

Date: 28-10-2024

To:

JM Financial Limited

7th Floor, Cnergy

Appasaheb Marathe Marg

Prabhadevi, Mumbai 400 025

Maharashtra, India

ICICI Securities Limited

ICICI Venture House

Appasaheb Marathe Marg

Prabhadevi

Mumbai 400 025

Maharashtra, India

(JM Financial Limited, and ICICI Securities Limited, and any other book running lead managers appointed by the Company are collectively referred to as the "BRLMs")

and

The Board of Directors

Brigade Hotel Ventures Limited

29th & 30th Floor, World Trade Center

Brigade Gateway Campus

26/1, Rajkumar Road

Malleswaram – Rajaji Nagar

Bengaluru – 560 055

Karnataka, India

Zecorate Pvt. Ltd., No 480, 2nd Floor, 2nd Stage, Binnamangala Indiranagar, Bangalore 560038

CIN: U52590KA2016PTC086249 | Ph: +91 8861 539 359 | ankur@zecorate.com

Dear Sir/Madam,

Re: Proposed initial public offering of equity shares (the "Equity Shares") of Brigade Hotel Ventures Limited (the "Company" and such offering, the "Offer")

We, Zecorate Pvt. Ltd are a firm of duly qualified architects validly registered with the Council of Architecture, Government of India (enrolment number/ registration number: CA/2013/61613 a copy of the registration certificate being attached herewith for reference as **Schedule I**). Further, we confirm that the aforesaid enrolment/ registration is valid as on date hereof.

Name	Zecorate Pvt. Ltd
Address	N0480, 2 nd floor, 2 nd stage, Binnamangala Indiranagar, Bangalore 560 038
Telephone number	+91 8861539 359
E-mail	ankur@zecorate.com
Website	www.zecorate.com
Contact person	Ankur Manchanda
Membership No.	CA/2013/61613

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

Apart from professional services provided, [I/we] confirm that [I am/we are] in no way connected with the Company nor are we related in any manner to the directors, promoters or the management of the Company.

We also consent to be named as an "expert" in terms of Section 2(38) and Section 26(5) and any other applicable provisions of the Companies Act, 2013, as amended, in the draft red herring prospectus, updated draft red herring prospectus, red herring prospectus, prospectus and any other material used in connection with the Offer (together, the "**Offer Documents**") which may be filed by the Company with Securities and Exchange Board of India ("**SEBI**"), BSE Limited and National Stock Exchange of India Limited (collectively, the "**Stock Exchanges**"), the Registrar of Companies, Karnataka at Bengaluru (the "**RoC**") and / or any other regulatory or statutory authority.

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This consent is issued for the purpose of the Offer, and can be used, in full or part, for inclusion in the Offer Documents. We also consent to the inclusion of this consent as a part of 'Material Contracts and Documents for Inspection' in connection with the Offer, which will be available for public for inspection from the date of filing of the red herring prospectus until the Bid/Offer Closing Date.

We hereby consent (i) to our name and the aforementioned details being included in the Offer Documents; and (ii) to the submission of this consent to any regulatory / statutory/ governmental authority, stock exchanges, any other authority as may be required and/or for the records to be maintained by the BRLMs in connection with the Offer and in accordance with applicable law.

This consent along with the annexure may be relied on by the BRLMs, their affiliates and legal counsels in relation to the Offer and to assist the BRLMs in conducting and documenting their investigation and due diligence of the affairs of the Company in connection with the Offer. We hereby consent to this consent letter being disclosed by the BRLMs, if required (i) by reason of any law, regulation, order or request 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.

We undertake to immediately communicate, in writing, any changes to the above information/confirmations, as and when: (i) made available to us; or (ii) we become aware of any such changes, to the BRLMs and the Company until the Equity Shares allotted in the Offer commence trading on the Stock Exchanges. In the absence of any such communication from us, the Company, the BRLMs and the legal advisors appointed with respect to Offer can assume that there is no change to the information/confirmations forming part of this consent and accordingly, such information should be considered to be true and correct.

All capitalized terms used but not defined herein shall have the meaning assigned to them in the Offer Documents.

Yours sincerely,

For Zecorate Pvt Ltd.

ZECORATE
PRIVATE LIMITED

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Ankur Manchanda,

Designation - Director

Membership No. CA/2013/61613

Encl: As above

CC:

Cyril Amarchand Mangaldas

3rd Floor, Prestige Falcon Tower

19, Brunton Road

Off M.G. Road

Bengaluru – 560 025

Karnataka, India

Khaitan & Co

3rd Floor, Embassy Quest

45/1 Magrath Road

Bengaluru – 560 025

Karnataka, India

Hogan Lovells Lee & Lee

50 Collyer Quay

#10-01 OUE Bayfront

Singapore – 049 321

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Schedule I

Council of Architecture

This is to certify that the name of
Mr. Ankur Manchanda
has been entered in the register and his Registration No. is
CA/2013/61613
This certificate is valid from the ninth
day of **December 2013** to the thirty-first
day of **December 2014** inclusive.
List of Additional Qualifications :

Certificate of Registration

Renewals
Valid Up to **31.12.2024 A.D.** **Signature of Registrar** *[Signature]*

Given under the common Seal of the Council of Architecture,

[Seal] *[Photo of Ankur Manchanda]*
[Signature]

this ninth day of **December, 2013**

[Signature]
Secretary

[Signature]
President

This Certificate of Registration is issued under sub-section (7) of Section 24 and sub-section (4) of Section 29 of the Architects Act, 1972, enacted by the Parliament of India.

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