

9. CERTIFICATE ON OUTSTANDING DUES TO CREDITORS

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

Dear Sir/Ma'am,

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

We, N B T and Co, Chartered Accountants, have been informed that the Company proposes to file the red herring prospectus with the Registrar of Companies, Delhi and Haryana at New Delhi (the "**Registrar of Companies**" / "**RoC**"), the Securities and Exchange Board of India (the "**SEBI**"), BSE Limited and National Stock Exchange of India Limited (collectively, the "**Stock Exchanges**") (the "**RHP**") in accordance with the provisions of the Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended ("**SEBI ICDR Regulations**") and (i) proposes to file a Prospectus with the SEBI, the Stock Exchanges and the Registrar of Companies (the "**Prospectus**"); and (ii) issue any other documents or materials in relation to the Offer (such documents or materials collectively with the RHP and Prospectus, the "**Offer Documents**").

We have performed the procedures stated below with respect to amount outstanding to creditors of the Company as of December 31, 2023:

- (i) Obtained the complete schedule of creditors along with outstanding balances, prepared by the management of the Company, as of December 31, 2023 and bifurcated into two categories (i) outstanding dues of micro, small and medium undertakings (as per the Micro, Small and Medium Enterprises Development Act, 2006, as amended) ("**Small Scale Creditors**"), and (ii) outstanding dues of creditors other than Small Scale Creditors ("**Other Creditors**"). The creditors were further divided into "material creditors" and "other than material creditors" based on the materiality policy of the Company.
- (ii) Reviewed the restated consolidated financial statements of the Company as of and for the financial years ended March 31, 2023, March 31, 2022 and March 31, 2021 and as of and for the nine month period ended December 31, 2023, and the examination report thereon, prepared in accordance with Indian Accounting Standards and section 133 of the Companies Act, 2013, read with the rules made thereunder, as amended, and restated in accordance with the SEBI ICDR Regulations and the Guidance Note on Reports in Company Prospectuses (Revised 2019) issued by the Institute of Chartered Accountants of India ("**ICAI**", and such financial statements, the "**Restated Financial Statements**").
- (iii) Compared the amount outstanding as per the schedule obtained in (i) above with the Restated Financial Statements as of December 31, 2023
- (iv) Verified the categories 'Small Scale Creditors' from confirmations received from the creditors on a sample basis.

Based on the above procedures, information, and explanations provided by the management of the Company, we confirm:

- a. As of December 31, 2023, the Company does not owe any amount to any creditor other than material and micro, small and medium enterprises creditor other than as described in **Annexure A**, the summary of which has been provided in **Annexure C**.
- b. As of December 31, 2023, the Company does not owe any amount to any micro, small and medium enterprises, other than as described in **Annexure B**, the summary of which has been provided in **Annexure C**.
- c. As of December 31, 2023, the Company does not owe any amount to any material creditor. For the purposes of this disclosure, "material creditors" are identified in accordance with the materiality policy adopted by the board of directors of the Company by way of their resolution dated December 15, 2023, wherein a creditor of the Company shall be considered to be material for the purpose of disclosure in the Offer documents if amounts due to such creditor exceed 5% of the Company's total trade as on the date of the latest restated consolidated financial statements of the Company disclosed in the offer documents in this

case being December 31, 2023.

We have conducted our examination in accordance with the “Guidance Note on Reports or Certificates for Special Purposes (Revised 2019)” (“**Guidance Note**”) issued by the ICAI. The Guidance Note requires that we comply with ethical requirements of the Code of Ethics issued by the ICAI. We hereby confirm that while providing this certificate we have also complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial information, and Other Assurance and Related Services Engagements, issued by the ICAI.

We confirm that the information in this certificate is true, correct and there is no untrue statement or omission which would render the contents of this certificate misleading in its form or context.

We confirm that this certificate, including any annexure hereto, is for information and for inclusion (in part or full) in the Offer Documents.

This certificate 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, and to assist the Book Running Lead Managers in conducting and documenting their review of the affairs of the Company in connection with the Offer. We also consent to this certificate being disclosed by the Book Running Lead Managers, if required (i) by reason of any law, regulation, order or request of a court or by any governmental or competent regulatory authority, or on the request of the Stock Exchanges or (ii) in seeking to establish a defence in any claims or proceedings in connection with the contents of Offer Documents to the extent covered by our certificate or (iii) for the records to be maintained by the Book Running Lead Managers and in accordance with applicable law.

We confirm that on receipt of any written communication from Company of any changes in the information, we confirm that we will immediately inform the Book Running Lead Managers until the date when the Equity Shares commence trading on the Stock Exchanges pursuant to the Offer. In the absence of any such communication from us, you can assume that we are not aware of any change to the above information until the commencement of trading of Equity Shares pursuant to the Offer.

