

# Er. B.P.SINGH

<b>B.E.(CIVIL) DCE(DU),FIV,FIE.</b> Govt. Approved Valuer, Chartered Engineer, Structural Designer, & Surveyor. Approved Valuer From Govt. of India( Income Tax-Central Board of Direct Tax of wealth Tax Act 1957) CAT-1-288/1995 M.C.D. Regd. No.- E-1138 Institute of valuer F-21905/455 Institute of Engineer F-117632-5	<b>Office :</b> 147- ANSAL CHAMBER-II 6, BHIKHA JI CAMA PLACE NEW DELHI- 110066 <b>Mail -<a href="mailto:valuer.bpsingh@gmail.com">valuer.bpsingh@gmail.com</a></b> Ph- 26162524,(m)9811010414
<b>IN THE PANEL OF :</b> THE INDIAN OIL CORPORATION LTD. NHPC, J.P.ASSOCIATE, P.W.D.(D.A.), DELHI METRO-RAILWAY, DENA BANK, BANK OF INDIA, STATE BANK OF INDIA P.N.B, UNITED BANK OF INDIA SYNDICATE BANK ,UCO BANK etc.	<b>Resi :</b> K- 36F,SECOND FLOOR K- BLOCK, D.D.A.FLATS, SAKET, NEW DELHI- Ph- 41765812

<b>ASSOCIATES</b>	
<b>Er. BIRENDER PRASAD SINGH</b> B. E. (Civil) DCE (DU) KUMAR Govt. Approved Valuer, Chartered Engineer, Structural Designer & Surveyor, Approved Valuer From Govt. of India (Income Tax-Central Board of Direct Tax of wealth Tax Act 1957) CAT-1-288/1995, M.C.D. Regd. No- E- 1138	<b>Er. SUNIL</b> B.E.( CIVIL)

## CERTIFICATE FROM INDEPENDENT CHARTERED ENGINEER

Date: 18, November, 2022

To,  
**The Board of Directors**  
**Elin Electronics Limited**  
4771, Bharat Ram Road  
23, Daryaganj,  
New Delhi - 110 002

**Axis Capital Limited**  
1st Floor, Axis House  
C-2, Wadia International Centre  
P.B. Marg, Worli  
Mumbai 400 025  
Maharashtra, India

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

  
Er. B. P. SINGH  
B.E. (CIVIL) DCE(DU), FIV, FIE  
Govt. Approved Valuer, Chartered Engineer  
Structural Designer, & Approved Architects  
MCD E-11038, CAT 1/288/1992 From C.B.D.T  
147, Ansal Chamber-II  
6, Bhikaji Cama Place  
New Delhi-110066  
Ph -26162524, (M) 9811010414

(Axis Capital Limited and JM Financial Limited referred to as the “**Book Running Lead Managers**”)

**Sub: Proposed initial public offering of equity shares of face value of ₹ 5 each (the “Equity Shares”) of Elin Electronics Limited (the “Company” and such offer, the “Offer”)**

Dear Sir/ Madam,

I confirm that I am are duly registered as a chartered engineer with the Institution of Engineers (India) bearing registration number **F-1176325** (Certificate of registration enclosed herewith as **Annexure I**), and that I am authorized and competent to issue this certificate. Further, I confirm that the aforesaid registration is valid as on date hereof, and as such, I am duly qualified to issue this certification.

Pursuant to the engagement letter dated 01,October,2021, I have been engaged by the Company to carry out an independent verification for certifying certain information identified in **Annexure II** hereto, to be included in the Materials (as defined below).

Based on the information, explanations and representations provided to me by the Company along with the basis of working and assumptions followed, wherever applicable, examination and verification of the manufacturing plant, physical inspection of the equipment and based on my verification of the relevant records and documents of the Company, I **B. P. Singh**, hereby certify the following as true, fair, complete, accurate and not misleading:

- Details of the Company’s Industrial Land during the relevant periods, are enclosed as **Annexure II** hereto;

We represent that my execution, delivery and performance of this certificate has been duly authorized by all necessary actions (corporate or otherwise).

I further confirm that I am an independent person with no direct or indirect interest in the Company except for provision of professional services in the ordinary course of my profession. Further, I am not in any way connected with or related to the Company, its promoters, promoter group, its key managerial personnel, its directors, its group companies or directors of its group companies, the BRLMs or their affiliates.

I hereby confirm that the information in this certificate and the annexures, including any extracts thereof, may be reproduced in the updated draft red herring prospectus (“**UDRHP**”), and in the Red Herring Prospectus (the “**RHP**”) and the Prospectus (the “**Prospectus**”) or any other document(s) to be issued, published or filed in connection with the Offer (such materials, together, the “**Materials**”) to be filed with the Registrar of Companies, West Bengal at Kolkata (“**RoC**”), the Securities and Exchange Board of India (“**SEBI**”), the BSE Limited (“**BSE**”) and National Stock Exchange of India Limited (“**NSE**”, and together with BSE, the “**Stock Exchanges**”).

