



Bigshare Services Pvt. Ltd.

CONSENT LETTER FROM THE REGISTRAR TO THE ISSUE

Date: August 30, 2024

To,

The Board of Directors

Suba Hotels Limited

Hotel Suba Star, Judges Bungalow Road,

Near Akash Tower, Bodakdev,

Ahmedabad - 380015,

Gujarat, India

Re: Proposed initial public offering of equity shares of face value of ₹ 10 each (the "Equity Shares") of Suba Hotels Limited (the "Company") comprising a fresh issue of the Equity Shares of the Company ("Issue")

Dear Sir/Madam,

We, Bigshare Services Private Limited, hereby consent to act as Registrar to the Issue and to our name and the following details being inserted as Registrar to the Issue in the draft red herring prospectus ("DRHP"), red herring prospectus ("RHP") and the prospectus ("Prospectus") (collectively, the "Issue Documents") which the Company intends to file with the Securities and Exchange Board of India ("SEBI"), Registrar of Companies, Gujarat at Ahmedabad ("RoC"), and the SME platform of National Stock Exchange of India Limited, where the Equity Shares are proposed to be listed ("NSE Emerge") and any other documents in relation to the Issue.

We hereby authorise you to deliver this consent letter to SEBI, the NSE Emerge, the RoC, and any other regulatory authorities as may be required, and/or for the records to be maintained by the book running lead manager in connection with the Issue. The following details with respect to us may be disclosed in the Issue Documents and any other documents in relation to the Issue.



Logo:

Name: Bigshare Services Pvt Ltd

Address: Office No S6-2, 6th floor Pinnacle Business Park, Next to Ahura Centre, Mahakali Caves Road, Andheri (East) Mumbai - 400093, India

Telephone Number: 022-62638200

Website: www.bigshareonline.com

E-mail: ipo@bigshareonline.com

Investor Grievance E-mail: investor@bigshareonline.com

Contact Person: Vinayak Morbale

SEBI Registration Number: INR000001385

URL of SEBI website:

<https://www.sebi.gov.in/sebiweb/other/OtherAction.do?doRecognisedFpi=yes&intmId=10>

Corporate Identity Number (CIN): U99999MH1994PTC076534

We enclose a copy of our registration certificate and declaration regarding our registration with SEBI in the required format as **Annexure A**. We also certify that our registration is valid as on date and that we have not been prohibited by SEBI from acting as an intermediary in capital market issues. We also confirm that we have not been debarred from functioning by any regulatory authority, court or tribunal.

We confirm that the information and confirmations set out in this certificate are true, correct, adequate, not misleading in any material respect and do not omit to state a material fact necessary in order to make the statements herein, in the light of the circumstances under which they were made, not misleading.



CIN : U99999MH1994PTC076534



Bigshare Services Pvt. Ltd.

We confirm that we will immediately communicate any changes in writing in the above information to the book running lead manager to the Issue (the “BRLM”) until the date when the Equity Shares allotted and transferred in the Issue, commence trading on the SME Platform of the National Stock Exchange of India (the “NSE Emerge”). In the absence of any such communication from us, Book Running Lead Manager and the Legal Counsel, each to the Company and the Book Running Lead Manager, can assume that there is no change to the above information until the Equity Shares commence trading on the NSE Emerge pursuant to the Issue.

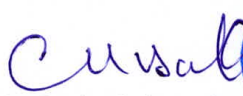
We hereby consent to this certificate being disclosed by the Book Running Lead Manager, if required (i) by reason of any law, regulation or order of a court or by any governmental or competent regulatory authority, or (ii) in seeking to establish a defence in connection with, or to avoid, any actual,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

This consent letter, including any annexures hereto is for information and for inclusion (in part or full) in the draft red herring prospectus, red herring prospectus and the prospectus and other issuing materials (“**Issue Documents**”) or any other Issue-related material, and may be relied upon by the Company, the Book Running Lead Manager and the Legal Counsel appointed by the Company and the Book Running Lead Manager in relation to the Issue. We also consent to the inclusion of this consent letter as a part of “*Material Contracts and Documents for Inspection*” in connection with the Issue, which will be available to the public for inspection and uploaded on the website of the Company from the date of the Red Herring Prospectus until the Bid / Issue Closing Date including through online means on the website of the Company.