Yours sincerely,

For N B T and Co
Chartered Accountants
ICAI Firm Registration Number: 140489W

CA. Neha Nuwal
Partner
Membership No.: 157137
Place: Mumbai
Date: May 14, 2024
UDIN: 24157137BKFDEF1875

cc:

Book Running Lead Managers			
ICICI Securities Limited ICICI Venture House Appasaheb Marathe Marg Prabhadevi Mumbai 400 025 Maharashtra, India	Axis Capital Limited 1 st 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 400 013 Maharashtra, India	Emkay Global Financial Services Limited 7th Floor, The Ruby Senapati Bapat Marg, Dadar (W) Mumbai 400 028 Maharashtra, India

Legal Counsel to the Book Running Lead Managers as to Indian Law	Legal Counsel to the Book Running Lead Managers as to International Law	Legal Counsel to the Company as to Indian Law
Cyril Amarchand Mangaldas Level 1 & 2, Max Towers C-001/A, Sector 16 B Noida 201 301 India	White & Case Pte. Ltd. #41-01, 88 Market Street Capita Spring Singapore 048 948	Khaitan & Co Max Towers, 7 th & 8 th Floors, Sector 16B, Noida, Gautam Buddh Nagar 201301 Uttar Pradesh, India

Annexure A

Amounts due to creditors other than Material and MSME creditors as of December 31, 2023 (excluding provisions and amounts not attributable to individual creditors)

Sr. No.	Name of Creditor	Amount involved (in INR million)*	Sr. No.	Name of Creditor	Amount involved (in INR million)*
1.	Forum Project Holdings Pvt Ltd	28.23	99.	TNEB-01129007370	0.06
2.	Panache Civil & Interior Creditors	19.48		Mera Dabba	0.06
3.	S.R. BATLIBOI & ASSOCIATES LLP	9.75		ATRIA CONVERGENCE TECHNOLOGIES LIMITED,- KA	0.06
4.	AVSTS PROJECTS PRIVATE LIMITED- Creditors	7.43		Reliable Facilities Management Pvt Ltd	0.06
5.	WELKIN AIRTECH PRIVATE LIMITED- Creditors	6.58		V K Traders - Awfis Care	0.05
6.	H. M. Infratech Pvt Ltd	6.39		Jay Shankar Sahay- Creditors	0.05
7.	GK Associates	5.87		Atria Convergence Techonologies Ltd- Chennai	0.05
8.	Sharpmind Consultancy Services Pvt Ltd	5.27		Knight Frank (India) Private Limited- WB	0.05
9.	GSA Holdings	4.50		PEGAUS ENTERPRISES-AWFIS CARE	0.05
10.	Shanta Sriram Constructions Pvt Ltd.	4.24		Stratbeans Consulting Pvt. Ltd._ Creditor	0.05
11.	KAUSTHUBHA PROJECTS PVT LTD	3.64		Audit Fee Payable A/c	0.05
12.	DA Walls & Floors	3.49		SBI General Insurance Co. Ltd.	0.04
13.	Parine Crescenzo Apartments Condominium	3.08		KRS ENTERPRISES	0.04
14.	Renaissance Holding & Developers Pvt Ltd	3.06		Bangalore Water Supply And Sewerage Board	0.04
15.	Ambience Developer & Infrastructure Pvt Ltd	2.91		Adani Electricity Ltd. Mumbai A/c. 152609785	0.04
