

Date: 13/12/2024
Ref. No. V_6052/ Panchshil Projects/ /2024

To,

✓ ARCHITECTS ✓ INTERIOR DESIGNERS

Kotak Mahindra Capital Company Limited
27 BKC, 1st Floor, Plot No. C-27, G Block
Bandra Kurla Complex, Bandra (East)
Mumbai 400 051
Maharashtra, India

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

Axis Capital Limited
Axis Bank Limited
Axis House, P.B. Marg
Worli, Mumbai – 400 025
Maharashtra, India

HSBC Securities and Capital Markets (India) Private Limited
52/60, Mahatma Gandhi Road
Kala Ghoda Fort
Mumbai 400 001
Maharashtra, India

ICICI Securities Limited
ICICI Venture House
Appasaheb Marathe Marg
Prabhadevi, Mumbai 400 025
Maharashtra, India

IIFL Securities Limited
24th Floor, One Lodha Place
Senapati Bapat Marg
Lower Parel (West) Mumbai - 400 013
Maharashtra, India

SBI Capital Markets Limited
1501, 15th Floor, A & B Wing
Parinee Crescenzo Building, G Block
Bandra Kurla Complex Bandra (East)
Mumbai 400 051
Maharashtra, India
and

(Kotak Mahindra Capital Company Limited, JM Financial Limited, Axis Capital Limited, HSBC Securities and Capital Markets (India) Private Limited, ICICI Securities Limited, IIFL Securities Limited SBI Capital Markets Limited and any other book running lead managers appointed in relation to the Issue are collectively referred to as the “Book Running Lead Managers” or “BRLMs”)

and

The Board of Directors
Ventive Hospitality Limited
Tech Park One Tower 'E'
Next to Don Bosco School
Off Airport Road, Yerwada
Pune 411 006
Maharashtra, India

and

M/s. Wadia Ghandy & Co.
Advocates, Solicitors and Notary
N.M. Wadia Buildings,
123, Mahatma Gandhi Road, Fort,
Mumbai – 400 001, India

Dear Sir, Madam,

Re: Proposed initial public offering of equity shares bearing face value ₹ 1 each (the “Equity Shares”, and such offering, the “Issue”) of Ventive Hospitality Limited (formerly known as ICC Realty (India) Private Limited) (the “Company”)

I confirm that I am an independent architect, registered with the Council of Architecture under the Architects Act, 1972, the Council of Architecture Regulations, 1982, the Council of Architecture Rules, 1972, and any rules or regulations issued there under, as well as the Architects (Professional Conduct) Regulations, 1989, each as amended. A copy of the registration certificate bearing registration no.CA/2007/40992 which is valid from September 14, 2007 until December 31, 2028, obtained by me from the Council of Architecture is annexed as **Annexure A** hereto.

Apart from the professional engagements pursuant to which I provide services as an independent architect to the Company in relation to the Issue, I am independent of the Company, its Subsidiaries, and I am in no way connected with or related to any of the Company or its Subsidiaries, Directors, Promoters, members of the Promoter Groups, Key Managerial Personnel and Senior Managerial Personnel.

I have been requested by the Company to verify and confirm certain details with respect to the following hotels and properties of the Company and its Subsidiaries:

A. Hospitality Assets

1. JW Marriott, Pune;
2. The Ritz-Carlton, Pune;
3. Marriott Suites, Pune;
4. DoubleTree by Hilton, Pune
5. Oakwood Residence, Pune;
6. Courtyard by Marriott, Pune;
7. Marriott Aloft Whitefield, Bengaluru;
8. Raaya by Atmosphere, Maldives;
9. Marriott, Varanasi;
10. Expansion of Marriott Aloft Whitefield, Bengaluru; and
11. Ritz-Carlton Reserve, Sri Lanka.

(collectively referred to as the “**Hospitality Assets**”).

B. Annuity Assets

1. Business Bay, Pune;
2. Hinjewadi Tech Park, Pune;



3. ICC Offices, Pune; and
4. ICC Pavilion

(collectively referred to as the “Annuity Assets” and together with “Hospitality Assets”, the “Properties”).

