



Investment Banking

Date: 12th December, 2024

To,

The Board of Directors

Ventive Hospitality Limited (Formerly known as ICC Realty (India) Private Limited)

2nd Floor, Tower D, Tech Park
One, Yerwada, Pune,
Maharashtra, 411 006, India

Re: Proposed initial public offering of equity shares of 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”)

We, Kotak Mahindra Capital Company Limited do hereby consent to act as a book running lead managers to the Offer and to our name and the details mentioned herein, being inserted as a book running lead managers to the Offer in the red herring prospectus (“RHP”) and the prospectus (“Prospectus”), as well as in any publicity material, press release, presentation or other documents in relation to the Offer (collectively, the “Offer Documents”) intended to be filed by the Company with the Securities and Exchange Board of India (“SEBI”), Registrar of Companies Maharashtra at Pune (“RoC”), and the stock exchange(s), as applicable, where the Equity Shares are proposed to be listed (“Stock Exchange(s”).

We hereby authorise you to deliver this consent letter to SEBI, the stock exchanges, the RoC and any other regulatory authorities as may be required. The following details with respect to us may be disclosed in the Offer Documents and any other documents in relation to the Offer:

Logo	
Name	Kotak Mahindra Capital Company Limited
Address	1st Floor, 27BKC, Plot No. C-27, 'G' Block, Bandra Kurla Complex, Bandra (East), Mumbai 400 051, Maharashtra, India
Telephone	(+91 22) 4336 0000
Email	ventive.ipo@kotak.com
Investor Grievances Email	kmccredressal@kotak.com
Web Site	https://investmentbank.kotak.com
Compliance Officer	Mr. Arun Mathew
Contact Person	Mr. Ganesh Rane
SEBI Registration No.	INM000008704
CIN	U67120MH1995PLC134050

Kotak Mahindra Capital Company Limited

CIN U67120MH1995PLC134050

Registered Office:

27BKC

C – 27, “G” Block
Bandra Kurla Complex
Bandra (East), Mumbai – 400 051, India

T +91 22 43360000
F +91 22 67132445
www.investmentbank.kotak.com

We further confirm that we are not an associate of the Company in terms of the Securities and Exchange Board of India (Merchant Bankers) Regulations, 1992, as amended, and that neither we nor our associates hold any Equity Shares in the Company.

We confirm that the above information in relation to us is true and correct.

We enclose a copy of our registration certificate.

We confirm that we will immediately inform the Company of any changes to the above information until the date when the Equity Shares commence trading on the Stock Exchanges.

This consent letter is for information and for inclusion (in part or full) in the Offer Documents and/or for the records to be maintained by the Book Running Lead Managers and may be relied upon by the Company, the other Book Running Lead Managers and the legal advisors to each of the Company and the Book Running Lead Managers in relation to the Offer.

We also consent to the inclusion of this letter as a part of "Material Contracts and Documents for Inspection" in connection with the Offer, which will be available to the public for inspection from date of the filing of the red herring prospectus until the Bid/ Issue Closing Date.

All capitalized terms used herein and not specifically defined shall have the same meaning as ascribed to them in the RHP.

Yours faithfully,

For and on behalf of Kotak Mahindra Capital Company Limited

Arun Mathew
Compliance Officer

Kotak Mahindra Capital Company Limited

CIN U67120MH1995PLC134050

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“Annexure A”Date: 12th December, 2024**Re: Proposed initial public offering of equity shares of face value ₹ 1 each (the “Equity Shares”, and such offering, the “Offer”) of Ventive Hospitality Limited (Formerly known as ICC Realty (India) Private Limited) (the “Company”)**

1.	Registration Number	INM000008704
2.	Date of permanent registration/ Renewal of registration	February 1, 2014 (Date of Permanent Registration)
3.	Date of expiry of registration	NA
4.	If applied for renewal, date of application	NA

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