

B. L. DASHARDA & ASSOCIATES
CHARTERED ACCOUNTANTS



STATUTORY AUDITOR'S CONSENT LETTER

To,
M/s Esaar (India) Limited
CIN: L67120MH1951PLC222871
Shop No. 06, Prathmesh Avenue, Datta
Mandir Road, Malad East, Mumbai
Maharashtra, India, 400097.

Subject: Consent for inclusion of our name as Statutory Auditor of the Company on the Right Issue of Equity shares of face value of Rs. 10/- ("Issue"/ "Offer") of Esaar (India) Limited(the "Company"/ "Issuer")

Dear Sir/Madam,

We, **B. L. DASHARDA AND ASSOCIATES**, Chartered Accountants (**FRN. 112615W**), having our registered office at **301, Vastubh Apartments, Dattapada Cross Road No 1, Near Hanuman Temple, Borivali East, Mumbai 400066**, are Statutory Auditors of **M/s Esaar (India) Limited**, appointed pursuant to the provisions of the Companies Act, 2013.

We hereby give our consent, in terms of Section 26 of the Companies Act, 2013 and the SEBI (Issue of Capital and Disclosure Requirements) Regulations, 2018, to the inclusion of our name as Statutory Auditors of the Company in the Draft Letter of Offer ("DLOF") & Letter of Offer ("LOF") and other documents to be filed with the Securities and Exchange Board of India (SEBI), Stock Exchanges, Registrar of Companies, and other authorities, in connection with the proposed Rights Issue of equity shares by the Company.

We further confirm that:

1. We have audited the financial statements of the Company for the financial years ended March, 2026 and the same have been included / referred to in the Letter of Offer.
2. Our audit reports issued on the said financial statements have not been withdrawn or modified by us.
3. We have no objection to the inclusion of our audit reports, name, and references to us in the Letter of Offer and related documents.
4. We confirm that we are eligible to act as Statutory Auditors under Section 141 of the Companies Act, 2013.
5. This consent letter may be relied upon for all regulatory and statutory filings in connection with the proposed Rights Issue.

This consent is issued without any qualification and is valid as on the date of this letter.

Thanking you.

For & on behalf of
B. L. Dasharda & Associates
Chartered Accountants
F.R. No 112615W

Sushant Mehta
Partner
M.No.112489
Date: 10th June, 2026.



B. L. DASHARDA & ASSOCIATES
CHARTERED ACCOUNTANTS



Consent of Independent Auditor to the Board of Directors of M/s Esaar (India) Limited

We also consent to the reference to us as "Statutory Auditor" or "Auditor" or "Current Statutory Auditor" of the company under the heading "DEFINITION AND ABBREVIATION" page [], "GENERAL INFORMATION" page [], and "MATERIAL CONTRACT AND DOCUMENTS FOR INSPECTION" page [], in such offer document.

The above consent are subject to the condition that we do not accept any responsibility for any reports or matters or letters included in the Offer Document. Neither we nor our affiliates shall be liable to any investor or any other third party in respect of the proposed offer. Further the issue agrees to indemnify us and our affiliates and hold harmless from all third-party (including investor) claims, damages, liabilities, and cost arising consequent to our giving consent.

Nothing in the proceeding paragraph shall be construed to limit our liability to any person which cannot be lawfully limited or excluded under applicable laws or regulation or guidelines issued by applicable regulatory authorities.

We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Review of Historical Financial Information and Other Assurance and Related Service Engagements.

This certificate is not intended for general circulation or publication and is not to be reproduced or use, or any other purposes without our prior consent in writing, other than for the purpose herein.

We also authorise you to deliver a copy of this letter of concerned person to the provisions of the act to SEBI, the Stock Exchanges or any other regulatory Authority as required by law.

For & on behalf of
B.L.Dasharda & Associates,
Chartered Accountants
F.R. No 112615W



Sushant Mehta
Partner
M.No.112489
Certificate No : 56C: 021: 059
Unique Document Identification Number (UDIN): 26112489SAYMEJ7239
Place : Mumbai
Dated: 10th June, 2026