



संदर्भ सं. राबैं. प्रका. डीएसएम/ 140 / डीएसएम 1ए/ 2018-19


परिपत्र सं. 125 /डीएसएम- 07 /2018

30 मई 2018

- 1) मुख्य महाप्रबंधक/ महाप्रबंधक/ प्रभारी अधिकारी  
राष्ट्रीय कृषि और ग्रामीण विकास बैंक  
सभी क्षेत्रीय कार्यालय/ प्रधान कार्यालय, मुंबई के सभी विभाग
- 2) प्रधानाचार्य/ निदेशक/ संयुक्त निदेशक  
बर्ड/ एनबीएससी/ लखनऊ/ बोलपुर/ मंगलूर

<u>भंडारागार आधारभूत सुविधा निधि (डब्ल्यूआईएफ)- परिचालनात्मक दिशानिर्देश</u>	<u>Warehouse Infrastructure Fund (WIF)- Operational Guidelines</u>
<p>कृपया दिनांक 17 अक्टूबर 2014 के अपने परिपत्र संख्या 197/ डीएसएम-03/ 2014 (संदर्भ सं. राबैं.डीएसएम/ 248/ डीएसएम 2-ए/ 2014-15) का संदर्भ लें.</p> <p>2. क्षेत्रीय कार्यालयों से प्राप्त प्रतिक्रिया और लंबे समय से प्राप्त अनुभव के आधार पर, डब्ल्यूआईएफ के परिचालनात्मक दिशानिर्देशों का पुनः अवलोकन किया गया है. संशोधित दिशानिर्देश अनुबंध I में दिए गए हैं.</p> <p>3. कृपया पावती दें.</p>	<p>Please refer to our Circular No. 197/ DSM-03/ 2014 (Ref. No. NB. DSM/ 248/ DSM 2-A/ 2014-15) dated 17 October 2014.</p> <p>2. Based on the feedback received from Regional Offices and experience gained over a period of time, the operational guidelines of WIF have been revisited. The revised guidelines are given in Annexure I.</p> <p>3. Kindly acknowledge receipt.</p>

भवदीय Yours faithfully

  
रणबीर सिंह Ranbir Singh  
मुख्य महाप्रबंधक Chief General Manager  
अनुलग्नक Enclosures: यथोक्त As above

**Annexure- I**

**Warehouse infrastructure Fund (WIF) - Operational Guidelines**

The salient features of the WIF are indicated below:

1	Eligible Institutions/ Entities	<ul style="list-style-type: none"> <li>• State Governments,</li> <li>• State/ Central Government Owned/ assisted entities, Cooperative, Federations of Cooperatives, Farmers Producers Organizations (FPOs), Federations of Farmers’ Collectives, SPVs set up under PPP mode, etc.</li> <li>• Primary Agricultural Credit Societies (PACS)/ Agriculture Produce Marketing Committees (APMC) as defined in the APMC Act of the States or UT, Cooperative Marketing Societies (CMS) or similar institutions.</li> <li>• Corporates/ Companies, Individual Entrepreneurs, etc.</li> </ul>
2	Activities covered	<p><u>A. Storage Infrastructure:</u>          Loans will be extended to projects involving creation of storage infrastructure, for agriculture and allied produce like including construction of Warehouses, Silos, etc. including components essential for a modern/scientific warehouse complex.</p> <p><u>B. Cold Storage and Cold Chain Activity:</u>          Cold Storage, Controlled Atmosphere (CA) Stores, other Cold Chain Infrastructure Activities like Pack Houses/ Integrated Pack Houses, Reefer Vans, Bulk Coolers, Individually Quick Frozen Units, Chilling/ Freezing Infrastructure, etc.</p> <p><u>Note for A &amp; B above:</u></p> <ol style="list-style-type: none"> <li>1. Projects with minimum aggregate storage capacity of 5000 metric tons (MT) and above will be considered under WIF.</li> <li>2. No minimum capacity stipulations for projects of Governments/ Government owned corporations.</li> <li>3. Modernisation of private/ corporate sector projects- Modernisation/ Upgradation of existing project on a stand-alone basis are not eligible. However, modernisation of existing storage facility can be considered as part of capacity expansion/ new storage infrastructure creation projects.</li> </ol>

