

**ASHKA ANAND PANDIT**  
**Lotus Tower -1, Jai Hind Society, N.S. Road No-12/A, Near Juhu Church**  
**Juhu Scheme, Mumbai--400049, Maharashtra, India**

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**CONSENT LETTER FROM THE DIRECTORS OF THE COMPANY**

To,

**The Board of Directors**

**Sri Lotus Developers and Realty Limited**

5th & 6th Floor, Lotus Tower, 1 Jai Hind Society,  
N S Road No. 12/A, JVPD Scheme, Juhu,  
Mumbai, Maharashtra, India, 400049

**Re: Proposed initial public offering of equity shares (the “Equity Shares” and such offering, the “Issue”) of Sri Lotus Developers and Realty Limited (the “Company”).**

Ladies and Gentlemen,

I, Ashka Anand Pandit, hereby give my consent to my name being included as Whole time Director and to the inclusion of the information appearing in relation to me therein in the Red Herring Prospectus (**RHP**) and the prospectus (**Prospectus**) (collectively, the **Issue Documents**) which the Company intends to file with Registrar of Companies, Maharashtra at Mumbai (**RoC**), the SEBI and the Stock Exchanges in connection with the Issue.

I hereby authorise you to deliver this consent letter to SEBI, the Stock Exchanges, the RoC and any other regulatory authorities as may be required.

I further confirm that the information in this certificate is true, adequate, and not misleading and without omission of any matter that is likely to mislead.

I confirm that I will immediately communicate any changes in writing in the above information to the book running lead managers to the Issue (**BRLMs**) until the date when the Equity Shares commence trading on the Stock Exchanges. In the absence of any such communication from me, the BRLMs and the legal counsels appointed in relation to the Issue, can assume that there is no change to the above information until the Equity Shares commence trading on the Stock Exchanges pursuant to the Issue.

This consent letter is for information and for inclusion (in part or full) in the Issue Documents or any other Issue-related material, and may be relied upon by the Company, BRLMs and the legal counsels appointed in relation to the Issue and may be uploaded on their respective websites.

I hereby consent to the submission and disclosure of this consent letter as may be necessary to the SEBI, the RoC, the Stock Exchanges and any other regulatory or governmental authorities and/or for any other litigation purposes and/or for the records to be maintained by the BRLMs and in accordance with the applicable law.

I authorize you to include this letter as a “*Material Contract and Document for Inspection*” in the Issue Documents, as required and make this letter available for inspection in accordance with applicable law.

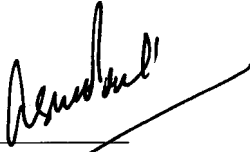
I hereby consent to this letter being disclosed by the BRLMs, if required (i) by reason of any law, regulation or order of a court or by any governmental or competent regulatory authority, or (ii) in seeking to establish a defence in connection with, or to avoid, any actual, potential or threatened legal, arbitral or regulatory proceeding or investigation.

All capitalized terms used herein and not specifically defined shall have the same meaning as ascribed to them in the Issue Documents, as the case may be.

**ASHKA ANAND PANDIT**  
**Lotus Tower -1, Jai Hind Society, N.S. Road No-12/A, Near Juhu Church**  
**Juhu Scheme, Mumbai--400049, Maharashtra, India**

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Yours faithfully,



Name: Ashka Anand Pandit  
Designation: Whole Time Director  
DIN: 10594507  
Date: 22-07-2025

**Cc:**

**Monarch Networth Capital Limited**

4<sup>th</sup> Floor, B Wing Laxmi Towers,  
G Block, Bandra Kurla Complex,  
Bandra (E), Mumbai- 400 051  
Maharashtra, India

**Motilal Oswal Investment Advisors Limited**

Motilal Oswal Tower,  
Rahimtullah Sayani Road,  
Opposite Parel ST Depot, Prabhadevi,  
Mumbai- 400 025, Maharashtra, India

*(Monarch Networth Capital Limited and Motilal Oswal Investment Advisors Limited, together with any other book running lead managers appointed for the Issue, are collectively referred to as the "Book Running Lead Managers" or "BRLMs")*

**Legal Counsel to the BRLMs**

**Dentons Link Legal**

Aiwan-e-Ghalib Complex,  
Mata Sundri Lane,  
New Delhi 110 002, India

**Legal Counsel to the Company**

**Crawford Bayley & Co**

State Bank Building,  
4<sup>th</sup> floor, NGN Vaidya Marg,  
Fort, Mumbai – 400023,  
Maharashtra, India