

December 21, 2023

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

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

Dear Madam(s) and Sir(s),

We hereby consent to act as legal counsel to the Company as to Indian law for the Offer and consent to our name and the details mentioned herein, being inserted as the 'legal counsel to the Company as to Indian law', and to the inclusion of the information contained in this letter (in part or full) in the draft red herring prospectus ("DRHP"), red herring prospectus ("RHP") and the prospectus ("Prospectus") (collectively, the "Offer Documents") to be filed with the Securities and Exchange Board of India ("SEBI") and the stock exchange(s) where the Equity Shares are proposed to be listed (the "Stock Exchanges"), as applicable and the Registrar of Companies, Delhi at New Delhi (the "RoC") and thereafter file with SEBI and the Stock Exchanges, and any other Offer-related material.

We hereby authorize you to deliver this consent letter to SEBI, the Stock Exchanges, the RoC and any other regulatory authorities as may be required. The following details with respect to us may be disclosed in the Offer Documents and any other documents in relation to the Offer:

**Khaitan & Co**  
Max Towers  
7<sup>th</sup> & 8<sup>th</sup> Floors  
Sector 16B Noida  
Gautam Budh Nagar 201 301  
Uttar Pradesh, India  
**Telephone: +91 120 479 1000**

We confirm that the information in this letter is true, correct, accurate, and not misleading in any material respect.

We agree to keep the information regarding the Offer strictly confidential.

We confirm that we will immediately communicate any changes to the above information in writing to the Company and the book running lead managers to the Offer ("**Book Running Lead Managers**") until the date when the Equity Shares commence trading on the Stock Exchanges. In the absence of any such communication from us, the above information should be considered as updated information until the Equity Shares commence trading on the Stock Exchanges pursuant to the Offer.



This consent letter may be relied upon by the Company, the Book Running Lead Managers and the legal advisor to the Book Running Lead Managers. We 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 judicial authorities and/or for any other litigation purposes and/or for the records to be maintained by the Book Running Lead Managers 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 Offer Documents, as the case may be.

Yours faithfully,

**For Khaitan & Co LLP**



**Gautham Srinivas**  
**Partner**