		<p><u>C. Marketing and allied infrastructure of APMCs Including upgradation/ modernisation/ new infrastructure like:</u>          Auction platforms, Auction hall, Storage infra., office building, rest room, cafeteria, pay and use toilet, drainage, drinking water, internal roads/pavements, approach road, boundary wall, mechanised cleaning, testing labs, grading sorting equipment's, packaging lines, computerization and e-trading platforms, solar energy plants, weigh bridge, fire-fighting &amp; safety mechanism, CCTV, Security, demonstration units. etc. (list is indicative only) are eligible.          Only integrated marketing infrastructure projects will be considered under private sector.</p>
3	Conformation to Norms of WDRA/ NCCD	<p>Loans will be provided in respect of only those dry and wet storage projects which conform to the norms/ standards prescribed by Warehousing Development and Regulatory Authority (WDRA)/ National Centre for Cold-chain Development (NCCD).          The borrowers also to give an undertaking for obtaining accreditation/ registration from WDRA for storage infrastructure/ following the standards set by NCCD for cold chain infrastructure, on completion of the infrastructure.</p>
4	Priority Segments	<p>Funds under this allocation would be utilized for meeting the growing demand for storage capacity for agricultural commodities and also in the wake of enactment of National Food Security Act 2013 from the following segments:</p> <ul style="list-style-type: none"> <li>• Food grain procurement agencies, like FCI (including under PEG Scheme), Central Warehousing Corporation, State Government Departments/ Agencies, State Warehousing Corporations, etc.</li> <li>• Panchayats, PACS and other Co-operative Societies (including modernization/ renovation/ repairs of the existing warehouses) for enabling farmers to store their produce and avail concessional post-harvest loans.</li> <li>• State Civil Supplies Departments/ Corporations for Public Distribution System (PDS) and supply of essential commodities</li> </ul>

		<ul style="list-style-type: none"> <li>Private sector companies/ corporates for storing food grains as well as other agricultural commodities, like pulses, oilseeds, cotton, spices &amp; condiments and perishables, like fruits &amp; vegetables, dairy/ poultry/ meat/ fish products.</li> </ul> <p>Priority will be given for the projects proposed in Eastern and North Eastern states and all other deficit states from the food grain production point of view.</p>			
5	Loans to Public Sector	The direct loans to State Government/ State Owned Corporations (with State Government Guarantee) and to Panchayats (through State Governments) under the scheme will be governed by the extant RIDF guidelines/ norms.			
6	Loans to Private Sector	Direct loans to private sector will include loans to Cooperatives, Cooperative Federations, Federations of Farmers' Collectives, APMCs, State Level Boards, Apex Marketing Boards/ Bodies, SPVs set up under PPP mode, Farmers' Producers' Organizations (FPOs), and Private Companies/ Corporates, Individual Entrepreneurs etc. Further, entities owned/ assisted/ sponsored by the Central and State Governments, which are not covered under public sector would be funded under this category. Guidelines for loans to private sector are separately furnished as Annexure - II.			
7	<b>Financing terms and conditions- Security Norms</b>				
	<b>Type of Borrower</b>	<b>Maximum Quantum of Loan (% of TFO)</b>	<b>Tenor of loan (Years)</b>	<b>Rate of Interest (% p.a.)</b>	<b>Security/ Documentation</b>
<b>A</b>	<b>Loans with RIDF rate of interest</b>				
1	State Governments (loans to Finance Dept. under Article 293 (3))	95	07	Prevailing RIDF rate of interest (presently 1.5% less than the Bank Rate)	A mandate/ undertaking to the effect that the State Government will repay the loans, with interest, in time and shall make adequate budgetary provisions to meet the repayment obligations for the loans under WIF
2	State Owned Corporations (loans outside	95	07	Prevailing RIDF rate of interest	Government Guarantee+ Primary and/ or Collateral

