

# ARCHITECTS BUREAU

ART & AESTHETICS DETAILING

022

CONSULTING ARCHITECTS GOVT. APPROVED VALUERS  
INTERIOR DESIGNERS & TOWN PLANNERS  
1303/37 SHAHEED KARNAIL SINGH NAGAR PHASE-II  
ST.NO.7 PAKHOWAL ROAD LUDHIANA-141 013.  
Mobile : 94173-69956  
Email : harpreetsinghldh1968@gmail.com

AR. HARPREET SINGH SANDHU  
B.ARCH M.C.A A.I.I.A F.I.V

- ◆ MEMBER OF COUNCIL OF ARCHITECTURE (COA) - NEW DELHI  
M.C.A. No. CA/95/18032 (GND UNIVERSITY, ASR)
- ◆ ASSOCIATE MEMBER OF INDIAN INSTITUTE OF ARCHITECTS - MUMBAI  
A.I.I.A. No. A-15871
- ◆ FELLOW MEMBER OF INSTITUTION OF VALUERS DELHI  
CAT-I, IOV/F-13334 (GOVT. APPROVED VALUER) - LIFE MEMBER
- ◆ APPROVED 'A' CLASS ARCHITECT,  
MUNICIPAL CORPN. PUDA/GLADA IMPROVEMENT TRUST LUDHIANA
- ◆ BANK APPROVED VALUER
- ◆ EMBASSY PURPOSE VALUATIONS

To

**Axis Capital Limited**  
1st Floor, Axis House,  
C-2 Wadia International Centre,  
P. B. Marg, Worli,  
Mumbai - 400025  
Maharashtra, India

**DAM Capital Advisors Limited**  
(Formerly IDFC Securities Limited)  
One BKC, Tower C,  
15th Floor, Unit No. 1511,  
Bandra Kurla Complex, Bandra (East),  
Mumbai - 400051  
Maharashtra, India

**JM Financial Limited**  
7th Floor, Cnergy,  
Appasaheb Marathe Marg  
Prabhadevi,  
Mumbai 400 025  
Maharashtra, India

(along with any other book running lead managers that may be appointed in connection with the Offer, the  
"Book Running Lead Managers")

The Board of Directors  
**Uniparts India Limited**  
Gripwel House, Block-5,  
C 6 & 7, Vasant Kunj  
New Delhi - 110 070,  
India

*Harpreet Singh*  
**AR. HARPREET SINGH**  
ARCHITECT (CA/95/18032)  
APPROVED VALUER  
**F.I.V. # 13334**



## Architects Bureau

Consulting Architects, Interior Designers & Valuers

**Ar. Harpreet Singh**

M-94173-69956

**Re: Proposed initial public offering of equity shares of ₹[10] each (the "Equity Shares") of Uniparts India Limited (the "Company" and such offer, the "Offer")**

Dear Sir/Ma'am,

We, **Architects Bureau**, are a company of duly qualified architects validly registered with the Council of Architecture of the Government of India (enrolment number/ registration number: **CA/95/18032**, a copy of the registration certificate being attached herewith for reference as **Schedule I**). Further, we confirm that the aforesaid enrolment/ registration is valid as on date **03/03/2022** (copy attached) hereof, and as such, we are duly qualified to issue this certification.

We have been engaged by the Company, in our capacity as architect, to verify, examine and certify the total area, build-up area and land available for expansion, of the following [facility/warehouse] of the Company [and its Subsidiaries], located at:

**Name: FARMPARTS COMPANY**

**Address: C-140, D-126A, D-127A, FOCAL POINT, PHASE-V, LUDHIANA.**

In respect of the above location(s), we have conducted customary procedures in respect of the assessment as set forth in **Annexure A**.

Based on the procedures conducted by us as described in **Annexure A**, we verify in relation to the facilities as at Farmparts Company, **C-140, D-126A, D-127A, FOCAL POINT, PHASE-V, LUDHIANA** as set forth in **Annexure B** is accurate and correct in all respects.

We further confirm that we are an independent architect with no direct or indirect interest in the Company (apart from the commercial terms of our engagement for the purpose of preparation of this certificate), any of its associated entities, its promoters or its directors, or otherwise interested in the formation or management of the Company.

This certificate is for your information and for inclusion in the draft red herring prospectus ("**DRHP**"), to be filed with the Securities Exchange Board of India ("**SEBI**"), and the stock exchanges where the Equity Shares are proposed to be listed (the "**Stock Exchanges**") red herring prospectus ("**RHP**"), and the prospectus ("**Prospectus**", and together with the DRHP and RHP, the "**Offer Documents**") to be filed with the Registrar of Companies of Delhi & Haryana, at Delhi ("**ROC**") and or any other document to be issued or filed in relation to the Offer, including in any corporate or investor presentation or research reports made or on behalf of the Company and the BRLMs.