We hereby certify that the details of the aforementioned Hospitality Assets and Annuity Assets are as follows:

A. Hospitality Assets owned by the Company and Subsidiaries

Sr. No.	Hospitality Asset	Name of the entity holding interest over the asset	Address	Location	Category	Number of Keys (as of March 31, 2024)
Completed						
1.	JW Marriott, Pune	Ventive Hospitality Limited	Senapati Bapat Rd, Laxmi Model Colony, Shivajinagar, Pune, Maharashtra 411053	Shivajinagar, Pune	Luxury	415
2.	The Ritz-Carlton, Pune	Panchshil Corporate Park Private Limited	Golf Course Square, Airport Rd, Jayprakash Nagar, Yerawada, Pune, Maharashtra 411006	Yerwada, Pune	Luxury	198
3.	Marriott Suites, Pune	Ventive Hospitality Limited	81, Mundhwa Rd, Koregaon Park Annexe, Mundhwa, Pune, Maharashtra 411036	Koregaon Park, Pune	Upper Upscale	200
4.	DoubleTree by Hilton, Pune	Wellcraft Infraprojects Private Limited	C-32, Tata Motors Rd, Indira Nagar, MIDC, Chinchwad, Pune, Pimpri-Chinchwad, Maharashtra 411019	Chinchwad, Pune	Upscale	115
5.	Oakwood Residence, Pune	Ventive Hospitality Limited	1C, Naylor Road, Off, Mangaldas Rd, Pune, Maharashtra 411001	Naylor Road, Pune	Upscale	83
6.	Courtyard by Marriott, Pune	EON Hinjewadi Infrastructure Private Limited	S. No 19 & 20, P4, Phase 1, Hinjawadi Rajiv Gandhi Infotech Park, Hinjawadi, Pune, Pimpri-Chinchwad, Maharashtra 411057	Hinjewadi IT Park, Pune	Upscale	153

Sr. No.	Hospitality Asset	Name of the entity holding interest over the asset	Address	Location	Category	Number of Keys (as of March 31, 2024)
7.	Mariott Aloft Whitefield	Urbanedge Hotels Private Limited	17C, Sadaramangala Rd, off Whitefield Main Road, opposite Itpl, Sadara Mangala Industrial Area, Thigalarapalya, Whitefield, Bengaluru, Karnataka 560066	Whitefield, Bengaluru	Upscale	166
8.	Raaya Atmosphere by	Kudakurathu Island Resort Private Limited	Kudakurathu Island, Raa Atoll, Republic of Maldives, Raa, North Province	Raaya, Maldives	Upper Upscale	167
Under Development						
9.	Marriott, Varanasi ⁽¹⁾	KBJ Hotels & Restaurants Private Limited	National Highway 31, Varanasi, Sagunha, Uttar Pradesh 221202	Varanasi, India	Upper Upscale	167*
10.	Expansion of Marriott Aloft Whitefield ⁽²⁾	Urbanedge Hotels Private Limited	17C, Sadaramangala Rd, off Whitefield Main Road, opposite Itpl, Sadara Mangala Industrial Area, Thigalarapalya, Whitefield, Bengaluru, Karnataka 560066	Bengaluru, India	Upscale	120*
11.	The Ritz-Carlton Reserve ⁽³⁾	Nagenahira Resorts Private Limited	Pottuvil, Ampara District of Sri Lanka	Yala National Park, Sri Lanka	Luxury	80*

* Estimated number of Keys for under development Hospitality Assets.

(1) The estimated completion of Marriott in Varanasi, India is Financial Year 2027

(2) The estimated completion of expansion of Marriott Aloft Whitefield in Bengaluru, India is Financial Year 2028.

(3) The estimated completion of expansion of Ritz-Carlton Reserve in Yala National Park, Sri Lanka is Financial Year 2028

B. Annuity Assets

Sr. No.	Name of Project and Type of Project	Name of entity holding interest over the Project	Address of Project	Location	Category	Leaseable Area	Status of completion of Project (if not yet completed)
	Business Bay, Pune	Panchshil Corporate Park Private Limited	Business Bay, 103/2, Airport Rd, Yerawada, Pune,	Yerwada, Pune	Office	1.80 msf	Completed