	Article 293(3) & Loans to Govt. of India owned corporations/entities.			(presently 1.5% less than the Bank Rate)	Security, Assignment/ Hypothecation of rentals receivable and any other unencumbered receivables, Debt Service Reserve as a default escrow account. Primary security should be insisted upon. However if primary security cannot be mortgaged, alternate collateral security can be accepted (subject to HO approval). Fixed Deposit Receipts or Bank Guarantee will be considered in lieu of primary/ collateral security. The minimum security cover requirement would be 100%, excluding DSRA (##)									
(##) Applicability of Debt Service Reserve Amount (DSRA): <table border="1" style="width: 100%; margin-top: 10px;"> <thead> <tr> <th style="width: 5%;"></th> <th style="width: 55%;">Security Type</th> <th style="width: 40%;">DSRA Amount Equivalent</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>For loans secured by State Government Guarantee/ Bank Guarantee/ Fixed Deposit Receipts</td> <td>One Quarter Interest</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Others</td> <td>One quarter principal and interest</td> </tr> </tbody> </table> <p style="margin-top: 10px;">Note: The loan documents should be carefully executed in such a way that the <u>'right of set off'</u> will not be exercised by the banks who extends the Guarantee or Lien on FD. Further, the guarantee/ lien confirmation letter shall be taken on yearly basis from the issuing banks.</p>							Security Type	DSRA Amount Equivalent	1	For loans secured by State Government Guarantee/ Bank Guarantee/ Fixed Deposit Receipts	One Quarter Interest	2	Others	One quarter principal and interest
	Security Type	DSRA Amount Equivalent												
1	For loans secured by State Government Guarantee/ Bank Guarantee/ Fixed Deposit Receipts	One Quarter Interest												
2	Others	One quarter principal and interest												
<b>B</b>	<b>Loans with interest rates based on Prime Lending Rate* (PLR) (Refer Annexure II)</b> * PLR- Prime Lending Rate of NABARD decided from time to time.													
8	Evaluation Fee-	A non-refundable evaluation fee of 0.25% of the total project outlay (TFO), subject to a minimum												

	State Owned Entities backed by State Govt. Guarantee	<p>of ₹2.00 lakh and maximum of ₹15.00 lakh per project plus statutory taxes, etc., applicable.</p> <p><b>Mode of collection</b> 25% of the total evaluation fee plus applicable taxes will be collected upfront and the balance prior to the issue of sanction letter.</p> <p><b>Exemption</b> Exemptions from the payment of evaluation fee would be considered for the projects from NER, Eastern Region and Food-deficit States on receipt of specific request from the borrower and subject to approval by the competent authority.</p>
9	Appraisal and Sanction of loans	<p>Detailed memorandum of sanction will be put up by Department of Storage &amp; Marketing for eligible project proposals from public and private sector for sanction to the Internal Sanctioning Committee for loan upto Rs.100 crore (State Govt. and State Govt. Agencies) and upto Rs.50 crore for loans under PLR norms. The projects above these limits will be placed in the Project Sanctioning Committee (a subcommittee of the board) set up for sanctions of loans under RIDF/WIF.</p> <p>Environmental and social Impact assessment also to be carried out for projects above Rs.500 crore.</p>
10	Documentation	<p>The existing norms and guidelines for documentation related to the direct loans will be followed.</p> <p>Circulars/ Instructions issued by Law Department, Risk Management Department, and Inspection Department relevant to project loan shall also be followed.</p>
11	Disbursements	<p>Loans to State Government Entities (backed by State Govt. Guarantee)- Each disbursement is considered as separate loan with applicable interest rate (Bank Rate minus 1.5%) on the date of disbursements and 7 year tenor with 2 year moratorium.</p> <p>Principal instalment repayment may be scheduled on quarterly, half yearly or annually basis. The repayment due dates should be aligned with the interest payment dates.</p> <p>If the borrowing entity fails to pay the interest on the due date, it shall be liable to pay penal interest</p>