16.	Hexacool Airconditioning Solutions	2.81		VEL FOODS LLP	0.04
17.	BHANUPRIYA ENTERPRISES	2.61		SM Mohamed Yousuff	0.04
18.	RAJAPUSHPA ASSET MANAGEMENT LLP	2.44		FATHIMA BUHARI- Creditors	0.04
19.	Blue Star Limited Creditors	2.17		Y. MOHAMED SATHAK- Creditors	0.04
20.	FRONTLINE INTERIORS	2.11		TNEB-01129007358	0.03
21.	CENTURYSOFT PVT LTD	2.10		Uma Caterers- Creditors	0.03
22.	Spero Property Management	2.03		SRY GARDEN & LANDSCAPING	0.03
23.	Adithya Engineers	1.91		ASHOK ELECTRICALS	0.03
24.	PRESTIGE PROPERTY MANAGEMENT & SERVICES-CREDITORS	1.74		Govind C	0.03
25.	Prestige Property Maintenance Services Chennai	1.51		Tata Teleservice A/c.No.209407204	0.03
26.	Beaver International India Pvt.Ltd	1.31		SHIVANSH INTERIORS	0.03
27.	B. P. Lingaraj	1.28		TECHMIND SOLUTIONS PVT. LTD. -AWFIS CARE	0.03
28.	Sudha Lingaraj	1.22		More Events	0.03
29.	BRUT	0.98		Vardhman Plastic- Awfis Care	0.02
30.	Citadel Propcon Pvt.Ltd- Creditors (MH)	0.89		Sun Fire and Security Systems Pvt Ltd	0.02
31.	NAVNATH ENTERPRISE	0.82		Ammath Nazeera- Creditors	0.02
32.	DSL Infrastructure And Space Dev P Ltd	0.79		AMAD MARKETING	0.02
33.	Coffee Day Global Limited	0.71		WOW BRANDING	0.02
34.	S.M.H.Sharmila-Creditors	0.71		O.K. HOSIERY MILLS PRIVATE LIMITED- Creditors	0.02
35.	Colliers International(India) Property Services Pvt	0.67		A.J.Vajitha- Creditors	0.02
36.	HDFC Bank Corporate Credit Card No.5551530100097516	0.67		RAJMOHAN FURNISHERS	0.02
37.	DKJ Shelters Pvt Ltd	0.65		Terminix SIS India Private Limited	0.02
38.	ARJUN ENTERPRISES	0.64		S.M.K.HIRIYA- Creditors	0.02
39.	Suncity Buildcon Private Limited- Creditors	0.62		Flipkart Internet Private Limited Creditors	0.02
40.	T. K. Sreenivasa Setty	0.58		KUTTY ANDAVAR TIMES	0.02
41.	VRUTI ENTERPRISES	0.53		Rahul Mineral Water	0.02
42.	Aaditya Gensets	0.50		S.M.K.SAMMANA- Creditors	0.02
43.	Perfect Point	0.48		PayU Payments Pvt. Ltd.	0.02
44.	Safex Fire Services Ltd- MAHARASHTRA	0.48		MSEDCL - 160224829181	0.02
45.	Harinder Singh Grover	0.44		Susmita Khan- Creditors	0.02
46.	CHURCH STREET	0.42		MSEDCL - 170200418533 (GK Mall Phase-2)	0.01
47.	Nice Uniforms- Awfis Care	0.39		M/s N.P.International	0.01
48.	Everest Air Systems & Solutions Pvt. Ltd.	0.38		Facade Cladding Systems- Creditors	0.01
49.	JEEBR INTERNET SERVICE PRIVATE LIMITED- Sundry Cred	0.38		LUMAX FIRE SAFETY SOLUTIONS	0.01
50.	RB DIVERSIFIED PRIVATE LIMITED- Creditors	0.37		H.Ubayathullah- Creditors	0.01
51.	HDFC BANK LIMITED- Creditors	0.36		DIVINE SAFETY SYSTEMS	0.01

