

ENGINEER'S CERTIFICATE

To,

Date- 16th August' 2023

The Manager,
L & T Finance Ltd.,
6th Floor, DCM Building,
Barakhamba Road,
Connaught Place,
New Delhi - 110001

Borrower: RPS Infrastructure Ltd., 1117-1120, 11th Floor, DLF Towers, Tower-B, New Delhi - 110025.

Subject: Certificate of Percentage of Completion of Construction Work of RPS Infinia, IT Park Project, No. of Building (Three Towers of the First, Second and Third Phase of the Project) [bearing RERA Registration No. 204 of 2017, 203 of 2017 and 198 of 2017] situated at 12/3 Milestone, Main Mathura Road, Sector-27 A, Faridabad, demarcated by its boundaries (latitude and longitude of the end points) 28°28'21.32"N 77°18'14.71"E to the North 28°28'17.78"N 77°18'15.34" to the South 28°28'19.63"N 77°18'19.61"E to the East 28°28'20.47" 77°18'8.17"E to the West of Division Faridabad, village Sarai Khawaja, taluka & District Faridabad PIN 121003 admeasuring 4.50 Acres (18211 sq.mts.) area being developed by RPS Infrastructure Ltd.

Sir,

I, Revati Raman Yadav have undertaken assignment of certifying Estimated Cost for the Subject IT Park Project registered under HRERA, being Three Towers of Project RPS Infinia situated at Faridabad Village Sarai Khwaja, Taluka & District Faridabad PIN 121003 admeasuring 18211 sq. mts. area being developed by RPS Infrastructure Ltd.

1. Following technical professionals are appointed by Owner / Borrower: --
 - (i) M/s Vastunidhi as Architect;
 - (ii) M/s Cecon as Structural Consultant
 - (iii) M/s VS Kukreja as MEP Consultant
 - (iv) Mr Revati Raman Yadav as Quantity Surveyor *
2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Shri Prashant Garg quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.
3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project, under reference as Rs. 186,00,00,000/- (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works



required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the DTCP being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 128,86, 00,000/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from DTCP (planning Authority) is estimated at Rs. 57,14,00,000/- (Total of Table A and B).
6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

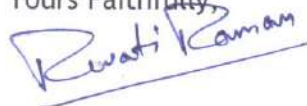
TABLE A
Building /Wing bearing Number Tower T-3, T-4 & T-5

S No.	Particulars	Amount
1.	Total Estimated cost of the building/wing	Rs. 168,00,00,000/-
2.	Cost incurred as on 30.06.2023 (based on the Estimated cost)	Rs. 126,28,28,000/-
3.	Work done in Percentage % (as Percentage of the estimated cost)	75.17%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 41,71,72,000/-
5.	Cost Incurred on Additional /Extra Items	Rs. 0/-

TABLE B
(to be prepared for the entire registered phase of the Project)

S No.	Particulars	Amount
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout	Rs. 18,00,00,000/-
2.	Cost incurred as on 30.06.2023 (based on the Estimated cost).	Rs. 2,57,72,000/-
3.	Work done in Percentage % (as Percentage of the estimated cost).	14.32%
4.	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 15,42,28,000/-
5.	Cost Incurred on Additional /Extra Items	Rs. 0/-

Yours Faithfully,



Signature of Engineer

* Note:

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate/Completion Certificate.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred. 5. All components of work with specifications are indicative and not exhaustive.

Ravi Raman