

CERTIFICATE ON THE DETAILS OF PROJECTS

To,

The Board of Directors

Sri Lotus Developers and Realty Limited
503, Signature, Suresh Sawant Road,
Off Veera Desai Road, Andheri (W),
Andheri, Mumbai, Mumbai,
Maharashtra, India, 400053

Monarch Networth Capital Limited

4th 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”)

Dear Sirs,

Re.: Certificate on details of projects

Sub: Proposed Initial Public Offering of equity shares of face value of ₹ 1 each (the “Equity Shares”) of the Company in reliance upon Sections 23 of the Companies Act, 2013 as amended, and the rules framed thereunder and Chapter II of Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended (the “SEBI ICDR Regulations”) (the proposed initial public offering to be referred to as the “Issue”).

I, Uttam Randive, Architects located at Vile Parle (East), Mumbai are an independent proprietary firm and a member of Council of Architecture having Reg. No. CA/2001/28111.

We have been requested by the Company to certify the completed projects, ongoing projects and upcoming projects of the Company and its subsidiaries as set out in **Annexure C**, for including the disclosures to be made in the Red Herring Prospectus (“RHP”), to be filed with Securities and Exchanges Board of India (“SEBI”), BSE Limited (“BSE”) and National Stock Exchange of India Limited (“NSE” together with BSE referred to as the “Stock Exchanges”), and Prospectus (collectively referred to as the “Issue Documents”) to be filed with Registrar of Companies, Mumbai at Maharashtra (“RoC”), SEBI, and the Stock Exchanges.

I, Uttam Randive hereby confirm the following details of the Company and its Subsidiaries as on June 30, 2025:

1. Completed projects, Ongoing Projects and Upcoming Projects of the Company and its Subsidiaries as set out at **Annexure A**; and
2. Details of projects completed by Anand Kamalnayan Pandit (promoter of the company) through entities separate from our Company include as set out in **Annexure B**
3. Indicative list of approvals is set out in **Annexure D**

This certificate is issued in connection with the Issue and the contents of this certificate, in full or in part, can be disclosed in the Issue Documents and other documents or materials in relation to the Issue. We issue this letter in accordance with the professional practice standards established in India and is intended to be relied upon only for the purposes of satisfying due diligence requirements in connection with the Offer of Equity Shares which are to be listed in India pursuant to the Securities and Exchange Board of India (Issue of Capital and Disclosures Requirements) Regulations, 2018, as amended.

be listed in India pursuant to the Securities and Exchange Board of India (Issue of Capital and Disclosures Requirements) Regulations, 2018, as amended.

For the purposes of this letter, we have considered the letters of award of the contracts, completion certificates and other related documents in relation to the completed projects, ongoing projects and upcoming projects

We undertake to immediately inform in writing to the BRLMs and the Legal Counsels to the Issue of any material and adverse developments / any changes, additions or deletions or qualifications to the information contained in the Issue Documents and / or this certificate until the date when the Equity Shares to be issued pursuant to the Issue commences trading on the Stock Exchanges. In the absence of any such communication, you may assume that there is no change in respect of the matters covered in this certificate until the said Equity Shares to be issued pursuant to the Issue commences trading on the Stock Exchanges.

We also consent to the references to us as “Experts” as described under Section 2 (38) and Section 26 of the Companies Act, 2013, as amended, to the extent of the certification provided hereunder and included in the Issue Documents of the Company or in any other documents in connection with the Issue.

We give our consent to the inclusion of the following particulars in relation to us in the Issue Documents:

Architects Name: Uttam Randive

Address: 404, Prabhat Urbane, Mahant Road, Vile Parle (East), Mumbai – 400 057

Contact person: Uttam Randive

Telephone number: 98671777018

Firm registration number: Reg. No. CA/2001/28111

E-mail: uttamranadive2008@gmail.com

We confirm that all information stated herein is true, fair, accurate, complete, not misleading and without omission.

The information contained in the certificate can be relied upon by the Company, BRLMs and Legal Counsels appointed in relation to the Issue and can be submitted to the RoC, Stock Exchanges, the SEBI and any other legal or governmental or regulatory authority or statutory authority in respect of the Issue, as can be required under any applicable laws or as requested for by any such legal or governmental or regulatory authority and for the records to be maintained by the BRLMs and in accordance with applicable law.

Capitalised terms used herein, unless otherwise specifically defined, shall have the same meaning as ascribed to them in the Issue Documents

Sincerely,

Authorised Signatory

Name: Uttam Randive

Architect

cc:

Legal Counsel to the Book Running Lead Managers

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

Annexure A

Details of the Completed Projects, Ongoing Projects and Upcoming Projects of the Company and its Subsidiaries:

As of June 30, 2025, the Company and its Subsidiaries have 4 Completed Projects, 5 Ongoing Projects and 11 Upcoming Projects with an aggregate Developable Area of 67,07,119 square feet.