Sr. No.	Name of Project and Type of Project	Name of entity holding interest over the Project	Address of Project	Location	Category	Leaseable Area	Status of completion of Project (if not yet completed)
			Maharashtra 411006				
	Pachshil Tech Park, Pune	EON Hinjewadi Infrastructure Private Limited	Hinjewadi, Pimpri-Chinchwad, Maharashtra 411057	Hinjewadi IT Park, Pune	Office	0.22 msf	Completed
	ICC Offices, Pune ⁽¹⁾	Ventive Hospitality Limited	Senapati Bapat Rd, Laxmi Society, Model Colony, Shivajinagar, Pune, Maharashtra 411016	Shivajinagar, Pune	Office	0.93 msf	Completed
	ICC Pavillion	Ventive Hospitality Limited	Senapati Bapat Rd, Laxmi Society, Model Colony, Shivajinagar, Pune, Maharashtra 411016	Shivajinagar, Pune	Retail Mall	0.44 msf	Completed
	Total					3.39msf	

(1) ICC Offices, Pune includes ICC Tech Park and Pavillion Office.

For the purpose of this certificate,

“**Keys**” refers to the number of rooms and serviced apartments in the portfolio during the relevant period/year;

For the purposes of this certificate:

- (i) I have reviewed sanctioned building plans, regulatory approvals (including, without limitation, environmental clearances,) and other documents pertaining to the Properties.
- (ii) I have reviewed the commencement certificates and occupation certificates of the respective Hotels and commercial properties (listed out under paragraph D above).
- (iii) I have sought necessary clarifications from the representatives of the Company.
- (iv) Reviewed the details pertaining to the Properties as set out in **Annexures B1 to B9** hereto.

Based on the above, I hereby confirm that:

- the details with respect to the Properties is as set forth in **Annexures B1 to B9** hereto.
- the requisite permissions and approvals required for the development of the Properties have been obtained and the usage of the Properties is in compliance with the applicable zoning regulations / development plans.

I further confirm that I have independently verified all the information in **Annexures B1 to B9** hereto and confirm that the information included in this certificate is true, correct and accurate and there is no untrue statement or omission which would render the contents of this certificate misleading in its form or context.

I hereby consent to be named as an expert under Section 2(38) of the Companies Act, 2013, in relation to this certificate and the statements contained herein and proposed to be included in the draft red herring prospectus proposed to be filed by the Company with the Securities and Exchange Board of India (“SEBI”), BSE Limited (“BSE”) and the National Stock Exchange of India Limited (“NSE” and together with BSE, the “Stock Exchanges”) the red herring prospectus and prospectus proposed to be filed by the Company with the Registrar of Companies, Maharashtra at Pune (“RoC”), SEBI and the Stock Exchanges, any presentations or releases and additional documents issued by the Company or the BRLMs in relation to the Issue (“Issue Documents”). Further, M/s. Wadia Ghandy & Co., Advocates, Solicitors and Notary and their branch offices shall be entitled to rely upon this certificate and annex the same to the title reports being issued by them.

I also consent to the inclusion of this certificate and the information contained herein including following details relating to me, in the Issue Documents:

Name: Voussoirs Architects
Address: 10, Janhvi Apartment, Bhonde Colony, Erandwane, Pune
Tel: 91-9822659799
Contact Person: Ar. Sameer Valimbe
Email: Sameer.voussoirs@gmail.com
Website:
Registration/ Membership No.: CA/92/14618

I declare that I do not have any direct/ indirect interest in or relationship with the Company or its subsidiaries, promoters, directors, key managerial personnel, senior management or any other member of the management as of the date of this letter and confirm that I do not perceive any conflict of interest in such relationship/ interest while issuing this certificate. I confirm that neither I nor my associates hold any (a) Equity Shares of the Company, or (b) equity shares of Company’s subsidiaries.

This certificate may be relied upon by the legal advisors and/or the BRLMs in relation to the Issue and can be disclosed, if requested or if so required to be disclosed, (i) by law, regulation, direction, order or request of any governmental, regulatory, statutory or self-regulatory body and (ii) to the affiliates of the BRLMs and may, *inter alia*, be submitted to SEBI, the Stock Exchanges, the RoC and/or any regulatory/statutory authority and produced in any actual/potential proceeding or actual/potential dispute relating to or connected with the Issue Documents or otherwise in connection with the Issue.

I also consent to this certificate to be named as one of the “Material Contracts and Documents for Inspection” in the Issue Documents and being made available for inspection in accordance with applicable law.