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 Bigshare Services Private Limited




Authorized signatory
Babu Rapheal C.
Dy. General Manager

Encl: As above

CC:

Unistone Capital Private Limited
305, A Wing, Dynasty Business Park,
Andheri Kurla Road, Andheri East,
Mumbai- 400059,
Maharashtra, India

Rajani Associates
204-207, Krishna Chambers,
59, Vithaldas Churchgate,
Nathibai Thackersey Road,
New Marine Lines,
Mumbai 400 020,
Maharashtra, India

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Annexure A

Date: August 30 , 2024

Re: Proposed initial public offering of equity shares of face value of ₹ 10 each (the “Equity Shares”) of Suba Hotels Limited (the “Company”) comprising a fresh issue of the Equity Shares of the Company (“Issue”)

We hereby confirm that as on date the following details in relation to our registration with the Securities and Exchange Board of India as a Registrar to the Issue is true and correct:

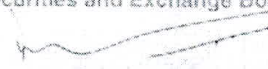
1. Registration Number:	INR000001385
2. Date of registration / Renewal of registration:	April 09, 2013
3. Date of expiry of registration:	No, Permanent Registration
4. If applied for renewal, date of application:	Not Applicable
5. Any communication from SEBI prohibiting from acting as registrars to the issue:	No
6. Any enquiry/investigation being conducted by SEBI:	Nil
7. Period up to which registration/ renewal fees has been paid:	June, 2025
8. Details of any penalty imposed by SEBI	Nil



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Bigshare Services Pvt. Ltd.

निर्गम रजिस्ट्रार और शेयर अंतरण अभिकर्ता	फॉर्म B FORM B	REGISTRARS TO AN ISSUE AND SHARE TRANSFER AGENTS
भारतीय प्रतिभूति और विनियम बोर्ड SECURITIES AND EXCHANGE BOARD OF INDIA		
[निर्गम-रजिस्ट्रार और शेयर अंतरण अभिकर्ता] विनियम, 1993 (Registrars to an issue and Share transfer agents) Regulations, 1993		
001343	(विनियम 8) (Regulation 8)	Regulation 8A
रजिस्ट्रीकरण का प्रमाणपत्र CERTIFICATE OF REGISTRATION		PERMANENT REGISTRATION
I. बोर्ड, भारतीय प्रतिभूति और विनियम अधिनियम, 1992 के अधीन बनाये गए नियमों और विनियमों के साथ पठित उस अधिनियम की धारा 12 की उपधारा (1) द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए प्रवर्ग-I में निर्गम-रजिस्ट्रार और शेयर अंतरण अभिकर्ता/प्रवर्ग-II में निर्गम-रजिस्ट्रार/शेयर अंतरण अभिकर्ता के रूप में I. In exercise of the powers conferred by sub-section (1) of section 12 of the Securities and Exchange Board of India Act, 1992 read with the rules and regulations made thereunder, the Board hereby grants a certificate of registration to		
BIGSHARE SERVICES PVT LTD E/2-3, ANSA INDUSTRIAL ESTATE SAKI - VIHAR ROAD, SAKINAKA ANDHERI (E), MUMBAI-400 072		
को नियमों की शर्तों के अधीन रखते हुए और विनियमों के अनुसार क्रियाकलाप करने के लिए, जैसे उसमें विनिर्दिष्ट है, इसके द्वारा रजिस्ट्रीकरण का प्रमाणपत्र देता है। as registrars to an issue and share transfer agent in Category I/registrars to an issue/share transfer agent in Category II, subject to the conditions in the rules and in accordance with the regulations to carry out the activities as specified therein.		
II. निर्गम-रजिस्ट्रार और शेयर अंतरण अभिकर्ता का रजिस्ट्रीकरण कोड II. Registration Code for the registrar to an issue and share transfer agent is INR000001385		
This certificate of registration shall be valid for permanent, unless suspended or cancelled by the Board.		
III. जब तक नवीकृत न किया जाए, रजिस्ट्रीकरण प्रमाणपत्र तब वैधिमान है। III. Unless renewed, the certificate of registration is valid from		
स्थान Place MUMBAI	तारीख Date APRIL 09, 2013	आदेश से भारतीय प्रतिभूति और विनियम बोर्ड के लिए और उसकी ओर से By order For and on behalf of Securities and Exchange Board of India  K. SARAVANAN प्राधिकृत हस्ताक्षरकर्ता Authorised Signatory



CIN : U99999MH1994PTC076534

Office No. S6-2, 6th Floor, Pinnacle Business Park, Next to Ahura Centre, Mahakali Caves Road, Andheri (East) Mumbai - 400 093.
 Tel. : +91 22 6263 8200 • Fax : +91 22 6263 8299 • Email : info@bigshareonline.com • Website : www.bigshareonline.com
 Regd. Office: E-2/3, Ansa Industrial Estate, Sakivihar Road, Saki Naka, Andheri (E), Mumbai - 400 072. India.