

CONSENT LETTER FROM THE REGISTRAR TO THE OFFER

To,

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, Bigshare Services Private Limited, hereby consent to act as Registrar to the Offer, and to our name and the following details being inserted as Registrar to the Offer, and to the inclusion of the information contained in this consent letter (in part or full), in the draft red herring prospectus ("DRHP"), red herring prospectus ("RHP") and the prospectus ("Prospectus") (collectively, the "Offer Documents") which the Company intends to file with the Securities and Exchange Board of India ("SEBI"), Registrar of Companies, Delhi at New Delhi ("RoC"), and the stock exchanges where the Equity Shares are proposed to be listed ("Stock Exchanges"), as applicable and any other Offer related material.

We hereby authorise 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:

Name: Bigshare Services Private Limited



Logo:

Address: Office No. S6-2, 6th floor
Pinnacle Business Park
Next to Ahura Centre,
Mahakali Caves Road,
Andheri (East) Mumbai - 400093, India

Telephone Number: 022-62638200

Website: www.bigshareonline.com

E-mail: ipo@bigshareonline.com

Contact Person: Jibu John

Investor Grievance e-mail: investor@bigshareonline.com

SEBI Registration No.: INR000001385

URL of SEBI website: <https://www.sebi.gov.in/sebiweb/other/OtherAction.do?doRecognisedFpi=yes&intmId=10>

CIN: U99999MH1994PTC076534

We enclose a copy of our registration certificate as **Annexure A** and declaration regarding our registration with SEBI in the required format. We also certify that our registration is valid as on date and that we have not been prohibited by SEBI from acting as an intermediary in capital market issues. We also confirm that we have not been debarred from functioning by any regulatory authority.

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

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



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Bigshare Services Pvt. Ltd.



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 advisors to each of the Company and 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.

Yours faithfully,

For and on behalf of Bigshare Services Private Limited



Authorized signatory
Name: Jibu John
Designation: General Manager

Date:

Encl: As above

Cc:

ICICI Securities Limited

ICICI Venture House
Appasaheb Marathe Marg
Prabhadevi
Mumbai 400 025
Maharashtra, India

Axis Capital Limited

1st 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 400013
Maharashtra, India

Emkay Global Financial Services Limited

7th Floor, The Ruby
Senapati Bapat Marg, Dadar (W)
Mumbai 400 028
Maharashtra, India

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Bigshare Services Pvt. Ltd.

Domestic Legal Counsel to the Book Running Lead Managers

Cyril Amarchand Mangaldas

Level 1 & 2, Max Towers
Plot No. C-001/A/1
Sector 16B, Noida 201 301
Gautam Buddha Nagar
Uttar Pradesh, India

International Legal Counsel to the Book Running Lead Managers

White & Case Pte. Ltd.

#41-01, 88 Market Street
Capita Spring
Singapore 048 948

Domestic Legal Counsel to the Company

Khaitan & Co.

7th & 8th Floor, Max Towers
Sector 16B, Noida
Gautam Buddha Nagar 201 301
Uttar Pradesh, India



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Annexure A

[On the letter head of Registrar to the Issue]

Date:

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


1. Registration Number:	INR000001385
2. Date of registration / Renewal of registration:	April 09, 2013
3. Date of expiry of registration:	Not applicable. The registration is permanent in nature.
4. If applied for renewal, date of application:	Not Applicable
5. Any communication from SEBI prohibiting Bigshare Services Private Limited from acting as registrars to the issue:	No
6. Any enquiry/investigation being conducted by SEBI:	Nil
7. Period up to which registration/ renewal fees has been paid:	June 15, 2025
8. Details of any penalty imposed	Nil



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Bigshare Services Pvt. Ltd.

निर्गम रजिस्ट्रार और शेयर अंतरण अभिकर्ता	FORM B	REGISTRARS TO AN ISSUE AND SHARE TRANSFER AGENTS
भारतीय प्रतिभूति और विनियम बोर्ड		
SECURITIES AND EXCHANGE BOARD OF INDIA		
[निर्गम-रजिस्ट्रार और शेयर अंतरण अभिकर्ता] विनियम, 1993		
(Registrars to an issue and Share transfer agents) Regulations, 1993		
001343	(विनियम 8) (Regulation 8)	Regulation 8A
रजिस्ट्रीकरण का प्रमाणपत्र		PERMANENT REGISTRATION
CERTIFICATE OF REGISTRATION		
<p>I. बोर्ड, भारतीय प्रतिभूति और विनियम अधिनियम, 1992 के अधीन ब्रह्मणे गए नियमों और विनियमों के साथ पठित उक्त अधिनियम की धारा 12 की उपधारा (1) द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए प्रवर्ग-I में निर्गम-रजिस्ट्रार और शेयर अंतरण अभिकर्ता/प्रवर्ग-II में निर्गम-रजिस्ट्रार/शेयर अंतरण अभिकर्ता के रूप में</p> <p>I. In exercise of the powers conferred by sub-section (1) of section 12 of the Securities and Exchange Board of India Act, 1992 read with the rules and regulations made thereunder, the Board hereby grants a certificate of registration to</p>		
<p>BIGSHARE SERVICES PVT LTD E/2-3, ANSA INDUSTRIAL ESTATE SAKI - VIHAR ROAD, SAKINAKA ANDHERI (E), MUMBAI-400 072</p>		
<p>को नियमों की शर्तों के अधीन रखते हुए और विनियमों के अनुसार विद्याकल्प करते के लिए, जैसे उसमें विनिर्दिष्ट है, इसके द्वारा रजिस्ट्रीकरण का प्रमाणपत्र देता है।</p> <p>as registrars to an issue and share transfer agent in Category I/registrars to an issue/share transfer agent in Category II, subject to the conditions in the rules and in accordance with the regulations to carry out the activities as specified therein</p>		
<p>II. निर्गम-रजिस्ट्रार और शेयर अंतरण अभिकर्ता का रजिस्ट्रीकरण कोड</p> <p>II. Registration Code for the registrar to an issue and share transfer agent is INR000001385</p>		
<p>This certificate of registration shall be valid for permanent, unless suspended or cancelled by the Board.</p>		
<p>III. जब तक नवीकृत न किया जाए रजिस्ट्रीकरण प्रमाणपत्र तक विधिग्रन्थ है।</p> <p>III. Unless renewed, the certificate of registration is valid from</p>		
		
<p>आदेश से भारतीय प्रतिभूति और विनियम बोर्ड के लिए और उसकी ओर से By order For and on behalf of Securities and Exchange Board of India</p>		
<p>MUMBAI</p> <p>स्थान Place</p>		<p>K. SARAVANAN</p> <p>प्रामाणिक हस्ताक्षरकर्ता Authorised Signatory</p>
<p>APRIL 09, 2013</p> <p>तारीख Date</p>		
<p>*जो लागू न हो उसे काट दें। *Delete whichever is not applicable</p>		



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