		on the interest overdue at the same rate as applicable to the principal amount.
12	Credit Monitoring Fee: State Owned Entities backed by State Govt. Guarantee	0.05% of Term Loan subject to a minimum of ₹0.50 lakh and maximum of ₹2.00 lakh/ year during the currency of term loan. Statutory taxes, if applicable, will be charged extra.  The credit monitoring fee shall be payable every year with the first such payment becoming due upon completion of one year from the date of first disbursement and, thereafter, every year during the currency of the loan.
13	<b>Exposure Norms</b>	The exposure norms issued by Risk Management Department shall be adopted for calculating the exposure to the entities.
14	<b>Due Diligence</b>	All the steps, including analyzing through CIBIL, CRILC reports, Bankers Confidential Reports, RBI Defaulters List, mortgaging with Central Register Authority (CERSAI), etc. would be followed for due diligence, etc.

---

---

## Annexure – II

### DIRECT LOANS TO PRIVATE SECTOR

Direct loans under to private sector under Warehouse Infrastructure Fund (WIF 2013-14 and 14- 2015) shall include loans to *Cooperatives*, Federations of Coops., Farmers Producers Organizations (FPOs), Federations of Farmers’ Collectives, Private Companies/ Corporates, SPVs set up under PPP mode, Individual Entrepreneurs, etc. Further, entities owned/ assisted/ sponsored by the Central and State Governments, which are not covered under public sector (without Government guarantee) would be funded under this category.

### Financial Parameters

#### **1) Project Cost**

The eligible project outlay will include cost of site development, construction of main and ancillary structures, internal roads, drainage, machinery & equipment, etc. No loan would be provided for purchase of land. However, cost of land, not exceeding 10% of the project cost, may be reckoned towards borrower’s contribution.

#### **2) Terms of Lending**

The terms of lending will be as indicated below:

	<b>Type of Borrower</b>	<b>Maximum Quantum of Loan (% of TFO)</b>	<b>Tenor of loan (Years)</b>	<b>Rate of Interest (% p.a.)</b>	<b>Security/ Documentation</b>
<b>A</b>	<b>Loans with interest rates based on Prime Lending Rate (PLR)</b>				
1	State/ Central Govt. Owned/ Assisted Entities (without Government Guarantee)	95	07	PLR + Risk Premium	Primary & Collateral Security, Assignment/ Hypothecation of rental receivables and any other unencumbered receivables/ Debt Service Reserve as a default escrow account/ fixed deposit receipts/ bank guarantee or any other security acceptable to NABARD as collateral security.
2	<i>Cooperatives</i> , Federations of Coops., Farmers Producers Organizations (FPOs), Federations of Farmers’ Collectives, SPVs, etc.		More than 7 years	PLR + Risk Premium + Tenor Premium	The security cover (primary/ collateral) requirement would be minimum 150%, excluding DSRA. Fixed Deposit Receipts or Bank Guarantee will be considered in lieu of primary/ collateral security.



3	Private Companies/ Corporates, SPVs set up under PPP mode, individual entrepreneurs, etc.	75	07	PLR + Risk Premium	Primary & Collateral Security, Assignment/ Hypothecation of rental receivables and any other unencumbered receivables/ Debt Service Reserve as a default escrow account/ fixed deposit receipts/ bank guarantee or any other security acceptable to NABARD as collateral security). The security cover (primary and collateral) requirement would be minimum 150%, excluding DSRA. Fixed Deposit Receipts or Bank Guarantee will be considered in lieu of primary/ collateral security.
			More than 7 year	PLR+ Risk Premium + Tenor Premium	

Explanatory Note:

**A. Quantum of WIF Loan:**

Sr. No.	Serial A1, A2 and A3	Eligible Entities
1	95% of Eligible TFO	<i>Cooperatives, Federations of Coops., Farmers Producers Organizations (FPOs), Federations of Farmers' Collectives. SPVs promoted and fully owned by Central/ State Govt. and Central/ State Govt. Owned Entities</i>
2	75% of Eligible TFO	Private Companies/ Corporates, SPVs set up under PPP mode, Individual Entrepreneurs, etc.

