

ENGINEER'S CERTIFICATE

To,

Date- 28.11.2023

The Manager,

Capri Global Capital Limited

502, Tower A, Peninsula Business Park,

Senapati Bapat Marg,

Lower Parel,

Mumbai - 400 013

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

Subject : Certificate of Cost Incurred for Development of Project "RPS Palm Drive", Affordable Plotted Housing Colony Project No. of Plots (One hundred & Nineteen only) bearing RERA Registration No.HRERA-PKL-FBD-116- 2019 dated 13.05.2019, situated at Sector 88, demarcated by its boundaries (latitude and longitude of the end points) 28°24'53.48"N 77°21'8.02"E to the North 28°24'48.55"N 77°21'9.53"E to the South 28°24'49.38"N 77°21'13.36"E to the East 28°24'52.58"N 77°21'4.26"E to the West of Division Faridabad village Baselwa, taluka Faridabad District Faridabad PIN 121002 admeasuring 22207.14 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 registered under HRERA, being affordable Plotted Housing Colony Project RPS Palm Drive situated at Faridabad Village Baselwa Taluka Faridabad District Faridabad PIN 121002 admeasuring 22207.14 sq. mts. area being developed by RPS Infrastructure Ltd.

1. Following technical professionals are appointed by Owner / Borrower:

- i. Ar RP Nirala as Architect
- ii. M/s KCB Associates as MEP Consultant
- iii. Mrs. Priyanka Parichha as Quantity Surveyor *

Priyanka Parichha

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 **Priyanka Parichha** 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. 10,66,00,000/- (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. 6,86,00,000/- (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. 3,80,00,000/- (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
Buildings in Plotted Development

S No.	Particulars	Amount
1.	Total Estimated cost of the buildings.	Rs. 4,12,29,200/-
2.	Cost incurred as on 30.09.2023 (based on the Estimated cost)	Rs. 1,13,54,912/-
3.	Work done in Percentage % (as Percentage of the estimated cost)	27.54%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,98,74,288/-
5.	Cost Incurred on Additional /Extra Items	Rs. 0/-

Priyanka Parichha

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. 6,53,70,800/-
2.	Cost incurred as on 30.09.2023 (based on the Estimated cost).	Rs. 5,72,45,088/-
3.	Work done in Percentage % (as Percentage of the estimated cost).	87.57%
4.	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 91,25,712/-
5.	Cost Incurred on Additional /Extra Items	Rs. 0/-

Yours Faithfully,

Priyanka Parichha
(Priyanka Parichha)

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.