

SRBC & CO LLP

Chartered Accountants

To
The Board of Directors
Ventive Hospitality Limited
(formerly known as ICC Realty (India) Private Limited),
2nd Floor, Tower D,
Panchshil Tech Park One,
Yerwada, Pune 411006

Dear Sirs / Madams,

Proposed initial public offering of equity shares of face value of INR 1 each by Ventive Hospitality Limited (formerly known as ICC Realty (India) Private Limited) (the "Issuer" or "Company")

1. We hereby consent to use in the red herring prospectus dated December 14, 2024 (the "RHP") of the Issuer prepared under the Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations 2018, as amended (the "ICDR Regulations") to be submitted / filed with the Securities and Exchange Board of India ("SEBI"), National Stock Exchange of India Limited ("NSE") and BSE Limited ("BSE") ("NSE" and "BSE" are collectively referred to as the "Stock Exchanges") and the Registrar of Companies in India ("ROC") (a) our examination report dated December 03, 2024 relating to the restated consolidated summary statement as at and for the six month period ended September 30, 2024 of the Company, its subsidiaries and its joint venture and restated summary statements of the Company as at and for each of the years March 31, 2024, March 31, 2023 and March 31, 2022 ("**Restated Summary Statements**") (b) the statement of special tax benefits dated December 03, 2024 ("**Statement of Special Tax Benefits**") and (c) our report dated December 03, 2024 on the compilation of unaudited proforma financial information relating to the unaudited proforma financial information as at and for the years March 31, 2024, March 31, 2023 and March 31, 2022 and for the six month period ended September 30, 2024 of the Issuer which appear in the RHP.
2. We also consent to the references to us as "Statutory Auditors" or "Auditors" under the headings "Definitions and Abbreviations", "General Information", and other sections in the RHP and references to us as required under Section 26 (1) of the Companies Act 2013 ("Act") read with the ICDR Regulations and as "Expert" as defined under Section 2(38) of the Act to the extent and in our capacity as an auditor and in respect of our reports relating to (a) the Restated Summary Statements and (b) Statement of Special Tax Benefits, as mentioned in paragraph 1 above issued by us included in the RHP of the Issuer. However, we should not be construed to be "Expert" as defined under the US Securities Act of 1933.

The following information in relation to us may be disclosed:

Statutory Auditors' Name: S R B C & CO LLP, Chartered Accountants
Address: Ground Floor, Panchshil Tech Park One, Yerwada, (Near Don Bosco School), Pune 411006
Telephone Number: +91 20 6603 6000
Firm Registration Number: 324982E/E300003
E-mail: srbc.co@srb.in
Peer Review Certificate Number: 014892

3. This consent is for the purpose of the RHP and is not intended for, nor should it be relied upon, in respect of copies of any RHP that may be distributed outside India (including the United States of America) or for any marketing, sale, offer or registration of securities outside India (including the United States of America) and we accept no duty or responsibility to and deny any liability to any party in respect of any such use of this letter.



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4. The above consents are subject to the condition that we do not accept any responsibility for any reports or matters (including information sent to JM Financial Limited, Kotak Mahindra Capital Company Limited, Axis Capital Limited, ICICI Securities Limited, IIFL Capital Services Limited (formerly known as "IIFL Securities Limited"), HSBC Securities and Capital Markets (India) Private Limited and SBI Capital Markets Limited (collectively the "Book Running Lead Managers")) or letters included in the RHP. Neither we nor our network firms (being such firms that are part of any network of professional firms to which we are deemed, either by any contract, law or professional regulation, to be a participant network member; hereinafter, "Network Firm(s)") shall be liable to any investor or Book Running Lead Managers, the Company or to any other third party in respect of the proposed offering. Further, the Company agrees to indemnify us and our Network Firms and hold harmless from all third party (including investors and Book Running Lead Managers) claims, damages, liabilities and costs arising consequent to our giving consent.
5. Nothing in the preceding paragraph shall be construed to (i) limit our responsibility for, or liability in respect of, the reports we have issued, covered by our consent above and are included in the RHP or (ii) limit our liability to any person which cannot be lawfully limited or excluded under applicable laws or regulations or guidelines issued by applicable regulatory authorities.
6. We also authorise you to deliver a copy of this letter of consent pursuant to the provisions of the Act to SEBI, ROC, the Stock Exchanges in India or any other regulatory authority in India as required by law.

For SRBC & CO LLP

Chartered Accountants

ICAI Firm registration number: 324982E/E300003



per **Paul Alvares**

Partner

Membership No: 105754

Place: Pune

Date: *December 14, 2024*

