

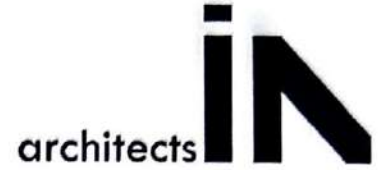
**ARCHITECTS I N**

294 FH, Scheme 54 Vijaynagar

Indore – 452010, M.P.

Contact: - 7470414991, 9111122244

Email- in.architects1904@gmail.com



**Architect Certificate**

The Board of Directors

**Swiggy Limited**

(Formerly, Swiggy Private Limited and Bundl Technologies Private Limited)

No.55 Sy No.8-14, Ground Floor,

I&J Block, Embassy Tech Village,

Outer Ring Road, Devarbisanahalli,

Bengaluru – 560103

**Kotak Mahindra Capital Company Limited**

1<sup>st</sup> Floor, 27 BKC, Plot No. C – 27

G Block, Bandra Kurla Complex

Bandra (East), Mumbai 400 051

Maharashtra, India

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

J.P. Morgan Tower

Off CST Road, Kalina

Santacruz East

Mumbai 400 098

Maharashtra, India

**Citigroup Global Markets India Private Limited**

1202, 12<sup>th</sup> Floor, First International Financial Centre

G-Block, Bandra Kurla Complex

Bandra (East) Mumbai 400 098

Maharashtra, India

**BofA Securities India Limited**

Ground Floor, "A" Wing, One BKC

"G" Block Bandra Kurla Complex

Bandra (East), Mumbai 400051

Maharashtra, India

**Jefferies India Private Limited**

Level 16, Express Towers

Nariman Point

Mumbai 400 021

Maharashtra, India

**ICICI Securities Limited**

ICICI Venture House, Appasaheb Marathe Marg

Prabhadevi, Mumbai 400025

Maharashtra, India



**Avendus Capital Private Limited**  
901, Platina,  
9<sup>th</sup> Floor, Plot No. C-59  
Bandra Kurla Complex, Bandra E  
Mumbai 400 051  
Maharashtra, India

(collectively with any other book running lead managers that may be appointed in connection with the Offer, the "Book Running Lead Managers")

**Re: Proposed initial public offering of equity shares of ₹ 1 each (the "Equity Shares") of Swiggy Limited (Formerly, Swiggy Private Limited and Bundl Technologies Private Limited) (the "Company" and such initial public offering, the "Offer")**

Dear Sir(s),

In connection with the Offer, it is confirmed that as on the date of this certificate and as on the date of the updated draft red herring prospectus-II ("UDRHP-II"), all the information and statements set forth in the **Annexure**, are true, correct, accurate, adequate, not misleading and without omission of any matter that is likely to mislead.

We confirm that we are duly registered as an architect with the Council of Architecture (India) (Membership No. CA/2011/51165). Further, we confirm that the aforesaid registration is valid as on date hereof, and as such, we are duly qualified to issue this certification.

The following details with respect to us may be disclosed in the updated draft red herring prospectus - updated draft red herring prospectus - II ("UDRHP-II"), the red herring prospectus ("RHP") and the prospectus ("Prospectus") filed in relation to the Offer (collectively, the "Offer Documents"):

<b>Name</b>	Architects IN
<b>Address</b>	294 FH, Scheme 54, Vijaynagar, Indore, Madhya Pradesh, 452010, India
<b>Telephone Number</b>	+0731-4945857
<b>E-Mail</b>	in.architects1904@gmail.com
<b>Website</b>	NA
<b>Contact Person</b>	Nishtha Sharma
<b>Membership No.</b>	CA/2011/51165

We further consent to be named as an 'Expert' in accordance with the provisions of the Companies Act 2013 in the Offer Documents. Further, we consent to include this certificate as part of the 'Material Contracts and Documents for Inspection.'

We have relied upon documents provided by the management for the purpose of this certificate. We confirm that we have conducted the following procedures for the purposes of this certificate:

1. Reviewed the quotations obtained by the Company for establishing dark stores as set out in Annexure 2;
2. Reviewed the validity of the quotations received from the Company and the Material Subsidiary; and
3. Reviewed sample copies of lease agreements for setting up of dark stores and warehouses.



Further, we have received the certificate of registration on July 4, 2023, which is valid up to December 31, 2033. The certificate of registration is annexed hereto as **Annexure 3**.

We confirm that we will immediately communicate any changes in writing in the above information to the Company and the Book Running Lead Managers until the date when the Equity Shares are listed and commence trading on the relevant stock exchanges (the "Stock Exchanges") pursuant to the Offer. In the absence of any such communication from us, the Book Running Lead Managers and the legal advisors to each of the Company and Book Running Lead Managers 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. Further, we authorize you to deliver this certificate to SEBI or the Stock Exchanges or any other regulatory authority as required by law in connection with the Offer and in accordance with applicable law.

This certificate is for information and for inclusion (in part or full) in the Offer Documents or any other Offer-related material, and may be relied upon by the Company, the Book Running Lead Managers and the legal advisors appointed by the Company and the Book Running Lead Managers in relation to the Offer. 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. We hereby consent to the aforementioned details being included in the Offer Documents and submission of this certificate as may be necessary, to the SEBI, the Registrar of Companies, Karnataka at Bangalore ("RoC"), the Stock Exchanges and any other regulatory or judicial authorities and/or for the records to be maintained by the Book Running Lead Managers in connection with the Offer and in accordance with applicable law.

