		Block No:	
Plant Interested (Capacity):		☐ 3 TPD	☐ 6 TPD	☐ 12 TPD	(Tick)		
Total Land Available:		_____Acre / Bigha / Guntha - Total Land: _____					
Land Facilities & Infrastructure (Tick Box):							
a) NA Title Clear:	☐	Yes - NA Chhe - Date: _____		☐	No - Kachi Land		
b) Borewell - Bor:	☐	Yes - Depth: _____ft		Water:	☐ Yes	☐ No	☐ No Borewell
c) DP / Light:	☐	Yes - KVA: _____(150/250/415)		Distance:	_____Mtr		☐ No DP
d) Compound Wall:	☐	Yes - 6ft / 7ft - Length: _____		_____ft/Mtr	☐	No Wall	
e) Road / Rasta:	☐	Damar Road Touch		☐ Kachi Road	☐ 500Mtr Inside	☐ 1KM+ Inside	Type: _____
f) Feedstock Nearby:	☐	Napier	☐ Cow Dung	☐ Food Waste	☐ Press Mud	☐ Poultry - Dist:	KM
Expected Model:	☐	Rent (30k-1L/Acre/Year)		☐ JV (1.2%-4% Share)	☐	Third Model Purchase after 3Y	
Any Loan on Land:	☐	No Loan	☐	Yes - Bank Name: _____		Amount: Rs. _____	
Signature & Date: Farmer Signature: _____				Suryoday Rep: _____			
Date: _____				Date: _____			

Company: Suryoday Group (Green Energy & Biofuels Division)

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