



**Ar. Priyanka Rajaram Rahate**  
B.Arch

Architects & Interior Designer

Designing and Planning

Date: November 24, 2023

To,

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

Dear Sir,

**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")**

I, Architect Priyanka Rajaram Rahate consent to my name being inserted as an "expert" as defined under Section 2(38) of the Companies Act, 2013, as amended, in the draft red herring prospectus ("DRHP") intended to be filed by the Company with the Securities and Exchange Board of India (the "SEBI") and any relevant stock exchange(s) where the Equity Shares are proposed to be listed (the "Stock Exchanges") and the red herring prospectus ("RHP") and the prospectus ("Prospectus") intended to be filed with the Registrar of Companies, Maharashtra at Mumbai ("RoC") and thereafter to be filed with SEBI and the Stock Exchanges, where the Equity Shares are proposed to be listed, as well as in any other documents including publicity material, research reports, presentations or press releases, which the Company intends to issue relation to the Issue (the "Issue Documents").

This certificate does not impose any obligation on the Company to include in any Issue Documents all or any part of the information with respect to which consent for disclosure is being granted pursuant to this certificate.

We hereby authorise you to deliver this consent letter to SEBI, Stock Exchanges, the RoC and any other regulatory authorities as may be required and/or for the records to be maintained by the BRLMs in connection with the Issue. We represent that our execution, delivery and performance of this consent has been duly authorised by all necessary action (corporate or otherwise).

We undertake to keep strictly confidential the details of the proposed capital raising options, your request letter and this consent letter.

We further confirm that the above information in relation to us is true, correct, accurate, complete and not misleading in any respect and without omission of any matter that is likely to mislead, and adequate to enable investors to make a well-informed decision.

We confirm that we will immediately communicate any changes in writing in the above information to the Company, book running lead manager to the Issue ("BRLMs") until the date when the Equity Shares that are allotted and transferred in the Issue, commence trading on the Stock Exchanges. In the absence of any such communication from us, BRLMs and the legal counsels, each to the Company and the BRLMs, can assume that there is no change to the above information until the Equity Shares commence trading on the Stock Exchanges pursuant to the Issue.

This consent letter is for information and for inclusion (in part or full) in the Issue Documents, and may be relied upon by the Company, BRLMs and the legal counsel to each of the Company and the BRLMs in relation to the Issue.

Building No-01, Flat No-402, Sidharth Nagar, SRA Sarafar Nagar, 1 SionKoliwada , Mumbai400 022



All capitalized terms used herein and not specifically defined shall have the same meaning as ascribed to them in the Issue Documents.

Yours faithfully,

For and on behalf of



**Authorized signatory**

Name: Architect Priyanka Rajaram Rahate

Date: November 24, 2023

CC:

**ITI Capital Limited**

ITI House, 36, Dr. R K Shirodkar Road,  
Parel, Mumbai 400 012  
Maharashtra, India

**Anand Rathi Advisors Limited**

11th Floor, Times Tower,  
Kamala Mills Compound, SenapatiBapat Marg,  
Lower Parel, Mumbai - 400 013  
Maharashtra, India

**Legal Counsel to the Company**

**M/s. Crawford Bayley & Co.**

State Bank Building, 4th Floor,  
NGN Vaidya Marg,  
Fort, Mumbai - 400 023