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

Yours faithfully,

For and on behalf of Architects IN



Authorized signatory

Name: Nishtha Sharma

Date: 08-11-2024

Encl: As above

Cc:

**Legal Counsel to the Company as to Indian Law**

**Cyril Amarchand Mangaldas**  
5th Floor, Peninsula Chambers,  
Peninsula Corporate Park,  
Ganpatrao Kadam Marg,  
Lower Parel, Mumbai 400 013,  
Maharashtra, India

**Legal Counsel to the Book Running Lead Managers as to Indian Law**

**AZB & Partners**  
AZB House, Peninsula Corporate Park,  
Ganpatrao Kadam Marg, Lower

Parcl, Mumbai 400 013

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

**Latham & Watkins LLP**  
9 Raffles Place, #42-02 Republic Plaza  
Singapore 048619



**Annexure - 1**

**Investment in the Company's Material Subsidiary, i.e., Scootsy Logistics Private Limited for expansion of the supply chain network of the Quick Commerce segment through: (a) setting up of Dark Stores (defined hereinafter); and (b) making lease payments for Dark Stores**

Estimated cost to set up a Dark Store

The estimated costs are set out below, for setting up an Average Size Dark Store:

S. No.	Particulars		Amount <sup>(1)(2)</sup> (in ₹ million)	Name of vendor	Validity of quotations
	Category of fit-outs/installations required	Details of the components to be purchased			
1.	Civil Work	Demolition work, civil construction work including masonry wall, scaffolding, water proofing for floors, floor raising, flooring including tiling, wall tiling and painting, door installation	1.10	Neo Interiors	Up to March 31, 2025
2.	Plumbing work	Pipes fitting, PVC soil, waste, vent pipes and fittings, water tank, plumbing fixtures	0.02	Neo Interiors	Up to March 31, 2025
3.	Electrical work	Distribution panel, LT cables, GI raceway, LT cable termination, wiring and earthing, modular sockets, point wiring, light fitting and fans, energy meter, temporary power arrangements and other miscellaneous components	0.75	Neo Interiors	Up to March 31, 2025
4.	Air conditioning	Air conditioning units, electric control cables, stabilizer, AC timer and stands	0.40	Air Technic System Private Limited	Up to March 31, 2025
5.	Cold room	Supply and installation of walk-in combo rooms, safety lock, alarm hooter, strip curtains, lights, protective puff wall	1.44	Air Technic System Private Limited	Up to March 31, 2025
6.	Rental diesel generator set	Various KVA electronic governor with Double contactor L & T AMF panel along with high voltage, low voltage, overload and single phase safety protections	0.17	Sahni Traders Diesel Generator Sets	Up to March 31, 2025
7.	3.2 KVA inverter and 650 VA UPS	3.2KVA inverter 36V DC System, stand, built-in battery system and batteries	0.05	Fluxtronics Private Limited	Up to March 31, 2025
8.	40 KVA stabilizer	Servo controlled Voltage stabilizer three phase (oil cooled)	0.11	Fluxtronics Private Limited	Up to March 31, 2025
9.	CCTV	Hi-vision surveillance cameras, power manager and related support material	0.45	Image Link Systems Pvt Ltd	Up to March 31, 2025
10.	Cooling equipment	Chillers, freezers and temperature display for chest freezer	0.19	Western Refrigeration (P) Ltd	Up to March 31, 2025
11.	Racks and baskets	Regular racks, angle racks, side angle support, heavy duty racks, pigeonhole racks, slotted angle rack, PP Sheet and heat-sealing machine	2.51	SK Enterprises	Up to March 31, 2025
		Shopping basket, crates and shopping trolley		A One Office Solutions	Up to March 31, 2025



S. No.	Particulars		Amount (1)(2) (in ₹ million)	Name of vendor	Validity of quotations
	Category of fit-outs/installations required	Details of the components to be purchased			
		Plastic rack dividers		La Pliant Acrylic Fabricators and Electro Platers	Up to March 31, 2025
		Reverse osmosis plant with tank and stand		KBN Enterprises	Up to March 31, 2025
12.	IT infrastructure work	Thermal printers and other IT Components	1.37	Quinta Systems Private Limited, ADR Network Services LLP, Airowire Networks Private Limited, Cartel Infosystems, and Chainway (India) Private Limited	Up to March 31, 2025
13.	Miscellaneous (Security table, Packing table, Pigeon hole racks, Extinguisher)	Fire extinguishers, ladders, dividers and other miscellaneous items	0.34	Neo Interiors	Up to March 31, 2025
<b>Total (in ₹ million)</b>			<b>8.90</b>		

(1) Inclusive of GST.

(2) The total estimated capital expenditure for setting-up of one Average Size Dark Store has been certified by Architects IN, by way of their certificate dated 8<sup>th</sup> November, 2024.



**Annexure - 2**

Annexure 3



**COUNCIL OF ARCHITECTURE**

A Statutory Authority of Government of India under the Architects Act, 1972 (A Central Law)

**CERTIFICATE OF REGISTRATION**



This is to certify that the name of

**Ms. Nishtha Sharma**

has been entered in the Register of Architects maintained by the Council and her

Registration No. is

**CA/2011/51165**

The Certificate is valid from eleventh day of February 2011  
to the thirty-first day of December 2033

This Certificate is valid subject to renewal/extension of Registration from time to time for which  
a digitally signed certificate shall be issued by the Council, separately.

List of Additional Qualifications:

This Certificate is issued under the Common Seal of the Council of Architecture  
on this Sixteenth day of May 2024

  
Secretary



  
President

This Certificate of Registration, being issued under Section 24 (7) and Section 26 (4) of the Architects Act, 1972, is the property of the Council and must be  
surrendered to Council in case registration is not renewed within stipulated time period, failing which fine may be levied under Section 38 of the Act.

