

ANKIT KUMAR TATER

42, Ganpati Nagar, Bherda Road, Chanderia, Cement Factory, Chittaurgarh, Rajasthan, 312021

CONSENT LETTER FROM COMPANY SECRETARY AND COMPLIANCE OFFICER

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, Ankit Kumar Tater, hereby give my consent to act as the company secretary and compliance officer of the Company and to my name and other details mentioned herein being included as Company Secretary and Compliance Officer of the Company in the red herring prospectus (**RHP**) and the prospectus (**Prospectus**) (collectively, the **Issue Documents**) to be filed with the Securities and Exchange Board of India (**SEBI**), and the Registrar of Companies, Maharashtra at Mumbai (**RoC**) and the stock exchanges where the Equity Shares are proposed to be listed (**Stock Exchanges**), as applicable and any other documents in relation to 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 am a member of the Institute of Company Secretaries of India, holding membership number 57623.

I will be responsible for ensuring the conformity by and monitoring compliance of the Company with all applicable laws, including applicable securities laws and for redressal of investor's grievances, in connection with the Issue, and subsequent listing of the Company's Equity Shares on the Stock Exchanges.

The term "securities laws" includes the Companies Act, 2013, the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Securities Contracts (Regulation) Act, 1956, the Depositories Act, 1996, and the rules and regulations made thereunder and the regulations, general or specific orders, guidelines or circulars made or issued by the SEBI or any other governmental or legal authority relating to securities in India, handling and redressal of investor grievances or complaints, if any, in connection with the Issue, and subsequent listing of the Company's Equity Shares on the relevant stock exchanges where the Company's Equity Shares are proposed to be listed.

The following details with respect to me may be disclosed in the Issue Documents and any other documents in relation to the Issue:

Name: Ankit Kumar Tater

Address: 42, Ganpati Nagar, Bherda Road, Chanderia, Cement Factory, Chittaurgarh, Rajasthan, 312021

Telephone Number: 7737068351

Email: compliance@lotusdevelopers.com

I further confirm that the above information in relation to me 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, 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.

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.

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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 or statutory authorities and/or for any other litigation purposes and/or for the records to be maintained by the BRLMs and in accordance with applicable law.

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.

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Yours faithfully,



Name: Ankit Kumar Tater

Date: 22-07-2025

Designation: Company Secretary and Compliance Officer

Cc:

Monarch Network Capital Limited

4th Floor, B Wing Laxmi Towers,
G Block, Bandra Kurla Complex,
Bandra (E), Mumbai- 400051

Motilal Oswal Investment Advisors Limited

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

(Monarch Network 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,
4th floor, NGN Vaidya Marg,
Fort, Mumbai – 400023,
Maharashtra, India