



Date: 06/02/2026

TO WHOMSOEVER IT MAY CONCERN

Dear Sir/Ma'am,

Sub: Site Visit Report of Johnsoncab Electricals Limited ("The Company")

Ref: Proposed Initial Public Issue of Johnsoncab Electricals Limited on SME Platform of BSE Limited

We hereby confirm that we have verified the contents of the attached Site Visit Report of Johnsoncab Electricals Limited along with supporting documents and photographs of the Company's Registered Office and Manufacturing Facility.

We further certify that the information provided in the attached Site Visit Report and accompanying photographs is true and correct to the best of our knowledge and belief.

For ISK Advisors Private Limited

I.S. Kadri
Director



ISK Advisors Private Limited (SEBI Regd. Merchant Banker) www.iskadvisors.com
(Formerly known as **National Capital Management Pvt. Ltd.**) CIN. : U74140GJ1991PTC016747

Investor Grievance
Email ID : enquiry@ncmpl.com

Mumbai : 501, 5th Floor, A.N. Chambers, 130, Turner Road, Bandra (W), Mumbai - 400050 | Phone : +91-22-26431002 / 03 | Email : mumbai@ncmpl.com

Ahmedabad (Regd. Off.) : 5 Laxmi Society, B/h. Sasuji Dining Hall, Off C.G. Road, Ahmedabad - 380006 | Phone : +91-79-26403765, 26464023 | Email : ncmpl@ncmpl.com

SITE VISIT REPORT

1.Introduction to the site Visit at registered office

Company Name	Johnsoncab Electricals Limited
Place, Day and Date of Visit	Registered office and Manufacturing Units visited on 6th February, 2026 on Friday.
Period of Visit	One day
Case Officer from MB Team	Mr. Jainil Shah and Mr. Jaydev Pithwa
Visit Hosted by	Mr. Chandreshkumar Shankerlal Patel and Mr. Anjal Chandreshkumar Patel
Registered office & Manufacturing Unit-I	Survey No. 930, Jagudan Char Rasta, Mehsana-Ahmedabad Highway, At Linch, Jagudan, Mahesana, Mahesana, Gujarat, India, 382710.
Manufacturing Unit -II	NA 1055/1, At Mehsana-Ahmedabad Highway, Near Saffrony Holiday Resort, Linch, Mahesana, Gujarat, 384435.

We undertook the site visit as mentioned above for the proposed SME IPO of Johnsoncab Electricals Limited.

2.Summary of Business

Johnsoncab Electricals Limited (JEL) is engaged in the business of manufacturing of low voltage (upto 1.1 kV) wires and cables deployed across Power Infrastructure including transmission and distribution, renewable energy integration, railways and allied industrial application. Our wide-ranging product portfolio includes Control Cables, Power cables, Industrial Single and Multicore Control Cables, Housing/ Building Wires and Special-purpose Power Cables including Welding Cable, Solar / Photovoltaic Cables, Submersible Flat Cables.

3.Site Visit Officers

Mr. Jainil Shah, Merchant Banker Associate, and Mr. Jaydev Pithwa, Intern, visited the Registered Office and Manufacturing Facility of the Company and interacted with the Promoters, Directors, and Key Managerial Personnel of the Company.

During the visit, the team examined operational activities, infrastructure, statutory records and other relevant documents relating to the business operations of the Company.



4. Promoters of the Company

Mr. Chandreshkumar Shankerlal Patel aged 57 (fifty –seven) years is the Promoter and Managing Director of our Company. He has studied up to Higher Secondary (Class XII). He commenced his business career in the year 1989 by joining his father's proprietary concern, Sarvoday Trading Co., Mehsana GIDC, which was engaged in the trading of submersible pumps. During the period from 1989 to 2011, he actively assisted in managing the operations, marketing and administration of the said business, thereby gaining substantial industry exposure. In the year 2012 he formed a partnership firm in the name of **"M/s. Johnson Cables"** along with his partners and started the business of manufacturing and trading of wires and cables, which was subsequently converted into Johnsoncab Electricals Limited. He has overall experience of 37 (thirty-seven) years in the submersible pump and cable industry. He is responsible for the overall management of the Company, including strategic planning, business development and operational supervision.

Mr. Anjal Chandreshkumar Patel, aged 24 (twenty –four) years, is the Promoter, Whole-Time Director and Chief Financial Officer of our Company. He holds a Bachelor of Technology (B.Tech.) in Electrical Engineering from Pandit Deendayal Energy University. He has been associated with Johnsoncab Electricals Limited as a Director since October 18, 2022. He has 4 (four) years of experience in the Cable industry and possesses technical expertise in electrical engineering along with experience in business operations. He oversees company's finance and accounts functions, financial planning and reporting, while also contributing to business operations and customer relationship management. He is also associated with Glowup Green Energy LLP as a partner and is a partner in Soham Developers, a partnership firm.

Mrs. Bhavanaben Chandreshkumar Patel, aged 53 (fifty-three) years, is the Promoter and Director of our Company. She has passed Second Year Bachelor of Arts from North Gujarat University. She has been associated as a partner since 2012 in a partnership firm in the name of **"M/s. Johnson Cables"** which was engaged in the business of manufacturing and trading of wires & cables and was subsequently converted into Johnsoncab Electricals Limited. She has over 14 (fourteen) years of experience in the wires and cables industry and has been actively associated with our Company since its incorporation. She oversees the human resources function and contributes towards employee welfare initiatives of our Company.



5. Discussion on Organizational Structure

The Company has employed approximately 167 permanent employees and No contractual employees as on the date of site visit.

The same was verified through attendance records and employee documentation made available during the visit.