I agree to keep the information regarding the Offer strictly confidential.

I consent to be named as an “expert” as defined under the provisions of the Companies Act, 2013, as amended and the rules framed thereunder, in the Materials. Further, I confirm that I am not, and have not been, engaged or interested in the formation or promotion of the management of the Company. The following details with respect to me may be disclosed in the Materials:

Name	Er. B.P. Singh
Address	147-Ansal Chamber-II,6, Bhikha Ji Cama Place, New Delhi-110066
Telephone Number	011-26162524
Fax Number	-
E-mail	<a href="mailto:valuer.bpsingh@gmail.com">valuer.bpsingh@gmail.com</a>
Website	-
Membership No.	F-1176325

I confirm that the Book Running Lead Managers and the legal counsels may rely on the contents of this certificate in connection with the Offer. Further, I undertake to immediately inform the Company and the Book Running Lead Managers in writing of any changes or qualifications or any developments in respect of the matters covered in this certificate until the date when the Equity Shares issued pursuant to the Offer commence trading on the Stock Exchanges. In the absence of any such written communication from me, the above information contained in the Materials and certified herein should be taken as true, correct, accurate and updated until the date when the Equity Shares issued pursuant to the Offer commence trading on the Stock Exchanges.

Further, I also give our consent to include this certificate as part of the 'Material Contracts and Documents for Inspection' in the Offer Documents, thereby making it available to the public for inspection.

I hereby authorize you to deliver this letter to SEBI (including for any inspections), the Stock Exchanges, the RoC and any other governmental or regulatory authority as may be required.

All capitalized terms not defined herein would have the same meaning as attributed to it in the RHP .

Yours Truly,

**B.P. Singh**  
**Chartered Engineer**

**Registration Number: F-1176325**  
**Place: New Delhi**  
**Date: 18.11.2022**

  
Er. B. P. SINGH  
B.E. (CIVIL) DCE(DU), FIV, FIE  
Govt. Approved Valuer, Chartered Engineer  
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## ANNEXURE II

### Details of Industrial Land

The details of the Company's location wise Industrial Land as on September 30, 2022 are set out below:

#### Elin Electronics Limited

A) Site No.1, Bullandshahar Road, Ghaziabad (U.P.) - 201009

Plot No.	Area in Sq. Yards	Area in Sq. Meter	Area in Sq. Ft.	Possession type
C-142	5675	4745.02	51075	Lease hold land
C-143 & 144	9075	7587.85	81675	Lease hold land
C-144/1	4531	3788.49	40779	Lease hold land
C-144/2	4482	3747.52	40338	Lease hold land
<b>Total ==&gt;</b>	<b>23763</b>	<b>19868.89</b>	<b>213867</b>	

B) Verna Industrial Area, Electronics City, Verna, Goa - 403722

Plot No.	Area in Sq. Yards	Area in Sq. Meter	Area in Sq. Ft.	Possession type
L-84	8970	7500	80729	Lease hold land

C) Village: Belikhol, Post:Manpura, Tehsil: Nalagarh, Distt. Solan (HP)

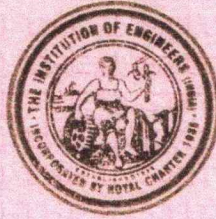
Plot No.	Area in Sq. Yards	Area in Sq. Meter	Area in Sq. Ft.	Possession type
Khasra Nos.442/12-11, 440/1/0-14, 448/1/1-13, 444/1/5-0 in Mouza Belikhol, Pargana, Tehsil Nalagarh, District Solan, Himachal Pradesh admeasuring 19 bighas and 18 biswas.				
Khasra Nos.456(1-17), 457(2-10), 458(0-11), 459(1-4) 461(1-9), 463(0-6) in Village Belikhol, Manpura, , Tehsil Nalagarh, District Solan, Himachal Pradesh admeasuring 07 bighas and 17 biswas.	24975	20882	224775	Free Hold

**Grand Total ==>**

**57708      48251      519371**



002240



# The Institution of Engineers (India)

By virtue of Qualification, Professional  
training and Corporate Membership  
of this Institution

**BIRENDRA PRASAD SINGH**

**OF**

**CIVIL ENGINEERING DIVISION**

is hereby authorised to use the style and title of

**Chartered Engineer [India]**



**F-1176325**

Er. B. P. SINGH  
B.E. (CIVIL) DEE (DU), FIV, FIE  
Govt. Approved Valuer, Chartered Engineer  
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Ph: 28162524, (M) 9811010414

Dated: 01-03-2017

Secretary and Director General