

PCS Certificate

Date: 18-09-2025

To,
The Board of Directors,
Epack Prefab Technologies Limited
61-B, Udyog Vihar Surajpur,
Kasna Road Greater Noida
Noida, Gautam Buddha Nagar – 201 306
Uttar Pradesh, India

Kind Attention: Nikita Singh, Company Secretary

Re.: Proposed initial public offer of equity shares ("Equity Shares") by Epack Prefab Technologies Limited (the "Company", and such initial public offering, the "Offer")

Subject: Certificate for online and physical inspection of regulatory and secretarial returns, forms, and records maintained by Registrar of Companies, Uttar Pradesh at Kanpur ("RoC").

Dear Sir,

We, Shirin Bhatt & Associates, are an independent firm of Company Secretaries in practice, with the firm registration number S2011DE162600 and bearing certificate of peer review bearing number 1209/2021 issued by the Peer Review Board of the Institute of Company Secretaries in India, valid until April 30, 2026 (attached herewith as **Annexure A1**) within the meaning of the provisions of the Companies Act, 2013 read with the Company Secretaries Act, 1980, each as amended, and any rules or regulations framed thereunder.

We are appointed vide letter dated January 01, 2025 by the Company to (i) confirm certain details in connection with the build-up of the issued and paid-up share capital of the Company; (ii) confirm certain details in connection with the build-up of the shareholding of the promoters of the Company ("**Promoters**"); and (iii) conduct a search and inspection with respect to the company law records, forms, returns, and other documents ("**Corporate Records**") of the Company filed and available with the RoC under the Companies Act, 1956, Companies Act, 2013 and rules made thereunder, since its incorporation i.e. February 12, 1999 till the present date.

I. Build-Up of the Issued and Paid-up Share Capital of the Company

In relation to the build-up of the issued and paid-up share capital of the Company, we have reviewed below mentioned documents relevant to the capital build-up of the Company: (i) signed minutes of the meetings of the board of directors of the Company (the "**Board**"), (ii) extra-ordinary general meetings of the Company; since incorporation of the Company, along with the relevant filings with the RoC, register of members, as applicable, (ii) the constitutional documents of the Company, as then applicable to the relevant issuance and allotment of Equity Shares and Preference Shares; (iii) the BENPOS statement dated

September 17, 2025 provided to us by the Company and (iv) certain other information and documents received from the Company.

Based on the procedures described above and the documents and information obtained from the Company and to the best of our information and knowledge, we hereby certify that:

- i. the build-up of the Equity Share capital and Preference share capital of the Company is as included in **Annexure II(A)**;
- ii. except as disclosed in **Annexure II(B)**, the Equity Shares and Preference share capital issued by the Company from the date of incorporation and until the date of this certificate have been issued and allotted in compliance with (a) the provisions of the Companies Act, 1956, including Sections 67 thereof and the rules made thereunder, as applicable; (b) the provisions of the Companies Act, 2013, including Sections 25, 28, 42 and 62 thereof and the rules made thereunder, as applicable; and
- iii. except as disclosed in **Annexure II(B)**, with respect to the Capital Build-up of the Company, the Company has passed all required resolutions and made the required form filings and submissions to the RoC, as applicable, and we have reviewed copies of such form filings and submissions from the Company.

II. Build-up of the Shareholding of the Promoters in the Company:

In relation to the build-up of the shareholding of the Promoters in the Company, we have reviewed: (i) relevant minutes in relation to the allotments made to the Promoters and the share transfers made to and by the Promoters including share transfer forms to the extent available as stated in this certificate, minutes of the meetings of the Board, register of members, forms filed with the RoC, as applicable, in connection with the allotments made to the Promoters; (ii) the demat statements of the Promoters and (iii) certain other information and documents received from the Company and the Promoters.

Based on the procedures described above and the documents and information obtained from the Company and to the best of our information and knowledge, we hereby certify that:

- i. the build-up of the Equity Shares held by the Promoters is as included in **Annexure III(A)**;
- ii. the Equity Shares acquired by or transferred by the Promoters as described in **Annexure III(A)** have been acquired and/or transferred in compliance with (a) the provisions of the Companies Act, 1956 and the rules made thereunder, as applicable; (b) the provisions of the Companies Act, 2013 and the rules made thereunder, as applicable;
- iii. except as disclosed in **Annexure-I** and **Annexure III(B)**, the acquisitions and transfers of Equity Shares by the Promoters as included in **Annexure III(A)**, were carried out through duly executed transfer forms and we have reviewed copies of such share transfer forms.