6. Property Details

We visited the Registered Office and Manufacturing Facility Unit 1 and Unit 2 of the Company. The facilities include production area, raw material storage area, finished goods section, administrative office and testing area.



7. Object of the Issue

The Company proposes to utilize the Net Proceeds from the Fresh Issue for the following purposes:

1.	Funding the capital expenditure requirements of our Company towards:
	(I) Construction of additional Factory Shed for expansion
	(II) Plant & Machinery
	a) Purchase of additional plant & machinery for increasing the production capacity
	b) Purchase new machinery to manufacture “Paper Insulated Copper / Aluminium Conductors”
	c) Purchase and set up a rooftop solar power plant
2.	Additional Working Capital Requirement
3.	General Corporate Purposes



8. Site Visit Information

Sr. No.	Particulars	Remarks
1	Company has displayed its name and address outside the premises	Yes
2	Ownership/Lease documents verified	Yes, Verified from documents provided
3	Any other companies operating from same premises	No
4	Insurance papers verified	Yes, Insurance copies verified.
5	Plant & Machinery physically verified	Yes, Installed and operational
6	Bank Statements verified	Yes, Sample transactions verified.
7	Attendance register / employee records checked	Yes, Verified during visit
8	Stock and inventory verification conducted	Yes, Raw material and finished goods observed
9	Statutory registrations verified	Yes, GST, PAN, CIN etc. verified
10	Any adverse observations	No

9. Overall Observation / Conclusion

During the course of the site visit, it was observed that the manufacturing facility of the Company is operational and adequately equipped with machinery and infrastructure required for manufacturing activities.

The staff appeared adequately trained and operational procedures were being followed systematically. Proper storage arrangements for raw materials and finished goods were observed.

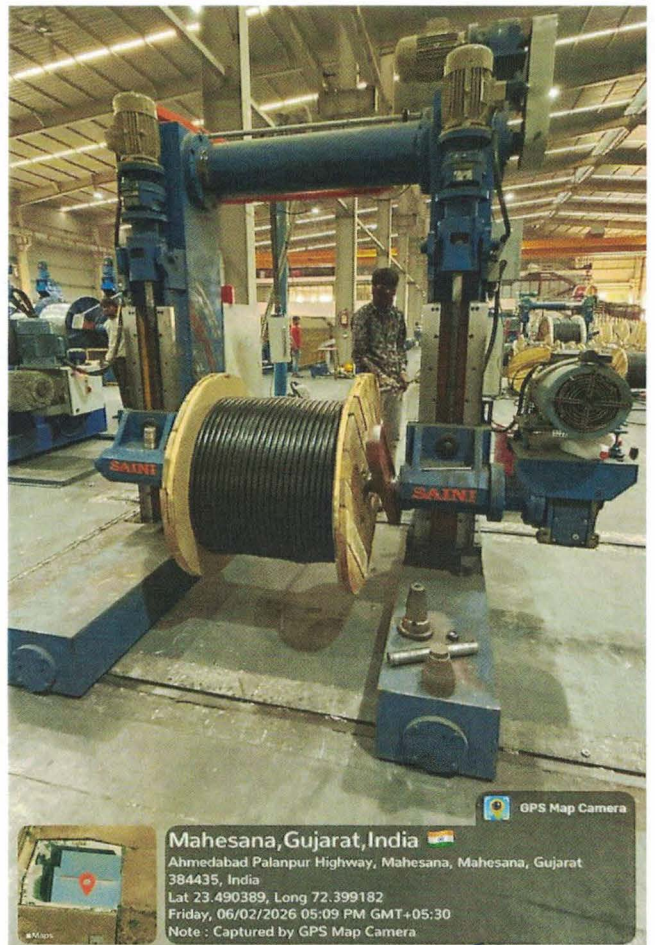
Necessary records, statutory documents and operational data as requested were made available for verification during the visit.

Based on the documents verified and observations made during the site visit, the operations of the Company appear satisfactory.



10. Site Visit Photos







ADVISORS

Consent of Book Running Lead Manager

Date: 29/04/2026

To,
The Board of Directors,
JOHNSONCAB ELECTRICALS LIMITED
Survey No. 930, Jagudan Char Rasta,
Mehsana-Ahmedabad Highway, At Linch, Jagudan,
Mahesana, Gujarat, India, 382710.

Dear Sir/Madam,

Sub: Proposed Initial Public Offering (IPO) of Equity Shares by Johnsoncab Electricals Limited ("The Issuer")

We, the undersigned, hereby give our consent to act as "Merchant Banker to the Offer" to the Proposed Public Issue of the company " **Johnsoncab Electricals Limited**" on the BSE SME platform of BSE Limited pursuant to the provisions of Section 26 and Section 32 of the Companies Act, 2013, we have no objections to our name being inserted as the " Book Running Lead Manager to the Offer and Underwriter to the Offer" in the Draft Red Herring Prospectus/ Red Herring Prospectus/ Prospectus which the company intends to issue in respect thereof.

Name	: ISK ADVISORS PRIVATE LIMITED
Address	: 5, Laxmi Society, B/h, Sasuji Restaurant, Off C.G. Road, Ahmedabad -380006
Investor Grievance Email	: enquiry@ncmpl.com
Contact Person	: Mr. Ronak I Kadri
Tel. No.	: +91 79-26464023
Email ID	: ronakkadri@ncmpl.com
Website	: www.iskadvisors.com
SEBI Registration No.	: INM000012625

We hereby authorise you to deliver a copy of this letter of consent to the Registrar of Companies, Ahmedabad pursuant to the provisions Section 26 and other applicable provisions of the Companies Act, 2013, the Stock Exchanges and Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018 or any other regulatory as required by law.

Yours Faithfully,

For ISK Advisors Pvt Ltd

Authorised Signatory



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