We hereby consent to (a) this certificate or extracts thereof to be reproduced completely or in part in the Offer Documents; (b) this certificate being included in the list of material documents in connection with the Offer, and to be submitted to any regulatory or statutory authority if required, in connection to the Offer; and (c) be named an "expert" in terms of Sections 2 (38) and 26(5) of the Companies Act, 2013, as amended, in the Offer Documents, in relation to the contents of this certificate

[We] hereby confirm that this certificate does not contain any untrue statement of a material fact or omits to state any material fact necessary in order to make the statements herein. This certificate can be relied upon by the BRLMs and legal counsels for and in connection with the proposed Offer, including for any due-diligence defenses.

**AR. HARPREET SINGH**  
ARCHITECT (CA/95/18032)  
APPROVED VALUER  
**F.I.V. # 13334**



**Architects Bureau**  
Consulting Architects, Interior Designers & Valuers

**Ar. Harpreet Singh**  
M-94173-69956

[We] confirm that, [we] will immediately inform the book running lead managers ("BRLMs") of any changes to the above information till the date when the Equity Shares commence trading on the stock exchanges pursuant to the Offer. In the absence of any such communication, the above information should be taken as updated information.

Capitalised terms used, but not defined herein, shall have the meanings ascribed to such terms in the Offer Documents.

For and on behalf of  
Architects Bureau

Authorised Signatory

Name: Ar. Harpreet Singh

Designation: Principal Architect

*Harpreet Singh*

**AR. HARPREET SINGH**  
ARCHITECT (CA/95/18032)  
APPROVED VALUER  
**F.I.V. # 13334**

Cc:

**Shardul Amarchand Mangaldas & Co**  
Amarchand Towers  
216 Okhla Industrial Estate,  
Phase III, New Delhi - 110 020,  
India

**Hogan Lovells Lee & Lee**  
50 Collyer Quay  
#10-01 OUE Bayfront  
Singapore 049321

**AZB & Partners**  
AZB House  
Plot No. A8, Sector-4  
Noida 201 301

**AZB & Partners**  
AZB House, Peninsula Corporate Park  
Ganpatrao Kadam Marg, Lower Parel  
Mumbai 400 013





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Date: 03.03.2022

## Annexure-A

Pursuant to request of giving a certificate for Built up and plot area of a Factory at plot No.C-140 and D-126A & D-127A, Focal Point, Phase-VII, Ludhiana on **28.02.2022** from Sh. Janmejy (G.M., Farmparts Company).

We asked him to provide us documents related to ownership and available drawings of the above factory, so as we can verify them.

On 02/03/2022, we visited the above said premises. We met Sh. Janmejy (GM) and physically checked the dimensions of plot and built-up area of building as per the drawings furnished to us.

For Architects Bureau,

(Harpreet Singh)  
Proprietor

Place: Ludhiana

Professional Registration No.: CA/95/18032



Enclosed :

1. Built up and Plot Area Schedule as Annexure B
1. Layout Drawing.



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Date: 03.03.2022  
AR. HARPREET SINGH SANDHU  
B.ARCH M.C.A A.I.I.A F.I.V