The below-mentioned table provides an overview of Completed Projects:

Sr. No.	Project name	Location	Development Type	Project Type	Company share in the project/	Developable Area (square feet)	Total Carpet Area (square feet)	Saleable Area as per RERA (square feet)	Total unit available for sale	Date of commencement certificate	Date of occupancy certificate	Occupation certificate for all floors Yes/No
1	Signature	Andheri West	Greenfield	Commercial	100%	4,27,456	183433	183433	88	26-08-2019	12-06-2023	Yes
2	Ananya	Juhu	Redevelopment	Residential	100%	1,29,699	79467	56076	46	10-12-2019	15-12-2023	Yes
3	Ayana	Juhu	Redevelopment	Residential	100%	1,18,344	70268	50455	33	09-11-2021	18-04-2024	Yes*
4	Arc One	Andheri West	Redevelopment	Commercial	100%	2,55,950	1,11,053	88,442	167	09-05-2022	29-03-2025	Yes
	Total					9,31,448	4,44,221	3,78,396	334			

*Subject to the outcome of the pending court order

The below-mentioned table provides an overview of Ongoing Projects:

Sr. No.	Project name	Location	Development Type	Project Type	Company's share in the project	Estimated Developable Area (square feet)	Estimated Total Carpet Area (square feet)	Estimated Saleable Area as per RERA (square feet)	Total unit available for sale	Date of commencement certificate	Expected date of completion
1	The Arcadian	Juhu	Redevelopment	Residential	100%	3,13,191	1,83,333	1,39,686	93	22-02-2024	FY 2026-27
2	Amalfi	Versova, Andheri West	Redevelopment	Residential	100%	1,72,825	66,584	49,063	31	02-11-2023	FY 2027-28

Sr. No.	Project name	Location	Development Type	Project Type	Company's share in the project	Estimated Developable Area (square feet)	Estimated Total Carpet Area (square feet)	Estimated Saleable Area as per RERA (square feet)	Total unit available for sale	Date of commencement certificate	Expected date of completion
3	Varun	Bandra West	Redevelopment	Residential	100%	1,40,989	55,910	33,745	21	27-06-2024	FY 2027-28
4	Lotus Amara	Juhu	Joint Development	Residential	20% revenue sharing	1,19,415	49,707	49,707	12	16-10-2023	FY 2026-27
5	Lotus Athena	Juhu	Joint Development	Residential	9.31%	50,872	27,338	23,384	10	19-03-2024	FY 2026-27
						797292	382873	295586	167		

The below-mentioned table provides an overview of Upcoming Projects:

Sr. No.	Project name	Location	Development Type	Project Type	Company's share in the project	Estimated Developable Area (square feet)	Estimated Total Carpet Area (square feet)	Estimated Saleable Area as per RERA (square feet)	Estimated Total unit available for sale	Expected Date of commencement	Expected date of completion
1	Lotus Trident	Andheri W	Greenfield	Commercial	100%	3,80,860	1,37,450	1,37,450	146	Quarter 4 of Fiscal 2026	2027-28
2	Lotus Celestial	Versova, Andheri West	Redevelopment	Residential	100%	5,12,990	2,66,471	1,77,471	28	Quarter 3 of Fiscal 2026	2028-29
3	Lotus Aquaria	Prabhadevi	Redevelopment	Residential	100%	4,85,610	1,40,713	93,437	47	Quarter 2 of Fiscal 2026	2028-29
4	Lotus Aurelia	Neapensea Road	Joint Development	Residential	70% profit Share	1,15,446	61,564	61,564	27	Quarter 3 of	2029-30

Sr. No.	Project name	Location	Development Type	Project Type	Company's share in the project	Estimated Developable Area (square feet)	Estimated Total Carpet Area (square feet)	Estimated Saleable Area as per RERA (square feet)	Estimated Total unit available for sale	Expected Date of commencement	Expected date of completion
										Fiscal 2027	
5	Lotus Nexus	Juhu	Redevelopment	Commercial	100%	4,42,705	2,35,028	2,21,623	238	Quarter 3 of Fiscal 2027	2029-30
6	Lotus Solana	Ghatkoper	Redevelopment	Residential	100%	3,20,835	1,83,562	1,29,199	86	Quarter 3 of Fiscal 2027	2029-30
7	Lotus Monarch	Juhu	Redevelopment	Residential	100%	5,14,380	2,40,397	1,85,397	78	Quarter 2 of Fiscal 2027	2029-30
8	Lotus Sky Plaza	OSHIWARA	Redevelopment	Commercial	100%	12,92,989	521786	406270	419	Quarter 2 of Fiscal 2027	2029-30
9	Lotus Portofino	Versova	Redevelopment	Residential	100%	2,86,272	1,14,760	72,842	42	Quarter 2 of Fiscal 2027	2029-30
10	Lotus Avalon	Juhu	Redevelopment	Residential	100%	1,14,368	49,994	26,437	13	Quarter 2 of Fiscal 2027	2028-29
11	Lotus Imperial	Bandra	Redevelopment	Residential	100%	511924	246926	129345	49	Quarter 4 of Fiscal 2027	2029-30
						4978379	2198652	1641036	1,173		