I undertake to update you of any changes in the above-mentioned position until the Equity Shares of the Company issued pursuant to the Issue are listed and commence trading on the Stock Exchanges. In the absence of any such communication from [us/me], the above information should be considered as updated information until the Equity Shares of the Company commence trading on the Stock Exchanges, pursuant to the Issue.

All capitalized terms used but not defined herein shall have the meaning given to such terms in the Draft Red Herring Prospectus, Red Herring Prospectus, and Prospectus to be filed in connection with the Issue, as applicable.



Name:

Enclosed: Annexures as mentioned above

cc:

Domestic Legal Counsel to the Company

Cyril Amarchand Mangaldas

3rd Floor, Prestige Falcon Towers

19, Brunton Road

Off M.G. Road

Bengaluru 560 025

Karnataka, India

Domestic Legal Counsel to the Book Running Lead Managers

Shardul Amarchand Mangaldas & Co

Express Towers

24th Floor, Nariman Point

Mumbai 400 021

Maharashtra, India

International Legal Counsel to the BRLMs

Latham & Watkins LLP

9 Raffles Place

#42-02 Republic Plaza

Singapore 048 619



Annexure A

Council of Architecture

Certificate of Registration

This is to certify that the name of Shri. ~~Suresh~~
SAMEER MURARI VALIMBE
 has been entered in the register and his/h~~er~~ Registration No.
 is CA/ 92/14618
 This certificate is valid from the twentyeighth
 day of February 1992 to the thirtyfirst
 day of December 1993.

List of Additional Qualifications :

Renewals	Year	Signature of Registrar
1994	1995	Kamal Kumar 7.4.94
1996 To 2000 A.D.		
Valid up to 31.12.2008 A.D.		Kamal Kumar 11.11.96
Valid up to 31.12.2013 A.D.		Kamal Kumar 16.12.98
Valid up to 31.12.2018		Kamal Kumar 26.6.2005
31.12.2028		Kamal Kumar 28.12.2013

Given under the common Seal of the Council of Architecture.

Om Valimbe
Om Valimbe



this twentyeighth day of February, 1992

[Signature]
 Secretary

[Signature]
 President

Annexure B1

JW Marriott, ICC Offices and ICC Pavillion

Details of the Property:

- (i) All that piece and parcel of the land admeasuring **11,529.44 square meters** bearing Final Plot no.403 having corresponding **CTS no.985** (the “**Land no.1**”), having FSI area of **20,748.74 Sq. Mts.** (the “**ICC Tech-park Building**”) constructed on the Land no.1;
- (ii) All that piece and parcel of the land admeasuring **27,800 square meters** bearing Final Plot no.403A Hissa no.1 having corresponding **CTS no.985 Hissa no.1**, (the “**Land no.2**”), having FSI of **22,652.35 Sq. Mts.** out of the hotel structure (the “**Hotel Building**) and having FSI area of **20,168.82 Sq. Mts.** out of the structure constructed on the Land no.2 (the “**Pavillion Mall**”)

All situate, lying and being at Village Bhamburda (Shivaji Nagar) on Senapati Bapat Road, Taluka Pune City and within the limits of the Pune Municipal Corporation, Pune (the “**Land no.1**” and the “**Land no.2**” are collectively referred to as the “**Lands**”. The “**Lands**”, “**ICC Tech-Park Building**”, “**Hotel Building**” and “**Pavillion Mall**” are collectively referred to as the “**Property**”).

Zone Certificate: Upon perusal of the Zone Certificate bearing outward no. D.P.O./ZC2021111103213255 dated November 2, 2023, it is observed that the land bearing Final Plot no.403 is situate in the Commercial Zone. Further, the same is affected by 30.00 meters wide proposed road. It is also observed that a portion admeasuring 684 Square meters out of the Plot bearing no.403A/2 (ICC Trade Tower) has already been handed over to the PMC for the aforementioned 30.00 meters wide road.

Ventive Hospitality Limited has obtained requisite permissions and approvals required for the development of the Lands and that the usage of the Property is in compliance with the applicable zoning regulations / development plan.

