

1. CONSENT FOR INCLUSION OF NAME AND USING THE CERTIFIED INFORMATION

To,
The Board of Directors
Awfis Space Solutions Limited
C-28/29, Kissan Bhawan
Qutab Institutional Area
New Delhi 110016
India

Dear Sir/Ma'am,

Re: Proposed initial public offering of equity shares (the "Equity Shares") of Awfis Space Solutions Limited (the "Company" and such initial public offering, the "Offer")

We, N B T and Co hereby consent to the use of our name and disclosure in the draft red herring prospectus ("DRHP") of the Company intended to be filed with the Securities and Exchange Board of India (the "SEBI") and the stock exchange(s) where the Equity Shares are proposed to be listed (the "Stock Exchanges"), and the red herring prospectus ("RHP") and the prospectus ("Prospectus") which the Company intends to file with the Registrar of Companies, Delhi and Haryana at New Delhi (the "RoC") and thereafter file with the SEBI and the Stock Exchanges and in any other materials or documents in relation to the Offer (collectively with the DRHP, RHP and Prospectus, the "Offer Documents"). The following information in relation to us may be specifically disclosed:

- **Independent Chartered Accountant's name:** N B T and Co, Chartered Accountants
- **Address:** 201, 2nd Floor, Mahindra M-Space, Off Aarey Road, Next to Meenatai Thackeray Blood Bank, Goregaon (West), Mumbai, Maharashtra - 400104
- **Telephone number:** +91 – 80974 56165
- **Email:** OfficeofNBT@nbtco.in / info@nbtco.in
- **Firm registration number:** 140489W
- **Peer review number:** 013928
- **Expiry date of the peer review certificate:** December 31, 2024

We confirm that we are not, and have not in the past, been engaged or interested in the formation, or promotion, or management, of the Company. We further confirm that we satisfy the independence criteria, under Companies Act, 2013, the relevant regulations and guidance issued by the Institute of Chartered Accountants of India.

We also consent to be named as an "expert" in terms of Section 2(38) and Section 26 and any other applicable provisions of the Companies Act, 2013, as amended, in the Offer Documents in connection with the Offer.

We confirm that the information in this letter is true and correct and there is no untrue statement or omission which would render the contents of this letter misleading in its form or context.

We confirm that this certificate, including any annexures hereto, is for information and for inclusion (in part or full) in the Offer Documents.

The above consents are subject to the condition that we do not accept any responsibility for any reports or matters or letters included in the Offer Documents except as mentioned in the paragraph below. Neither we nor our affiliates shall be liable to any investor or Book running Lead Managers or any other third party in respect of the proposed Offer, except as mentioned in the paragraph below. Nothing shall be construed to (i) limit our responsibility for or liability in respect of, the certificates we have issued, covered by our consent above and are included in the Offer Documents; or (ii) limit our liability to any person (including the Book Running Lead Managers) which cannot be lawfully limited or excluded under applicable laws or regulations or guidelines or orders issued by applicable regulatory or statutory authorities or has been agreed by us contractually in connection with the proposed Offer.

This letter may be relied upon by the Company, the Book Running Lead Managers and the legal advisors to each of the Company and the Book Running Lead Managers, and to assist the Book Running Lead Managers in conducting and documenting their review of the affairs of the Company in connection with the Offer. We also consent to this certificate being disclosed by the Book Running Lead Managers, if required (i) by reason of any law, regulation, order or request of a court or by any governmental or competent regulatory authority, or on the request of the Stock Exchanges or (ii) in seeking to establish a defence in any claim or proceeding in connection with the contents of Offer Document to the extent covered by our certificate or (iii) for the records to be maintained by the Book Running Lead Managers and in accordance with applicable law.

We also consent to the inclusion of this letter as a part of “Material Contracts and Documents for Inspection” in connection with this Offer, which will be available for public for inspection from date of the filing of the RHP until the Bid/ Offer Closing Date including through online means on the website of the Company.

We confirm that on receipt of any written communication from Company of any changes in the information, we confirm that we will immediately inform the Book Running Lead Managers until the date when the Equity Shares commence trading on the Stock Exchanges pursuant to the Offer. In the absence of any such communication from us, you can assume that we are not aware of any change to the above information until the commencement of trading of Equity Shares pursuant to the Offer.

Yours sincerely,

For N B T and Co
Chartered Accountants
ICAI Firm Registration Number: 140489W

CA. Neha Nuwal
Partner
Membership No.: 157137
Place: Mumbai
Date: December 21, 2023
UDIN: 23157137BHALQY4394

cc:

Book Running Lead Managers			
ICICI Securities Limited ICICI Venture House Appasaheb Marathe Marg Prabhadevi Mumbai 400 025 Maharashtra, India	Axis Capital Limited 1 st Floor, Axis House, C-2 Wadia International Centre Pandurang Budhkar Marg Worli, Mumbai 400 025 Maharashtra, India	IIFL Securities Limited 24th Floor, One Lodha Place Senapati Bapat Marg, Lower Parel (W) Mumbai 400 013 Maharashtra, India	Emkay Global Financial Services Limited 7th Floor, The Ruby Senapati Bapat Marg, Dadar (W) Mumbai 400 028 Maharashtra, India

Legal Counsel to the Book Running Lead Managers as to Indian Law	Legal Counsel to the Book Running Lead Managers as to International Law	Legal Counsel to the Company as to Indian Law
Cyril Amarchand Mangaldas Level 1 & 2, Max Towers C-001/A, Sector 16 B Noida 201 301 India	White & Case Pte. Ltd. #41-01, 88 Market Street Capita Spring Singapore 048 948	Khaitan & Co Max Towers, 7 th & 8 th Floors, Sector 16B, Noida, Gautam Buddh Nagar 201301 Uttar Pradesh, India