**B. Relaxation in Security Norms-** In case, the offered security is in the form of liquid securities like Bank Guarantee or Fixed Deposit Receipts, the security coverage requirement of 150% will be relaxed and the liquid security cover should be minimum 100% excluding applicable DSRA.

**C. Documentation-** The loan documents should be carefully executed that the 'right of set off' will not be exercised by the banks who extends the Guarantee or Lien on FD. Further, the Guarantee/ lien confirmation letter shall be obtained on yearly basis from the issuing banks.

**D. Debt Service Reserve Amount (DSRA):**

	Security Cover	DSRA Amount Equivalent
1	For loans secured by State Government Guarantee/ Bank Guarantee/ Fixed Deposit Receipts	One Quarter Interest

	2	Others	One quarter principal and interest
--	---	--------	------------------------------------

In case of loans to private companies/ corporates/ individual entrepreneurs, etc. The personal guarantee of the promoter/ director will be obtained wherever possible. The parameters related to Rating, Risk Premium, Tenor Premium, etc., are appended as **Appendix I.**

### **3) Evaluation Fee & Credit Monitoring Fee**

**a) Evaluation Fee:** A non-refundable evaluation fee of 0.25% of TFO, subject to a minimum of ₹10.00 lakh and maximum of ₹50.00 lakh per project, will be charged plus statutory taxes, etc., applicable.

**Mode of collection:**

- I. Fee up to ₹10.00 lakh plus applicable taxes to be collected upfront along with project proposal
- II. For fee amount above ₹10 lakh (and up to ₹50 lakh), 50% of the fee to be collected in advance (subject to a minimum of ₹10 lakh plus applicable taxes).
- III. Balance evaluation fee to be collected before issue of sanction letter to the borrower

**Rebate**

A rebate of 50% in evaluation fee will be extended for projects located in NER, Eastern region and Food-Deficit States based on the specific request received from the borrowers.

**b) Credit Monitoring Fee:** A fee equivalent to 0.05% of Term Loan subject to a minimum of ₹0.50 lakh and maximum of ₹2.00 lakh/ year during the currency of term loan. Statutory taxes, if applicable, will be charged extra.

**Mode of collection:**

The credit monitoring fee shall be payable every year with the first such payment becoming due upon completion of one year from the date of first disbursement and, thereafter, every year during the currency of the loan.

### **4) Process of Appraisal**

A detailed appraisal of the project and the borrower will be taken up as per the extant guidelines and norms adopted for projects considered under existing direct loans. Environmental and social Impact assessment to be carried out for projects above Rs.500 crore. (An indicative list of activity is enclosed as Appendix II for reference)

### **5) Documentation**

The existing norms and guidelines for documentation related to the direct loans will be followed. Circulars/Instructions issued by Law Department, Risk Management Department, and Inspection Department shall also be followed.

### **6) Disbursements and Interest Rates**

The disbursements and the loan tenor to the projects will be as per the sanction terms and conditions.

However, applicable interest rate to each disbursement instalment will be linked to WIF- PLR on the date of disbursement.

**7) Repayment of Loan**

- A moratorium period of a maximum of two years may be considered for repayment of installments of principal amount. However, interest would be payable on the outstanding principal amount during the moratorium period.
- The interest on loans will be payable on quarterly rests and the due dates will be as per FD instructions vide IOM No. FD-3155 dated 25 February 2015. Principal instalment repayment may be scheduled on quarterly, half yearly or annually basis, and the repayment due dates should be aligned with the interest payment dates.
- If the borrowing entity fails to pay the interest on the due date, it shall be liable to pay penal interest on the interest overdue at the same rates as applicable to the principal amount.