1. JW Marriott, Pune

Ventive Hospitality Limited (formerly known as ICC Realty (India) Private Limited has obtained an occupation certificates for the ICC Offices, JW Marriott, and ICC Pavillion dated 3/12/1995, 29/12/2005, 16/2/2006, 5/9/2006, 28/2/2007, 30/4/2007, 06/08/2010, 19/10/2010, 23/11/2016, 8/6/2018 and 1/2/2020 issued by Pune Municipal Corporation. The below details are in compliance with the occupation certificate and the approved plans:

Hotel info	
Details	JWP
Rooms Inventory*	415
Spa rooms	13
Average Room Size	448 sf
Spa beds	11
Gym	1
No. of F&B Outlets (including restaurants)	12
Banquet area (sq ft)	22,195
Meeting rooms (No.)	13
Meeting Rooms area (sq ft)	13,229

*Operational rooms

Category-wise rooms inventory		
Type of room	No of rooms	Area (In Sq Mt)
Superior Room	45	38
Delux Room	177	38
Executive Room	150	38
Executive Suite	35	70
Soho Suite	7	74
Presidential Suite	1	186

2. ICC Offices and ICC Pavillion

Name of the entity owning the land and the Annuity Asset	Current use of the Annuity Asset	Plot Area (in sq. ft.)	Carpet Area	Total FSI	Leasable Area	Leasable Area		
						Completed Area	Under Constructi on Area	Proposed Developme nt Area
ICC Offices								
ICC Trade Tower	IT/ITES	145921.6	197239.9	IT – 23593.24 PMC office – 4108.26 Total – 27701.50	262,920.9	262,920.9	0	0
ICC Tech Park	IT/ITES	124105.2	311666.16	20748.74	415,451.0	415,451.0	0	0
Pavillion Offices	Office Building	296370.4 (including mall + hotel)	191346.31	Pavillion offices- 8006.330 PMC Office- 3031.75 Total- 11038.08	255,064.6	255,064.6	0	0
Total					933,436.5			
ICC Pavillion								
ICC Pavillion	Retail Mall	296370.4 (including mall + hotel)	295,367	Mall- 19688.69	443,716 sf (120 Outlets)	443,716	0	0
Total					443,716			

Final

Annexure B2

The Ritz-Carlton, Pune and Business Bay

Details of the Property:

Freehold land being an ascertained and demarcated area totally admeasuring **49,665 Sq. Mts.** (the "Land") out of the land bearing **Survey no.103 (Part) Hissa no.2**, corresponding to **CTS nos.1934 to 1943**, situated at **Village Yerwada, Taluka Pune City and District Pune**, together with the structures and buildings standing on the Land having FSI area of **89,381.93 Sq. Mts.** (the "Buildings"), collectively, the "Property".

Zone Certificate: Upon perusal of the Zone Certificate dated November 1, 2023 issued by the PMC, it is *inter alia* observed that the land bearing Survey no.103 is situated in Residential Zone and PSP Zone, and is affected by 30-meters wide road and reservation for 'PS-PS'. Further, the aforementioned Zone Certificate also reflects 'Slum', 'Nala' and '30 and 60 meters adjacent road'. None of the aforementioned reservations affect the Land or any portion thereof.

Panchshil Corporate Park Private Limited has obtained requisite permissions and approvals required for the development of the Lands and that the usage of the Property is in compliance with the applicable zoning regulations / development plan.

1. The Ritz-Carlton, Pune

Panchshil Corporate Park Private Limited has obtained an occupation certificate for the Ritz Carlton dated 20/9/2013, 16/06/2014, 14/05/2019 and 09/08/2019 issued by Pune Municipal Corporation. The below details are in compliance with the occupation certificate and the approved plans:

Hotel info	
Details	RCH
Rooms Inventory*	198
Spa rooms	8
Average Room Size	612 sf
Spa beds	10
Gym	1
No. of outlets	6
Banquet area (sq ft)	24,340
Ball room area (part of the banquet area mentioned above in Sq. Ft.)	7,200
Meeting rooms (No.)	3
Meeting Rooms area (sq ft)	3,340

*Operational rooms

Category-wise rooms inventory		
Type of room	RCH	Area (In Sq Mt)
Deluxe King City View	37	50
Deluxe King Golf View	60	50
Deluxe Two Queen beds City / Golf View	34	50
Club King Golf View	32	50
Accessible room	2	50
Executive Suite	15	69
Premier Suite	17	99
Presidential Suite	1	294