52.	JW MARRIOTT HOTEL NEW DELHI AEROCITY	0.33	HELLO AMC	0.01
53.	Gajjala Swetha Reddy	0.32	Delhi Jal Board- K.No.5634461252	0.01
54.	MERIDIAN- Creditors	0.29	Gokul Milk Supply	0.01
55.	BANQUITY EQUIPMENT SOLUTION PRIVATE LIMITED- Credit	0.25	Jays Food Court	0.01
56.	Akshar Enterprises	0.25	Shiv Kumar - Creditor	0.01
57.	S R Development Corporation Creditors	0.23	Ezee Care-Awfis Care	0.01
58.	AMAZON SELLER SERVICES PRIVATE LIMITED Creditors	0.20	ANAROCK Retail Advisors Prvate Limited- MH	0.01
59.	CITY CHEFS CATERING SERVICES	0.19	Shree Venkateshwara Agency- Bglr	0.01
60.	AABIDAH BANU- Creditors	0.16	NAMAK (BIRANA HOSPITALITY)	0.01
61.	Airtel A/c No.31-40083144 (Circuit ID_13990203)	0.15	Allied Distributors	0.01
62.	SRI Venkateswara Enterprises-BGLR	0.14	GREENPARK HOTELS AND RESORTS LIMITED- Creditors	0.01
63.	Rajiv Nayar	0.14	OM SAI NURSERY -AWFIS CARE	0.01
64.	DELICIOUS CASHEW COMPANY- Creditors(Kerla)	0.13	Futuristic Retail Technology Private Limited	0.01
65.	Aaradhya Enterprises (Telengana)	0.13	IMO AIRCONDITIONING SERVICES PVT. LTD.	0.01
66.	RAR Logistics and Infra LLP_Creditor	0.12	DESIGN DOT PRINT	0.01
67.	RightNow Infra Private Limited	0.12	Airtel-20003152648	0.01
68.	IP Cleaning India Pvt Ltd(TN)- Awfis Care	0.12	AAS TECH SYSTEMS	0.01
69.	ARAV CATERINGS	0.12	INNOVATIVE CREATIONS	0.01
70.	QUALITAS PROPERTY CONSULTING LLP- Creditors	0.12	Qamaruddin & Associates	0.01
71.	Sagar Security Company - Awfis Care	0.11	Grey Swift Private Limited- Creditors	0.01
72.	MISHRA ENTERPRISES	0.10	CHAIRMAN VENVERT	0.01
73.	BAMR PROPERTIES LLP- CREDITORS	0.10	Sanjeev Kumar -Awfis Care	0.01
74.	YGIS FOODS AND BEVERAGES PRIVATE LIMITED	0.10	Khushi Advertising Ideas Pvt Ltd.	0.01
75.	Charudatt Shedje- Creditors	0.10	N.K. Enterprises- CREDITORS	0.00
76.	MODEL COLONY	0.10	Jehovah Jireh Enterprises	0.00
77.	VISHNU ELECTRICALS	0.10	New Roman Enterprises	0.00
78.	ARYAN FACILITY SERVICES -AWFIS CARE	0.09	SWARA COMPUTER SALES AND SERVICES- Ccreditor	0.00
79.	Reliable Projects & Facilities Management Pvt Ltd-C	0.09	CHEFSHIELD INDIA PRIVATE LIMITED	0.00
80.	MSEDCL CA NO- 160223120684 (Sterling 4th Floor)	0.09	Om Enterprises- Pune	0.00
81.	OM SAI RAGHAVENDRA AGENCIES	0.09	42Gears Mobility Systems Private Limited	0.00
82.	IP Cleaning India Pvt Ltd(MH)- Awfis Care	0.09	Vinayak News Paper Agency	0.00
83.	Johnson Controls-Hitachi Air Conditioning India Limited	0.09	Shiv Enterprises	0.00
84.	Rudraksha Envirotech Pvt. Ltd.-Awfis Care	0.08	Blossom Wellness Products	0.00
85.	One97 Communications Ltd Commission Account	0.08	UNIMECH SYSTEMS INDIA PRIVATE LIMITED	0.00
86.	MAK WAFFLE	0.08	RAJ Agency	0.00
87.	Airtel A/c No.31-40083144 (Circuit ID:14299749)	0.07	Kavita Graphic	0.00
88.	S.M.Abdul Haleem- Creditors	0.07	CUSHMAN & WAKEFIELD INDIA PVT LTD- HR	0.00
89.	SMAJ Habeeb Mohamed Sathakathulla	0.07	Dugar Seating Systems	0.00
90.	Milestone Online Services Private Limited- Creditor	0.07	Tata Teleservice A/c.No.922591009	0.00
91.	M.Mohamed Ali- Creditors	0.07	E TECH SOLUTIONS	0.00
92.	HARSH GANGAR & ASSOCIATES	0.06	B S ENTERPRISES	0.00
93.	S.R.WATER COMPANY PVT LTD	0.06	Canon India Pvt.Ltd	0.00
94.	A K Enterprises	0.06	Punjab State Power Corporation Limited	0.00
95.	INDIAN KITCHEN- Creditors	0.06	Godrej & Boyce MFG Co Ltd	0.00
96.	La Transformation Solutions Private Limited	0.06	Corporate Consultants	0.00
97.	Wipro Enterprises Pvt.Ltd	0.06	Mobiquest Mobile Technologies Pvt.Ltd	0.00
98.	Rajeshkumar Naupatlal Sakla	0.06	Oriental Insurance Company Ltd	0.00

*Amount shown as 0.00 is smaller than Rs. 5,000, therefore rounded off as 0.00 while disclosing as Rs. In Millions.

Annexure B

Amounts Due to Micro, Small and Medium Enterprises as of December 31, 2023

Name of Creditor	Amount involved (in INR million)
Powai Cubicles Pvt Ltd	2.14
SIGNAGE TIMES	0.36
JUST IN TIME	0.16
Cosmic Kitchen Pvt.Ltd	0.09
RUMA TRAVELS	0.07
Cleaning Care	0.02

Annexure C

Amounts due to Micro, Small and Medium Enterprises, material creditors and other creditors as of December 31, 2023

Types of Creditors	Number of Creditors	Amount involved (in INR million)
Micro, Small and Medium Enterprises	6	2.84
Material Creditors	Nil	Nil
Other Creditors	196	1035.79 [^]
Total	202	1,038.63

[^]Amounts including provisions and amounts not attributable to individual creditors