



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

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


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Contd. Page....

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M-94173-69956

aforsaid 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: SKG ENGINEERING COMPANY
Address: C-197 & C-198, FOCAL POINT, PHASE-VII, 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 SKG Engineering Co., **C-197 & C-198, FOCAL POINT, PHASE-VII, 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.

[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

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Contd. Page....

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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
HARPREET SINGH
ARCHITECT (CA/95/18032)
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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. Plot No.C-197 & C-198, Phase-VII, Focal Point, Ludhiana on 28.02.2022 from Sh. Janmejyay (G.M., SKG Engineering 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. Janmejyay (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) **AR. HARPREET SINGH**
Proprietor ARCHITECT (CA/95/18032)
Place: Ludhiana APPROVED VALUER
Professional Registration No.: CA/95/18032 **F.I.V. # 13334**

Enclosed :

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



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Date: 03.03.2022

Annexure-B

CERTIFICATE OF AREAS

Entity Name : M/S. SKG Engineering Company
(A unit of Uniparts India Ltd.)

Property / Factory Address : Plot No. C-197 & C-198,
Phase-VII, Focal Point,
Ludhiana.

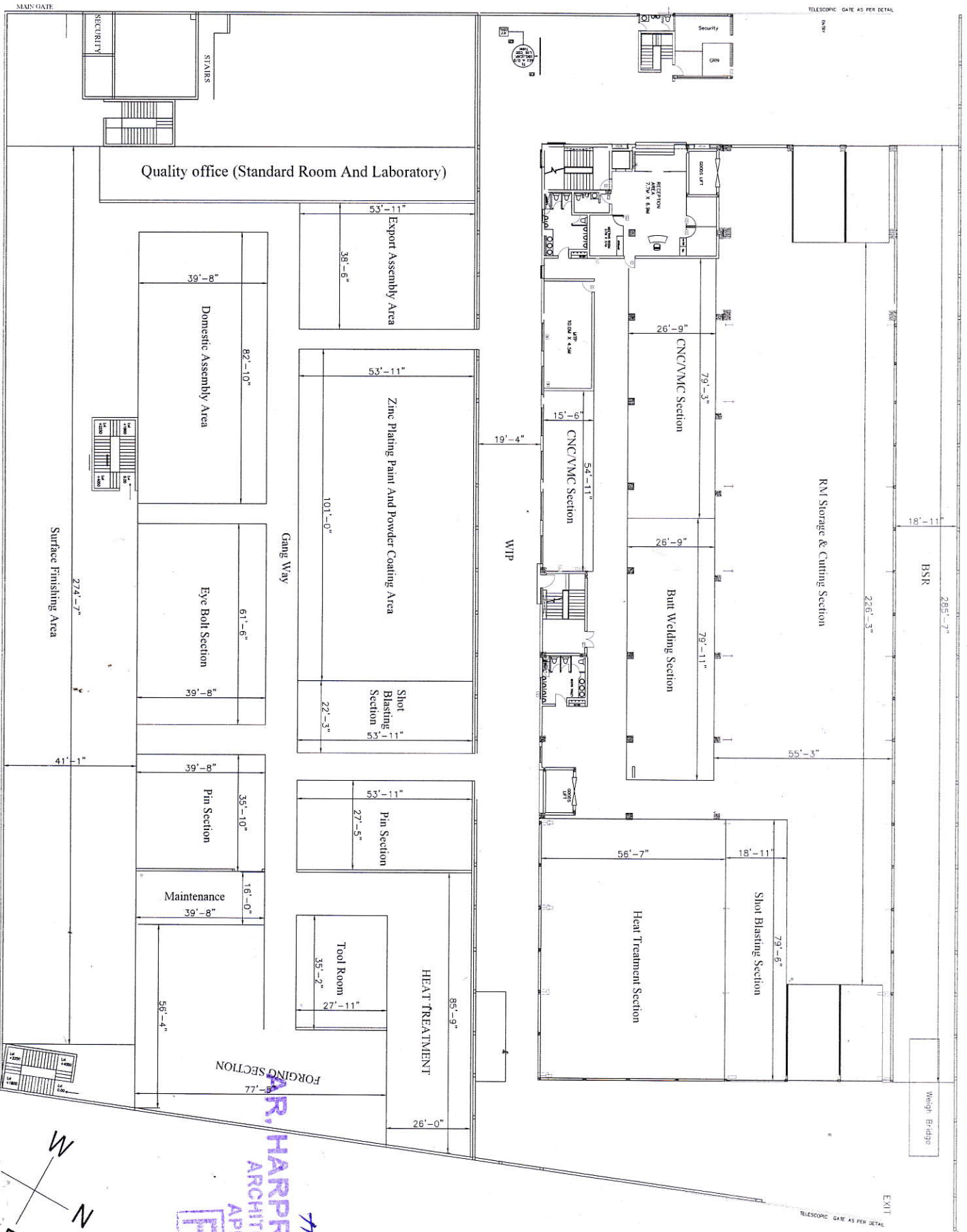
Total Plot Area : C-197 C-198
6047 sq.yds. 4690 sq.yds.
Making Total Area: 10737 sr.yds. or 2.22 Acres
or 8980.76 sq.mt.

Total current built up area : C-197 C-198
65824 sq.ft. 59689 sq.ft.
Total built up Area: 125513 sq.ft. or 11660.5 sq.mt.

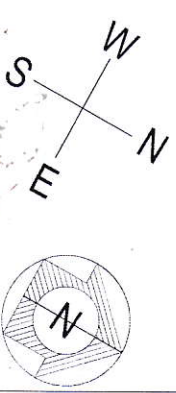
Harpreet Singh
3.3.2022
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APPROVED VALUER

F.I.V. # 13334

18.24 MTR. WIDE ROAD



AR. HARPREET SINGH
 ARCHITECT (CA/96/18032)
 APPROVED VALUER
 F.V.# 13334
Harpreet Singh



30.44 MTR. WIDE MAIN ROAD

