

December 13, 2024

To,

The Board of Directors
Ventive Hospitality Limited
(formerly known as ICC Realty (India) Private Limited)
5th Floor, Tower D, Tech Park One, Yerwada, Pune, Maharashtra, 411 006, India

Dear Sir/Ma'am,

Re: Proposed initial public offering of equity shares of face value of Rs. 1 each ("Equity Shares") by Ventive Hospitality Limited (the "Company") and such offering (the "Issue")

We, the undersigned, do hereby consent to act as book running lead manager to the captioned offer and to our name and following details being inserted as book running lead manager to the offer in the Red Herring Prospectus / Prospectus to be filed with the National Stock Exchange of India Limited and BSE Limited ("Stock Exchange(s)") and the Securities and Exchange Board of India, ("SEBI"). The following details with respect to us may be disclosed:



Axis Capital Limited

1st Floor, Axis House, P.B. Marg Worli, Mumbai 400 025, Maharashtra, India

Telephone: +91 22 4325 2183

Email: ventive.ipo@axiscap.in

Investor grievance email: complaints@axiscap.in

Website: www.axiscapital.co.in

Contact Person: Jigar Jain

SEBI registration number: INM000012029

We confirm that we are registered with SEBI as a Merchant Banker and as on date our registration is valid. We also confirm that as on date, we have not been prohibited by SEBI to act as an intermediary in a capital market offer. We further confirm that we have not been debarred from functioning by any regulatory authority. The copy of our registration certificate is enclosed as **Annexure A**.

We authorise you to deliver this letter of consent to the Stock Exchanges and any other regulatory authority pursuant to Sections 26 and 32 of the Companies Act, 2013, as amended.

We confirm that any changes to the above will immediately be intimated to the Company, the relevant Stock Exchanges and SEBI, till the date on which the securities of the Company to be offered pursuant to the Offer, start trading on the stock exchange/s. In the absence of any communication from us, you may assume that there is no change in respect of the matters covered in this certificate.

Yours faithfully,

For and on behalf of AXIS CAPITAL LIMITED

A handwritten signature in blue ink and a circular blue stamp. The stamp contains the text 'AXIS CAPITAL LIMITED' around the top edge and 'MUMBAI' in the center.

Authorised Signatory

Name: Jigar Jain

Designation: Assistant Vice President