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2. Business Bay

Name of the entity owning the land and the Other Property	Current use of the Other Property	Plot Area (in sq. ft.)	Carpet Area	Total FSI	Leasable Area	Leasable Area		
						Completed Area	Under Construct ion Area	Propo sed Development Area
Business Bay, Pune	IT/ITES	567273.3 (including Ritz Carlton)	1351051.3	72980.02	1,800,951.3	1,800,951.3	0	0

Stalin

Annexure B3

Marriott Suites, Pune

Details of the Property:

Freehold land being an ascertained and demarcated area admeasuring **11,829.53 Sq. Mts.** (including open space admeasuring 410.07 Sq. Mts.) (the “**Land**”) out of the land bearing **CTS no.1342** totally admeasuring 64,100 Sq. Mts. , situate, lying and being at **Village Mundhwa, Taluka Pune City and District Pune**, together with the hotel buildings known as ‘Marriott Suites’ having FSI area of **16,771.80 Sq. Mts.** (the “**Structures**”), collectively referred to as the “**Property**”.

Zone Certificate: Upon perusal of the Zone Certificate dated November 1, 2023 bearing outward no.DPO/ZC2021111103213357, it is observed that the land bearing Survey no.81 of Village Mundhwa is situate in the Residential and Green Belt Zone. The Zone Certificate further records that (i) the proposed 30-metre East-West road in Survey no.81 is proposed to be realigned and the portion of Survey no.81 released due to such realignment is proposed to be included partially in residential zone and partially in Nala. . None of the aforementioned reservations affect the Land or any portion thereof.

Panchshil Infrastructure Holdings Private Limited has obtained requisite permissions and approvals required for the development of the Lands and that the usage of the Property is in compliance with the applicable zoning regulations / development plan.

Marriott Suites, Pune

Panchshil Infrastructure Holdings Private Limited has obtained an occupation certificates for the Marriott Suites dated 24/02/2009, 11/05/2009, 27/07/2010 and 07/06/2011 issued by Pune Municipal Corporation. The below details are in compliance with the occupation certificate and the approved plans:

Hotel info	
Details	MSP
Rooms Inventory*	200
Spa rooms	5
Spa beds	6
Gym	1
No. of outlets	3
Banquet area (sq ft)	0
Meeting rooms (No.)	1
Meeting Rooms area (sq ft)	366

* Operational rooms

Category-wise rooms inventory		
Type of room	MSP	Area (In Sq Mt)
Studio	50	54
One BHK	105	72
Two BHK	28	110
Three BHK	17	135

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Annexure B4

DoubleTree by Hilton, Pune

Details of the Property:

Leasehold land bearing Plot no.C-32 admeasuring about 2,052 Sq. Mts. and Plot nos.C-47 and C-48 admeasuring about 2,000 Sq. Mts. admeasuring 4,052 Sq. Mts. in the aggregate, in the Pimpri Industrial Area, within the village limits of Chinchwad and within the limits of the Pimpri Chinchwad Municipal Corporation, Taluka Haveli and District Pune (the "Land") together with the building structures constructed thereon having FSI area of 6,039.01 square meters known as DoubleTree By Hilton Hotel (the "Buildings"), collectively known as the "Property".

Panchshil Hotels Private Limited has obtained requisite permissions and approvals required for the development of the Land and that the usage of the Property is in compliance with the applicable zoning regulations / development plan.

Double Tree by Hilton

Panchshil Hotels Private Limited has obtained an occupation certificate for the Double Tree by Hilton dated 09/05/2015 issued by Maharashtra Industrial Development Corporation. The below details are in compliance with the occupation certificate and the approved plans:

Hotel info	
Details	DTBH
Rooms Inventory*	115
Spa rooms	3
Spa beds	4
Gym	1
No. of outlets	5

* Operational rooms

Category-wise rooms inventory		
Type of room	DTBH	Area (In Sq Mt)
Hilton Guest Room Twin Bed	12	30
Hilton Guest Room Queen Bed	12	30
Deluxe Guest Room Twin Bed	24	30
Deluxe Guest Room Queen Bed	24	30
King Executive room	36	30
King Executive Suite	6	60
Presidential Suite	1	136

Panchshil

Annexure B5

Oakwood Residence, Pune

Details of the Property:

