



**SIBIN  
VENTURES  
PRIVATE LIMITED**

CORPORATE OFFICE: Near Co-operative,  
Middle Sichey, Gangtok, Sikkim – 737101  
Contact: +91 85973-98512

## CONSENT LETTER FROM EXPERTS

To,

The Board of Directors  
**Schloss Bangalore Limited**  
The Leela Palace  
Diplomatic Enclave, Africa Avenue  
Netaji Nagar, South Delhi  
New Delhi 110 023  
Delhi, India

Dear Sir/Ma'am,

**Re: Proposed initial public offering of equity shares (the “Equity Shares”) of Schloss Bangalore Limited (the “Company”) comprising a fresh issue of Equity Shares by the Company (“Fresh Issue”) and an offer for sale of the Equity Shares by certain existing shareholders of the Company (“Offer for Sale” and together with the Fresh Issue, the “Offer”)**

We, Sibin Ventures Private Limited consent to our name being inserted as an “expert” as defined under Section 2(38) of the Companies Act, 2013, as amended in the red herring prospectus (“**RHP**”) and the prospectus (“**Prospectus**”) intended to be filed with the Registrar of Companies, Delhi and Haryana, at New Delhi (“**RoC**”) and thereafter file with the Securities and Exchange Board of India (“**SEBI**”) and the BSE Limited (the “**BSE**”) and the National Stock Exchange of India Limited (the “**NSE**”, and together with the BSE the “**Stock Exchanges**”), as well as in other documents and material in relation to the Offer (the “**Offer Documents**”).

The following details with respect to us may be disclosed:

**Name:** Ar. Ashish Pradhan

**Professional Registration Number:** CA/2016/79625

**Address:** Middle, Upper Sichey Rd, Lower, Sungava, Gangtok, Sikkim 737101

**Tel:** 7001987105

**Email:** ashish.pradhan@sibingroup.com

This consent letter does not impose any obligation on the Company to include in any Offer Documents all or any part of the information with respect to which consent for disclosure is being granted pursuant to this consent letter. We confirm that we are an independent architect and are not related to the Company, its Subsidiaries, Directors, Promoters, Promoter Group, Key Managerial Personnel or senior management.

We represent that our execution, delivery and performance of this consent has been duly authorised by all necessary action (corporate or otherwise).





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

We confirm that we are not, and have not been, engaged or interested in the formation or promotion or management, of the Company.

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

This consent letter is for information and for inclusion (in part or full) in the Offer Documents. We also consent to the inclusion of this letter as a part of “Material Contracts and Documents for Inspection” in connection with this Offer, which will be available for public for inspection from date of the filing of the RHP until the Bid/ Offer Closing Date.

This consent letter may be relied upon by the Company, the book running lead managers (“**BRLMs**”), and the legal advisors to each of the Company and the BRLMs. We hereby consent to the submission of this consent letter as may be necessary to SEBI, the RoC, Stock Exchanges and/or any other regulatory authority and/or judicial authorities and/or for any other litigation purposes and/or for the records to be maintained by the BRLMs and in accordance with applicable law.

We confirm that we will immediately and without any undue delay communicate any changes in writing in the above information to the BRLMs until the date when the Equity Shares are listed and commence trading on the Stock Exchanges pursuant to the Offer. In the absence of any such communication from us, the BRLMs and the legal advisors to each of the Company and BRLMs can assume that there is no change to the above information until the date when the Equity Shares are listed and commence trading on the Stock Exchanges pursuant to the Offer.

All capitalized terms not defined herein would have the same meaning as attributed to it in the Offer Documents.

Yours faithfully,

For and on behalf of Sibin Ventures Private Limited





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**Authorized signatory**

Name: Ar. Ashish Pradhan

Date: January 13, 2025

**CC:**

**JM Financial Limited**

7th Floor, Cnergy

Appasaheb Marathe Marg

Prabhadevi, Mumbai 400 025

Maharashtra, India

**BoFA Securities India Limited**

18<sup>th</sup> Floor, A wing, One BKC

“G” block, Bandra Kurla Complex

Bandra (East), Mumbai 400 051

Maharashtra, India

**Morgan Stanley India Company Private Limited**

18F, Tower 2, One World Centre

Plot 841, Senapati Bapat Marg

Mumbai 400 013

Maharashtra, India

**J.P. Morgan India Private Limited**

J.P. Morgan Tower, Off. C.S.T. Road

Kalina, Santacruz East

Mumbai 400 098

Maharashtra, India

**Kotak Mahindra Capital Company Limited**

27 BKC, 1st Floor,

Plot No. C – 27, “G” Block,

Bandra Kurla Complex, Bandra (East)

Mumbai 400 051

Maharashtra, India

**Axis Capital Limited**

1st Floor, Axis House

P.B. Marg Worli

Mumbai 400 025

Maharashtra, India





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**Citigroup Global Markets India Private Limited**

1202, 12th Floor, First International Financial Centre  
G-Block, C 54 & 55  
Bandra Kurla Complex, Bandra (East)  
Mumbai 400 098  
Maharashtra India

**IIFL Capital Services Limited (Formerly known as IIFL Securities Limited)**

24th Floor, One Lodha Place  
Senapati Bapat Marg  
Lower Parel (West)  
Mumbai 400 013  
Maharashtra, India

**ICICI Securities Limited**

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

**Motilal Oswal Investment Advisors Limited**

Motilal Oswal Tower  
Rahimtullah Sayani Road  
Opposite Parel ST Depot Prabhadevi  
Mumbai 400 025  
Maharashtra, India

**SBI Capital Markets Limited**

1501, 15<sup>th</sup> Floor, A & B Wing  
Parinee Crescenzo Building  
G Block, Bandra Kurla Complex Bandra (East)  
Mumbai 400 051  
Maharashtra, India





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**Domestic Legal Counsel to the Book Running Lead Managers**

**Cyril Amarchand Mangaldas**

3<sup>rd</sup> Floor, Prestige Falcon Towers  
19, Brunton Road  
Off M.G. Road  
Bengaluru 560 025  
Karnataka, India

**International Legal Counsel to the Book Running Lead Managers**

**White & Case Pte. Ltd.**

88 Market Street  
Capita Spring, #41-01  
Singapore 048948

**International Legal Counsel to the Company**

**Sidley Austin LLP**

6 Battery Road  
Level 31  
Singapore 049 909

**Domestic Legal Counsel to the Company**

**Shardul Amarchand Mangaldas & Co**

Express Towers, 23<sup>rd</sup> Floor  
Nariman Point, Mumbai 400 021