3.3.2022

## Annexure-B

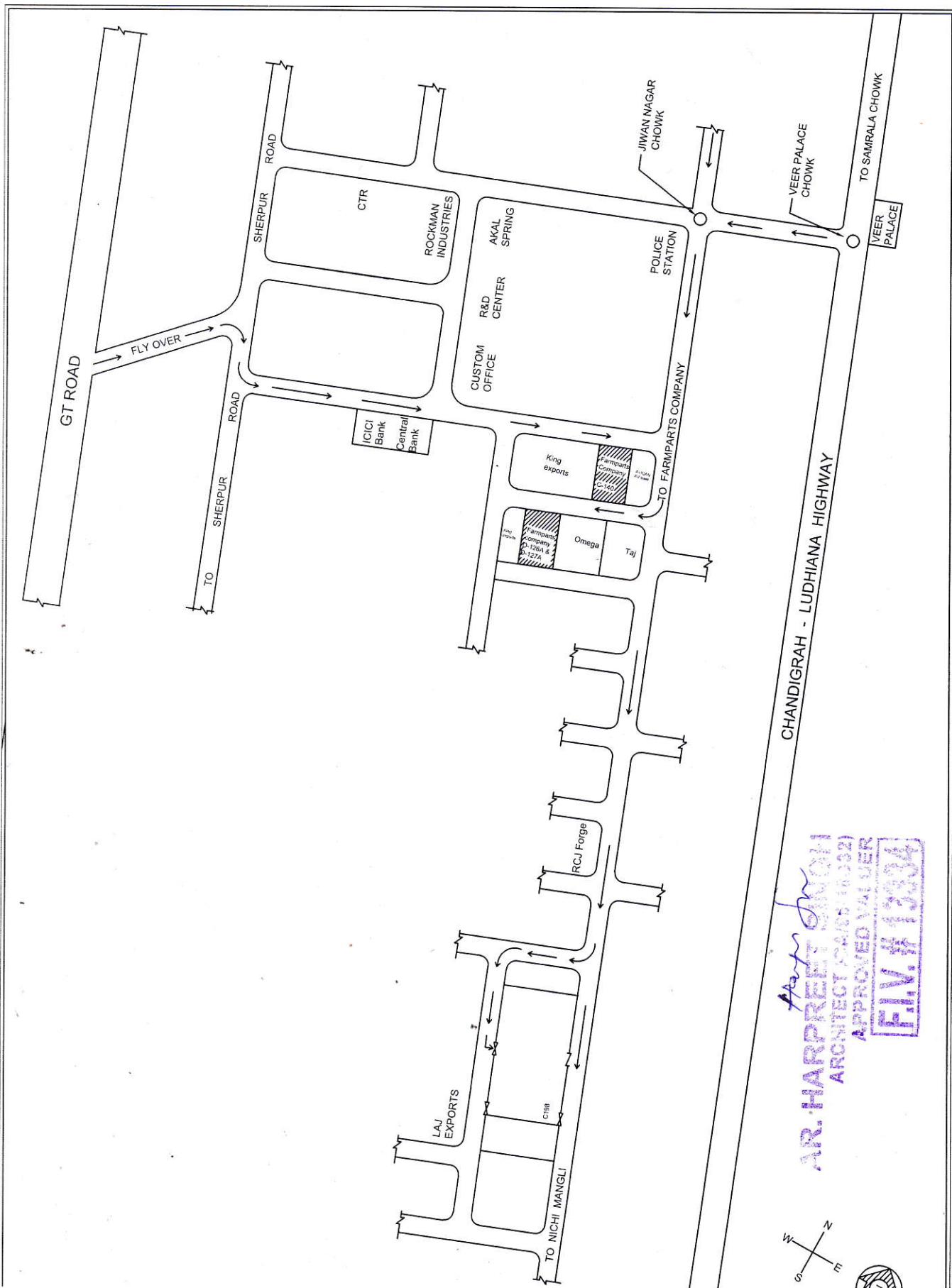
### CERTIFICATE OF AREAS

Entity Name	:	M/S. Farmparts Company (A unit of Uniparts India Ltd.)
Property / Factory Address	:	Plot No. C-140 and D-126A & D-127A, Phase-V, Focal Point, Ludhiana.
Total Plot Area	:	C-140                      D-126A & D-127A 5166 sq.yds.              5722 sq.yds. Making Total Area: 10888 sq.yds. or 2.25 Acres or 9107.06 sq.mt.
Total current built up area	:	C-140                      D-126A & D-127A G.F./F.F. 44284 sq.ft.      G.F./F.F./S.F. 46726 sq.ft. Total built up Area: 91010 sq.ft. or 8455 sq.mt.