All that piece and parcel of demarcated land admeasuring **1,379.54 Sq. Mts.** ("Land") being half portion of land out of CTS No. 1/C totally measuring **2,759.08 Sq. Mts.** ("Larger Land") bearing Survey No. 470-A, TPS II, Sangamwadi within the limits of Pune Municipal Corporation in Village Ghorpadi, Taluka Haveli, District Pune, together with structure standing on the Land known as Tower/ Wing 'A' ("Tower A") having FSI area of **2075 Sq. Mts.** and another structure known as Tower/Wing 'B' ("Tower B"), standing on land measuring 1,379.54 square meters ("Tower B Land") having FSI area of **2075 Sq. Mts.**

Zone Certificate: We have examined the Zone Certificate dated 2nd November 2023 issued by the Pune Municipal Corporation, whereby it has been indicated that the entire property is situated within residential zone and portions of the entire property are being affected by 15 meter roads and 30 meter road. It further states that the entire property is affected by the metro influence zone.

Panchshil Infrastructure Holdings Private Limited has obtained requisite permissions and approvals (including for permission for non-agricultural use of the Land) required for the development of the larger Land and that the usage of the Property is in compliance with the applicable zoning regulations / development plan.

Oakwood Residence, Pune

Panchshil Infrastructure Holdings Private Limited has obtained an occupation certificate for the Oakwood Residence dated 16/06/2007 and 27/09/2007 issued by Pune Municipal Corporation. The below details are in compliance with the occupation certificate and the approved plans:

Hotel info	
Details	ORNR
Rooms Inventory*	83
Spa rooms	0
Spa beds	0
Gym	1
No. of outlets	1
Banquet area (sq. ft)	0
Meeting rooms (No.)	1
Meeting Rooms area (sq. ft)	64 sq ft

* Operational rooms

Category-wise rooms inventory		
Type of room	ORNR	Area (In Sq Mt)
1BE-One Bedroom Executive	40	39
1BX-One Bedroom Superior	30	46
2BE-Two Bedroom Executive	8	80
2BX-Two Bedroom Superior	6	98

Stalin

Annexure B6

Courtyard by Marriot, Pune and Hinjewadi Tech Park, Pune

Details of the Property:

All that piece and parcel of the land admeasuring 2 Hectare 31.16 Ares (the "Land") forming part of a larger land parcel bearing Survey nos.19/2 (Part), 20/1 (Part), 20/2, 20/3, 20/4, 20/5, 20/6/1, 20/7 (Part), 20/8 and 20/9 (Part), collectively admeasuring 2 Hectare 32.66 Ares, (the "Larger Land"), having FSI of area of 6,439.85 Sq. Mts. (the "Hotel Structure") and having FSI of area of 12,597.08 Sq. Mts. (the "Panchshil Tech Park") constructed on the Land, situate lying and being at Village Hinjewadi, Taluka Mulshi and District Pune.

Zone Certificate:

- (a) Upon perusal of the Zone Certificate bearing outward no.ZC-0000-MU-23-O-20997 dated November 9, 2023, it is observed that the land bearing Survey no.19 is situate in the Residential Zone. Further, the same is affected by 15.00 meters wide proposed road. Further, in the draft development plan published by Pune Metropolitan Regional Development Authority ("PMRDA"), the land bearing Survey no.19 is in the Commercial Zone + Metroline + TOD Overlay + 45 Meters Road.
- (b) Upon perusal of the Zone Certificate bearing outward no.ZC-0000-MU-23-O-20996 dated November 9, 2023, it is observed that the land bearing Survey no.20 is situate in the Residential Zone. Further, the same is affected by 15.00 meters wide proposed road. Further, in the draft development plan published by Pune Metropolitan Regional Development Authority ("PMRDA"), the land bearing Survey no.20 is in the Commercial Zone + Metroline + TOD Overlay + 45 Meters Road.
- (c) The Order bearing no.PMA/NA/SR/306/07 dated July 19, 2007, issued by the Collector (Revenue Branch) Pune inter alia reflects that an area admeasuring 757 square meters is deducted for road. However, the aforesaid area has not been handed over to the PMRDA

EON Hinjewadi Infrastructure Private Limited has obtained requisite permissions and approvals required for the development of the Land and that the usage of the Property is in compliance with the applicable zoning regulations / development plan.