Annexure B

The table below set forth the details of projects executed by the Anand Kamalnayan Pandit through entities separate from our Company:

Sr. No	Project	Location	Nature of the project	Total Completed Developable Area (in square feet)
Residential Segment				
1	Lotus Tower	Juhu	Greenfield Project	37,303
2	Sorrento	Andheri West	Joint Development Project	1,73,919
3	Anaya	Juhu	Joint Development Project	36,821
4	Amaya	Juhu	Joint Development Project	34,210
5	Araya	Juhu	Greenfield Project	38,302
6	The Atlantis	Andheri West	Joint Development Project*	2,30,119
7	Aurus	Upper Juhu	Redevelopment Project	1,21,411
8	The Park	Oshiwara	Redevelopment Project*	6,77,633
Commercial Segment				
1	Lotus Business Park	Andheri West	Joint Development Project	2,09,937
2	Lotus Midtown	Kalina, Santacruz	Joint Development Project	2,08,275
3	Grandeur	Andheri West	Greenfield Project	2,74,523
4	Lotus Corporate Park	Jogeshwari East	Joint Development Project*	12,76,869
	Total			33,19,322

** these joint development projects / redevelopment projects include various project management services provided which comprises of brand sharing, sales and marketing, designing, execution, different for each project.*

Annexure C

The table below set forth the List of subsidiaries of the Company:

Sr. No.	Subsidiary	Project Name	Company's Holding in the subsidiary
1	Veer Savarkar Projects Pvt Ltd*	Signature	100%
2	Tryksha Projects Pvt Ltd*	Ananya	100%
3	Armaan Real Estate Pvt Ltd	Ayana	100%
4	Chandra Gupta Estate Pvt Ltd	Arc One	95%
5	Dhyan Projects Pvt Ltd	The Arcadian	100%
6	Richfeel Real Estate Pvt Ltd	Amalfi	100%
7	Tryksha Real Estate Pvt Ltd	Varun	75%
8	Sri Lotus Developers and Realty Ltd.	Lotus Amara	NA
9	Zinnia Projects Pvt. Ltd.*	Lotus Athena	100%
10	Zinnia Projects Pvt. Ltd.*	Lotus Trident	100%
11	Valuemart Real Estate Pvt. Ltd.	Lotus Celestial	100%
12	Sri Lotus Value Realty Pvt. Ltd.*	Lotus Aquaria	100%
13	Shivshrushti Projects LLP	Lotus Aurelia	80%
14	Arum Real Estate Pvt. Ltd.	Lotus Nexus	53.70%
15	Roseate Real Estate Pvt. Ltd.	Lotus Solana	100%
16	Srajak Real Estate Pvt. Ltd.	Lotus Monarch	100%
17	Veer Desai Projects Private Limited	Beach Appartment	100%
18	Dhiti Projects Private Limited	Sea Star & Amrit	100%

* subsidiaries which are amalgamated with the Company through the Scheme of Amalgamation vide order dated October 31, 2024 issued by Regional Director

Annexure D

Indicative list of material approvals to be obtained for the Upcoming Projects

<i>Sr. No.</i>	<i>Type of Approvals</i>	<i>Tentative timelines</i>
(a)	Approvals issued by the relevant authority i.e Brihanmumbai Municipal Corporation/ Slum Rehabilitation Authority/ Maharashtra Housing and Area Development Authority	Within six months from the acquisition of land or registration of redevelopment agreement
(b)	No objection certificates from the fire department	One month after first approval received from the authorities such as intimation of approval/ intimation of disapproval, as the case may be
(c)	No objection certificates for height clearance by the Airports Authority of India	Within three months from the acquisition of land or registration of redevelopment agreement
(d)	Development permission for use of land for non-agricultural, residential purpose issued by the office of the Sub-Divisional Officer, Mumbai Suburban District.	Within six months from the acquisition of land, if the land is not already in non-agricultural category