

ENGINEER'S CERTIFICATE

To,

Date- 27th November' 2023

L&T Housing Finance Ltd.
5th 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 Cost Incurred for Development of RPS Auria, Group Housing Project No. of Building (Six Towers of the First and Second Phase of the Project [bearing RERA Registration No. 200 of 2017 and 199 of 2017] situated at Sector 88, demarcated by its boundaries (latitude and longitude of the end points) 28°25'18.04"N 77°21'15.21"E to the North 28°25'11.41"N 77°21'15.00"E to the South 28°25'14.71"N 77°21'17.53"E to the East 28°25'13.86"N 77°21'12.61"E to the West of Division Faridabad village Palwali and Baselwa, taluka Faridabad District Faridabad PIN 121002 admeasuring 82708.29 sq.mts. area being developed by RPS Infrastructure Ltd.

Sir,

I Priyanka Parichha have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under HRERA, being six Towers from Tower - 1 to Tower - 6 of Project RPS Auria situated at Faridabad Village Palwali and Baselwa Taluka Faridabad District Faridabad PIN 121002 admeasuring 82708.29 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) Ms Priyanka Parichha 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. 226,00,00,000/- (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.

Priyanka Parichha

4. The Estimated Cost Incurred till date is calculated at Rs. 149,14,00,000/- (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. 76,86,00,000/- (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-01 to Tower T-06

S No.	Particulars	Amount
1.	Total Estimated cost of the building/wing	Rs. 197,00,00,000/-
2.	Cost incurred as on 30.09.2023 (based on the Estimated cost)	Rs. 144,69,60,000/-
3.	Work done in Percentage % (as Percentage of the estimated cost)	73.45%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 55,56,40,000/-
5.	Cost Incurred on Additional /Extra Items	Rs. 0/-

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

S No.	Particulars	Amount
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout	Rs. 29,00,00,000/-
2.	Cost incurred as on 30.09.2023 (based on the Estimated cost).	Rs. 4,44,40,000/-
3.	Work done in Percentage % (as Percentage of the estimated cost).	15.32%
4.	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 24,55,60,000/-
5.	Cost Incurred on Additional /Extra Items	Rs. 0/-

Yours Faithfully,
Signature of Engineer

Priyanka Parichha

Priyanka Parichha

* 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.

Pratyanka Parichha