**8) Insurance**

The borrower must ensure adequate and comprehensive insurance cover for the assets created under the loan, as also for the goods stored in the warehouse/ cold storage and to be endorsed to NABARD during the currency of the loan.

**9) Prudential Norms**

The prudential norms will apply to the loans extended and assets acquired under the scheme. Risk mitigation will be handled at the stage of product customisation. As asset classification depends on availability of security, additional collateral security for loans will be taken to attract lower provisioning in case the assets become non-performing.

**11) Exposure Norms**

The exposure norms issued by Risk Management Department shall be adhered for calculating the exposure to the entities.

**12) Monitoring of Projects**

The guidelines laid out in NABARD's Credit Monitoring Manual, issued vide Ref. No. NB. REPO/RISK MGMT/ 708 /RISK-1/2011-12 dated 16 January 2012 and Handbook of WIF would be followed for monitoring the projects sanctioned under WIF.

**12) Diligence & Other aspects**

All the steps, including analyzing through CIBIL, CRILC reports, Bankers Confidential Reports, RBI Defaulters List, mortgaging with Central Register Authority (CERSAI), etc. would be followed for due diligence, etc.

---

---

### Appendix I

#### **LOANS FROM WAREHOUSE INFRASTRUCTURE FUND (WIF 2013- 14 & 2014-15) LOANS TO PRIVATE SECTOR –**

#### **PARAMETERS OF RATING, RATE OF INTEREST & TENOR PREMIUM**

1) The rating will be based on a scale of 100 marks scale. The allotment of marks under various segments will be as under:

<b>Sl. No.</b>	<b>Segment</b>	<b>Marks</b>
a	Financials	50
b	Security	30
c	Management	10
d	Compliances	10
	<b>Total</b>	<b>100</b>

2) The allotment of marks for the individual parameters under the various segments will be as below:

<b>Sl. No.</b>	<b>Parameters</b>	<b>Max Marks</b>	<b>Range</b>	<b>Marks</b>
<b>A</b>	<b>Financial Segment</b>			
1	Ratio of Debt to Tangible Net Worth	10	< 1.00	10
			= 1.01 <= 1.50	8
			= 1.51 < = 2.00	6
			= 2.01 < = 2.50	4
			= 2.51 < = 3.00	2
			Above 3.00	0
2	Ratio of Total Outside Liabilities to Tangible Net worth	4	< = 3.00	4
			= 3.01 < 4.00	3
			= 4.01 < 5.00	1
			> 5.00	0
3	Current Ratio	2	1.33 & above	2
			= 1.15 <= 1.33	1
			Below 1.15	0
4	Return on Capital employed (ROCE)(PAT/Capital employed) ((PAT/(Tangible Net worth + term Liabilities) )	4	> 12%	4
			= 12 % > 10%	3
			= 10% >8%	2
			=8% >6%	1
			Below 6%	0
5	Interest Service Coverage Ratio	3	> 2.50	3
			= 2.00 < = 2.50	2
			= 1.50 < = 1.99	1
			Below 1.50	0