*Harpreet Singh*

3.3.2022  
AR. HARPREET SINGH  
ARCHITECT (CA/95/18032)  
APPROVED VALUER  
F.I.V. # 13334

FARMPARTS



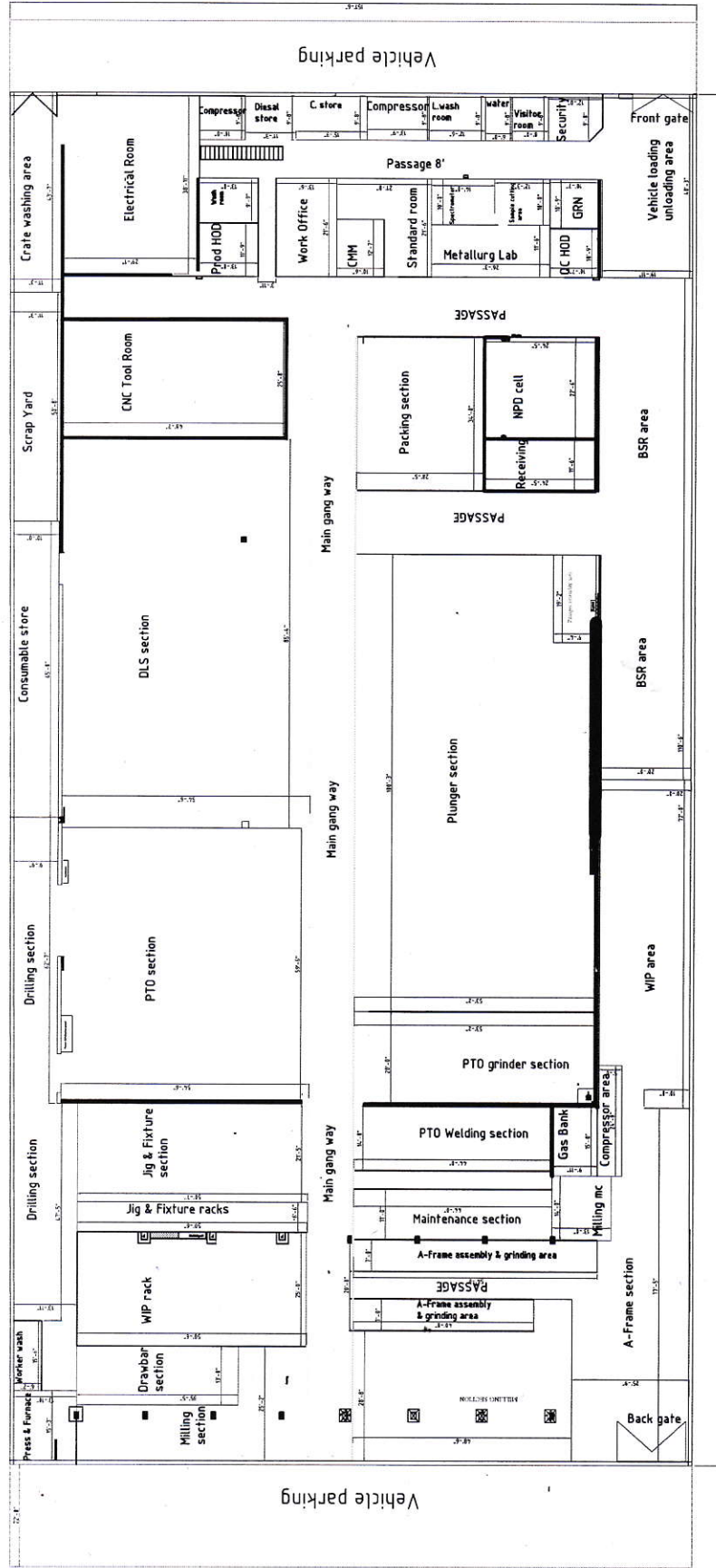
AR. HARPREET SINGH  
ARCHITECT (SA/16032)  
APPROVED VALUER  
F.V. 443304



FARM PARTS:

NORTH

Layout - Farmparts Company



WEST

ROAD

EAST

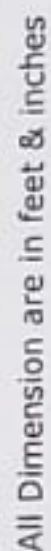
ROAD

All Dimension are in feet & inches

C-140, Ph-5	Uniparts	Scale	1:1
F. Point, Ldh	India Limited	Date	05-Feb-22
		Sheet No.	01 of 01

AR. HARPREET SINGH  
ARCHITECT  
APPROVED VALUE  
F.V. # 1333

SOUTH



D-126A & D127A, Ph-5 F. Point, Ldh	Uniparts	Scale	1:1
	India	Date	05-Feb-22
	Limited	Sheet	01 of 01

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# Council of Architecture

## Certificate of Registration

This is to certify that the name of Shri/~~DR. DR. DR.~~

**HARPREET SINGH SANDHU**

has been entered in the register and his/~~her~~ Registration No. is

CA/ **95/18032**

This certificate is valid from the **twelfth**  
day of **January** 199**5** to the **thirtyfirst**  
day of December 199**6**

List of Additional Qualification :

Given under the common Seal of the Council of Architecture,

## Renewals

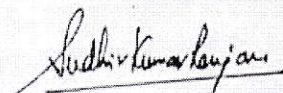
Year

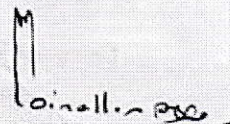
Signature of  
Registrar

1997 To 2001 A.D. } Vinod Kumar 23.12.96  
valid up to 31.12.2001 A.D. } Vinod Kumar 21.12.2001  
31.12.2020 }  
31.12.2030 }  
25-1-16



this **twelfth** day of **January, 1995**

  
Secretary

  
President

AR. HARPREET SINGH  
ARCHITECT CA/95/18032  
APPROVED VAL UP  
F.V. # 132