

Bisque Limited

Suite 504, 5th Floor, St James Court, Port Louis 11328, Mauritius

Tel: (230) 2115410 Fax: (230) 2086413

CONSENT LETTER

Date: May 7, 2024

To,

Awfis Space Solutions Limited

C-28/29, Kissan Bhawan,
Qutab Institutional Area,
New Delhi 110 016

Ladies and Gentlemen,

Re: Proposed initial public offering of equity shares of face value of ₹ 10 each (“Equity Shares”) by Awfis Space Solutions Limited (the “Company”, and such offering, the “Offer”)

Corporate Information

We, Bisque Limited, a company incorporated under the laws of Mauritius, having our office at Suite 504, 5th Floor, St James Court, Port Louis 11328, Mauritius, do confirm that we hold 15,687,893 Equity Shares of face value of ₹ 10 each.

We have been informed by the Company that it is proposing to undertake the Offer through an offer for sale of Equity Shares in accordance with the provisions of the Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended (“**SEBI ICDR Regulations**”), the Companies Act, 2013, as amended and rules made thereunder and other applicable laws.

The certified true copy of resolutions of our board of directors dated May 7, 2024 authorizing the sale of up to 5,594,912 Equity Shares in the Offer is attached as **Exhibit I**. The information in **Exhibit II** is true and correct.

Consents

We hereby consent to the inclusion of up to 5,594,912 Equity Shares (the “**Offered Shares**”) as part of the Offer, subject to the terms of the Offer as mentioned in the red herring prospectus (the “**RHP**”), and the prospectus (the “**Prospectus**”) and together with the RHP, the “**Offer Documents**”) and transaction agreements executed in relation to the Offer and the approval of any other regulatory or statutory authority, if required.

We hereby consent to the inclusion of our name as a selling shareholder and any other information confirmed by us as required under the SEBI ICDR Regulations and other applicable laws in the RHP and the Prospectus which the Company intends to register with the Registrar of Companies, Delhi, at New Delhi (the “**RoC**”) and thereafter file with the Securities and Exchange Board of India (“**SEBI**”) and any relevant stock exchange(s) where the Equity Shares are proposed to be listed (the “**Stock Exchanges**”).

We hereby consent to our entire pre-Offer shareholding, excluding the Offered Shares which are successfully sold and transferred as part of the Offer, being locked-in, in terms of Regulation 17 of the SEBI ICDR Regulations, from the date of Allotment in the Offer for such period as may be required under the SEBI ICDR Regulations.

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We authorize the Company to deliver a copy of this letter of consent to the RoC, pursuant to Sections 26 and 32 of the Companies Act, 2013, and the rules and regulations thereunder, each as amended, SEBI, the Stock Exchanges and any other regulatory or statutory authority as may be required. 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 the date of the filing of the RHP until the Bid/ Offer Closing Date.

We confirm that we will immediately communicate any changes in writing in the above information to the Company and the book running lead managers appointed for the purposes of the Offer (the “**BRLMs**”) until the date when the Equity Shares sold pursuant to the Offer are listed and commence trading on the Stock Exchanges. In the absence of any such communication it may be assumed that there is no change to the above information until the Equity Shares sold pursuant to the Offer commence trading on the Stock Exchanges.

This consent letter may be relied upon by the Company and the BRLMs.

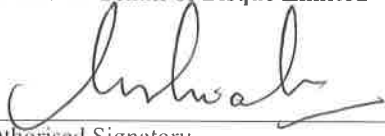
This letter shall automatically cease to be effective on (i) September 20, 2024 or such other date as may be agreed by us, the Company and the BRLMs; or (ii) the date on which the Offer is withdrawn / abandoned by us or the Company for any reasons whatsoever, whichever is earlier.

The terms capitalized but not defined herein, shall have the meaning ascribed to them in the Offer Documents.

Yours faithfully,

[signature on next page]

Signed by
For and on behalf of Bisque Limited



Authorised Signatory
Name: Panir Pushpom Soobiah
Designation: Director

Encl.: As above

CC:

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

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

IIFL Securities Limited
10th Floor, IIFL Centre, Kamala City
Senapati Bapat Marg, Lower Parel (W)
Mumbai 400 013

Emkay Global Financial Services Limited
7th Floor, The Ruby
Senapati Bapat Marg, Dadar (W)
Mumbai 400 028
Maharashtra, India

Domestic Legal Counsel to the Book Running Lead Managers

Cyril Amarchand Mangaldas
Level 1 & 2, Max Towers
C-001/A, Sector 16 B
Noida 201 301

Domestic Legal Counsel to the Company

Khaitan & Co.
Max Towers, 7th & 8th Floors.
Sector 16B,
Noida 201 301

International Legal Counsel to the Book Running Lead Managers

White & Case Pte. Ltd.
#41-01, 88 Market Street.
Capita Spring
Singapore 048 948

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Exhibit I

[Attached separately.]

Bisque Limited

Suite 504, 5th Floor, St James Court, Port Louis 11328, Mauritius
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Exhibit II

Name of Selling Shareholder	Bisque Limited
Registered Address of the Selling Shareholder	Suite 504, 5 th Floor, St James Court, Port Louis 11328, Mauritius
Date and Place of incorporation	May 2, 2018 and Mauritius
Telephone number	(230) 2115410
Email Id	kenny@chryscapital.com
Company registration number	155817 C1/GBL
Nature of entity	Private company limited by shares
SEBI registration number (if applicable)	Not applicable