WAREHOUSE INFRASTRUCTURE FUND  
OPERATIONAL HANDBOOK –REVISION DTD. 30 May 2018  
*FOR INTERNAL USE ONLY*

6	Debt Service Coverage Ratio (only for the proposed projects)	6	= > 2.00	6
			= 1.50 < 1.99	5
			= 1.20 < 1.49	3
			= 1.00 < 1.19	1
			Below 1.00	0
7	DSCR (Debt Service Coverage Ratio) for all proposed and present projects to be worked out and weighted separately)	6	= > 2.00	6
			= 1.50 < = 1.99	5
			= 1.20 < = 1.49	3
			= 1.00 < = 1.19	1
			Below 1.00	0
8	Achievement of Revenue projection	2	100% and above	2
			= 75% < 100%	1
			Below 75%	0
9	Achievement of Net Profit	3	= 90% < = 100%	3
			= 80% < = 89%	2
			= 70% < = 79%	1
			Below 70%	0
10	Movement in the Tangible Net Worth (as compared to last 3 years)	2	Increasing	2
			Stagnant	1
			Decreasing	0
11	Audit Qualification	2	Unqualified for last three years	2
			Unqualified last two years	1
			Otherwise	0
12	Earnings Before Interest, Depreciation and Taxes (EBIDT) to Sales	3	Over 10%	3
			8% to 10%	2
			5% to 8%	1
			Below 5%	0
13	EBIDT to Long Term Debt	3	Over 40%	3
			25% to 40%	2
			10% to 25%	1
			Below 10%	0
<b>Total</b>		<b>50</b>		
<b>B</b>	<b>Security Segment</b>			
1	Primary Security Coverage (Land, Buildings, Machines and grounded and Equipment acquired out of NABARD finance)	12	Over 200%	12
			175% to 199%	10
			160% to 174%	8
			150% to 159%	6

WAREHOUSE INFRASTRUCTURE FUND  
 OPERATIONAL HANDBOOK –REVISION DTD. 30 May 2018  
FOR INTERNAL USE ONLY

			140% to 149%	4
			120% to 139%	2
			110% to 119%	1
			Below 110%	0
2	Tangible Collateral Security Coverage	10	100% and above	10
			80% to 99%	8
			70% to 79%	6
			60% to 69%	4
			50% to 59%	2
			25% to 49%	1
			Below 25%	0
3	Net Worth of the persons extending personal guarantee	4	Net Worth > 150%	4
			Net Worth =100% >=150%	3
			Net Worth =100%	2
			Unavailable	0
4	Escrow/Default Escrow Account	4	Where all receivables are escrowed	4
			Where only project specific receivables are escrowed	3
			Only Default escrow account covering Quarterly installment and interest	2
			Not available	0
	<b>Total</b>	<b>30</b>		
<b>C</b>	<b>Management Segment</b>			
1	Experience of the Key Members of the Board in the activity	3	Over 5 years	3
			3 to 5 years	2
			2 to 3 years	1
			Less than 2 years	0
2	Professional Management	3	Promoters/Directors Highly qualified professionals	3
			Managed by Hiring professionals	1
			Managed on Own	0
3	Discipline in meeting Financial commitments	2	Meeting commitments in time	2
			Meeting commitments with some delay	1

WAREHOUSE INFRASTRUCTURE FUND  
OPERATIONAL HANDBOOK –REVISION DTD. 30 May 2018  
*FOR INTERNAL USE ONLY*

			Not meeting commitments	0
4	Diversification in Activities	2	Activities diversified with collateral management, logistics etc.	2
			Activity is only confined to renting of warehouses	0
	<b>Total</b>	<b>10</b>		
<b>D</b>	<b>Compliance Segment</b>			
	<u>Corporate Governance Policy of the Company</u>			
1	Effective monitoring by the Board of Directors	2	Effective monitoring	2
			No monitoring	0
2	Effective / adequate Internal control procedures and MIS	2	Effective mechanism	2
			No mechanism in place	0
3	Prompt Appointment of Internal Auditors	1	Timely appointment	1
			Delayed	0
4	Disclosure of audited financial and operating results within 03 months of annual accounts closing date	1	Within 03 months	1
			After 03 months	0
5	Capacity Utilization for existing projects	4	>90% to 100%	4
			80% to 89%	2
			70% to 79%	1
			< 70%	0
	<b>Total</b>	<b>10</b>		
	<b>Grand Total (A+B+C+D)</b>	<b>100</b>		

The ratings will be based on the Grand total marks obtained and will be as under:

Sl. No.	Grand total Marks obtained	Rating
1	90 and above	AAA plus (Prime)
2	80 to 89	AAA
3	70 to 79	AA
4	60 to 69	A

**Note:**

- 1) Primary security refers to all the project related assets. All the other security will constitute as collateral security.
- 2) For collateral coverage, only market value liquid securities (like FDs, bonds, shares etc.) and value of commercial, residential properties (distress value) will be reckoned. In the case of assignment of LIC policies, only surrender value should be reckoned.
- 3) Where the land for the warehouse is leased and where the land owner has not guaranteed & mortgaged the land, the collateral coverage should be minimum 100%.
- 4) Project where the score is below 60 should not be entertained.