Courtyard by Marriott, Pune

EON Hinjewadi Infrastructure Private Limited has obtained an occupation certificate for the Courtyard by Marriott dated 05/06/2024 issued by Pune Metropolitan Region Development Authority, Pune. The below details are in compliance with the occupation certificate and the approved plans:

Hotel info		
Details	CYH	
Rooms Inventory*	153	
Spa rooms	4	
Spa beds	4	
Gym	1	
No. of outlets	4	
Banquet area (sq ft)	9,589	
Meeting rooms (No.)	1	
Meeting Rooms area (sq ft)	420	
* Operational rooms		
Category-wise rooms inventory		
Type of room	CYH	Area (In Sq Mt)
Suites	6	64
Deluxe	116	33
Executive Rooms	31	33

Hinjewadi Tech Park, Pune

Name of the entity owning the land and the Other Property	Current use of the Other Property	Plot Area (in sq. ft.)	Carpet Area	Total FSI	Leasable Area	Leasable Area		
						Completed Area	Under Construction Area	Proposed Development Area
Panchshil Tech Park, Hinjewadi Pune	Office Building	148740.8	166383.3	12597.08	221,789.0	221,789.0	0	0



Annexure B7

Marriott Aloft, Whitefield

Details of the Property:

Urbanedge Hotels Private Limited, a private limited company duly incorporated under the Companies Act, 1956 on 26.10.2006 (CIN U55101TN2006FTC061377) having its registered office at Ground Floor, No.4/1, Kapaleeswara Nagar Neelankarai Village, Kalaignar Karunanidhi Salai, Chennai-600041 is the owner of freehold land admeasuring **10,104 square meters** bearing Plot No.17C (the "Land") together with a hotel building consisting of 2 (two) basement floors, ground floor and 6 (six) upper floors ("Building") with a permissible Floor Area Ratio of **19,977.94 Sq. Mts.** And 166 car parks constructed thereupon collectively referred to as the "Property".

Urbanedge Hotels Private Limited has obtained requisite permissions and approvals required for the development of the Land and that the usage of the Property is in compliance with the applicable zoning regulations / development plan.

Marriott Aloft, Whitefield

Urbanedge Hotels Private Limited has obtained an Occupancy Certificate bearing No. KIADB/DO-II/3248/2009-10 dated 18.03.2010 for Aloft Whitefield issued by Karnataka Industrial Areas Development Board. The below details are in compliance with the occupation certificate and the approved plans:

Hotel info	
Details	Aloft
Rooms Inventory*	166
Spa rooms	3
Spa beds	3
Gym	1
No. of outlets	4
Banquet area (sq ft)	38627
Meeting rooms (No.)	4
Meeting Rooms area (sq ft)	7627

* Operational rooms

Category-wise rooms inventory		
Type of room	Aloft	Area (In Sq Mt)
Aloft King	50	29.45
Aloft Queen	29	29.45
Splash King	68	29.45
Splash Queen	13	29.45
Suites	4	59.46
Specially Abled	2	29.45

Signature

Annexure B8

Raaya by Atmosphere

Details of the Property:

Kudakurathu Island, Raa Atoll, Republic of Maldives, Raa, North Province

Raaya by Atmosphere

Hotel info	
Details	Raaya
Rooms Inventory*	167
Spa rooms	10
Spa beds	14
Gym	1
No. of outlets	9

* Operational rooms

Category-wise rooms inventory		
Type of room	Raaya	Area (In Sq Mt)
Ocean Villa	16	57
Deluxe Ocean Pool Villa	2	70
Sunset Ocean Pool Villa	13	60
Beach Villa	22	61
Beach Pool Villa	50	73
Family Beach Villa	14	142
Family Beach Villa Pool	20	232
Ocean Pool Villa	13	60
Sunset Ocean Villa	16	57
Presidential Suite	1	1228



Annexure B9

Marriott, Varanasi

Description of the Property:

All those pieces and parcels of lands admeasuring 1.0904 hectares equivalent to **2.726 Acres** and bearing khasra numbers 157, 158 min, 159 min and 160 min and situated at Village; Sagunha, Tehsil Pindra, District Varanasi, Uttar Pradesh. ("**Varanasi Land**").

KBJ Hotel and Restaurants Private Limited is in the process of obtaining requisite permissions and approvals for the development of the Varanasi Land and that the usage of the Varanasi Land is in compliance with the applicable zoning regulations / development plan.

This certificate is issued on the specific request and the information given by the Client



Ar. Sameer Valimbe

Reg. No. CA/92/14618