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Prabhadevi,
1st Floor Aman Chambers
V S Marg Prabhadevi Mumbai - 400025

CONSENT LETTER FROM THE BANKERS TO THE COMPANY

Date : 24/07/2023

To,
The Board of Directors,
Suraj Estate Developers Limited
301, 3rd Floor, Aman Chambers,
Veer Savarkar Marg, Opp. Bengal Chemicals,
Prabhadevi, Mumbai 400025,
Maharashtra, India

Dear Sir/Madam,

Re: Proposed initial public offering of equity shares of face value of ₹ 5 each (the "Equity Shares" and such offering, the "Issue") of Suraj Estate Developers Limited (the "Company")
Subject: Consent letter for inclusion of name

We, the undersigned, do hereby confirm that, we are a banker to the Company. We also consent to our name and the following details, as required, being inserted as a banker to the Company in the draft red herring prospectus to be filed with the Securities and Exchange Board of India ("SEBI") and the stock exchanges and the red herring prospectus and the prospectus to be filed with the Registrar of Companies, Maharashtra at Mumbai ("RoC"), SEBI and the stock exchanges, and any other document to be issued or filed in relation to the Issue:

Name:	PUNJAB NATIONAL BANK
Address:	1st Floor Aman Chambers Veer Savarkar Marg Prabhadevi Mumbai 400025
Contact person:	Rohit Bhagat
Telephone number:	022 4343 4622
E-mail ID:	bo114310@pnb.co.in
Website:	www.pnbindia.in
CIN	NA


We confirm that any changes to the above shall immediately be intimated to the Company, in writing, till the date the Equity Shares of the Company are listed and commence trading on the stock exchanges pursuant to the Issue. In the absence of any communication from us, you may assume that there is no change in respect of the matters covered in this certificate.

We hereby authorise you to deliver a copy of this letter of consent to the RoC pursuant to the provisions of Section 32 of the Companies Act, 2013, SEBI, the Stock Exchanges and any other regulatory and/or statutory authority, as may be required. This letter of consent may be relied upon by the Company, the book running lead managers and the legal counsels appointed in relation to the Issue. We hereby consent to extracts of, or reference to, this letter of consent being used in the draft red herring prospectus, red herring prospectus and the prospectus and other materials, as required, in connection with the Issue.

We hereby consent to this certificate being disclosed by the book running lead managers, if required (i) by reason of any law, regulation or order of a court or by any governmental or competent regulatory authority, or (ii) in seeking to establish a defence in connection with, or to avoid, any actual, potential or threatened legal, arbitral or regulatory proceeding or investigation.

All capitalized terms not defined herein shall have the same meaning as ascribed to such terms in the Request Letter.

Kind Regards,
For and on behalf of Punjab National Bank


Authorized Signatory
Name: Rohit Bhagat
Designation: Manager
Date: 24/07/2023