- 5) If the total security (primary + collateral) is above 200% of the loan amount, then the rating will be upgraded by one category.
- 6) In case the borrower offers 100% liquid security cover, the borrower will be upgraded to prime category.
- 7) Under PLR norms, no projects/ proposals with total security less than 150% (except wherever 100% liquid security cover is available) of the loan amount should be entertained.
- 8) The risk weights in case of new stand-alone projects as per point 2 A-Financial Segment, Sr. No. 6 will be factored at 100%.
- 9) The Rate of Interest (per annum) will be as below :

Sl. No.	Rating	Interest Rate
1	AAA plus (Prime)	PLR
2	AAA	PLR + 25 bps
3	AA	PLR + 50 bps
4	A	PLR + 75 bps

- 10) The Tenor Premium will be as below:

Sl. No.	Repayment period	Tenor premium
1	Upto 07 years	No premium
2	Upto 08 Years	0.25% p.a.
3	Between 08 to 10 Years	0.30% p.a.
4	Above 10 years	0.50%p.a.

- 11) The interest will be charged on quarterly rests.



Appendix II

**Checklist for Assessment of the Environmental and  
 Social Aspects of the Project**

**Name of the Project** :  
**Address/Location of the Project** :  
**Implementing Agency** :

**A. Environmental Aspects Assessment**

**Particulars of statutory clearances, approvals, etc., required to be obtained.**

Sl. No.	Particulars of the approval to be obtained*	Whether required for the project (Yes / No)	If Yes, Name of the Issuing authority	Present Status (Application submitted by the borrower / approval received from the competent authority)	If not received, expected timeline for receipt
1	Weights and Measurement				
2	Factory License				
3	Registration under FSSAI				
4	Consent to Establish / NOC from State Pollution Control Board				
5	Approval from AERB for starting Gamma Irradiation plant				
6	For drawing water for the project				
7	For drawing power for the project				
8	Approval for building design / drawings				
9	Change of land use pattern				
10	Fire Department clearance				

<b>11</b>	Approval from Forest Department				
<b>12</b>	Any others (Pl. specify)				
<b>13</b>	Any others (Pl. specify)				

\* **Depending on the nature of project / project components, the required statutory approvals, clearances, NoC etc., may be identified and the required information may be obtained from the project implementing agency / promoter.**

## **B. Social Aspects Assessment**

- i. How the project land area is acquired?
- ii. Whether any existing families in the project area would be displaced and requires any Resettlement & Rehabilitation (R & R) package for them? If so, whether this aspect has been detailed and cost estimated in the DPR?
- iii. Whether any tribal land is involved in the project? If so, whether approval from the competent authority obtained?
- iv. Whether any forest land area is involved in the project? If so, whether approval from the competent authority obtained?
- v. Whether any existing trees / green cover in the project area requires clearance / felling / cutting, etc., while undertaking land development for the project? If so, particulars thereof and the permission issuing authority may be indicated. Whether permission for the same has been obtained?
- vi. Whether any existing water body is affected during project implementation? If so, particulars thereof and the permission issuing authority may be indicated. Whether permission for the same has been obtained?
- vii. Whether the project implementation leads to any degradation of land in the surrounding area? Whether it leads to any change in the topography in the project land? If so, whether any permission / clearance from the state authority is required, name of the issuing authority?
- viii. Whether development of green cover in the project land is envisaged in the project which will improve the environment? If so, furnish the details.
- ix. Any other aspect affecting the social / religious aspects of the project location area may be identified and factored in the appraisal / assessment.

\*\*\*\*\*