III. Searches for Missing and/or Untraceable Documents

For the purpose of issuing this certificate, we have carried out in-depth online and physical search/inspection of records in relation to the searches for the documents identified in **Annexure A2**, in the following manner:

- a. Secretarial records maintained by the Company;
- b. Documents available in the digital records/ database maintained on the Ministry of Corporate Affairs portal as on dates of the challans of inspection ("**MCA Portal**");
- c. Physical search of the records of the Company as maintained at the office of the RoC at Registrar of Companies, Uttar Pradesh at Kanpur and

Accordingly, based on our in-depth search and inspection of the Corporate Records basis the procedure mentioned above, we enclose/ confirm the following:

- a. The list of forms which were not found in the records of the RoC during our physical inspection or available on the MCA Portal or at the offices of the Company in **Annexure I**, and accordingly alternate documents relied upon.

Further, on the basis of the statutory registers, minutes of the meeting of the Board of Directors and Shareholders of the Company maintained by the Company, returns and forms filed with the RoC and the secretarial records of the Company, we hereby furnish a Certificate in respect of (i) history of the share capital of the Company since incorporation the same is attached as **Annexure II(A)** and **Annexure II(B)** to this certificate and (ii) build-up of the equity shareholding of our Promoters since incorporation the same is attached as **Annexure III(A)** and **Annexure III(B)** to this certificate.

The book running lead managers to the Offer ("**Lead Managers**"), appointed in relation to the proposed public offering, may rely on the information provided in this certificate.

As per the documents shared and confirmations given by the Company and to the best of our knowledge the information in this certificate is true, fair, correct, accurate and there is no untrue statement or omission which would render the contents of this certificate misleading.

We further confirm that we are an independent entity with no direct or indirect interest in the Company except for provision of professional services in the ordinary course of our profession.

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 Offer Documents (defined below) in connection with the Offer.

We hereby consent to inclusion of our name, and have no objection of this certificate or use of information from this certificate (in part or full) in the draft red herring prospectus ("**DRHP**") of the Company proposed to be filed with the Securities and Exchange Board of India (the "**SEBI**") and the stock exchange(s) where the Equity Shares are proposed to be listed (the "**Stock Exchanges**"), and the red herring prospectus ("**RHP**") and the prospectus ("**Prospectus**", and together with the DRHP, the RHP and other Offer-related documents, the "**Offer Documents**") to be filed subsequently with the RoC and thereafter with the SEBI and the Stock Exchanges and in any other materials or documents in relation to the Offer.

We hereby consent to the submission of this certificate as may be necessary to the SEBI, the RoC, the Stock Exchanges and any other regulatory authority and/or for the records to be maintained by the Lead Managers and in accordance with applicable law. We also consent to the inclusion of this certificate and the annexures hereto as a part of "*Material Contracts and Documents for Inspection*" in connection with

the Offer, which may be available for inspection from the date of the filing of the RHP until the bid/offer closing date in the Offer.

We represent that our execution, delivery and performance of this consent have been duly authorized by all necessary actions (corporate or otherwise).

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

This Certificate and its contents thereof are to be read with our letter of even date which is annexed as Annexure B and forms an integral part of this certificate.

Yours faithfully,

**For Shirin Bhatt & Associates,
Practicing Company Secretaries**

SHIRIN Digitally signed
by SHIRIN
BHATT
BHATT Date: 2025.09.18
16:55:59 +05'30'

Name: Shirin Bhatt
Designation: Proprietor
M.No. : F8273
C.P. No: 9150
PR No. 1209/2021
UDIN: F008273G001277167

Date: 18-09-2025

Place: Greater Noida

CC:

Book Running Lead Managers

Monarch Network Capital Limited

4th Floor, B Wing, Laxmi Tower, G Block,
Bandra Kurla Complex, Bandra (E),
Mumbai- 400 051,
Maharashtra, India

Motilal Oswal Investment Advisors Limited

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

Annexure A1: Peer Review Certificate

		THE INSTITUTE OF Company Secretaries of India भारतीय कम्पनी सचिव संस्थान IN PURSUIT OF PROFESSIONAL EXCELLENCE Statutory body under an Act of Parliament (Under the jurisdiction of Ministry of Corporate Affairs)
<u>Duplicate</u>		Certificate No. <u>1209/2021</u>
PEER REVIEW <i>Certificate</i>		
<i>Certified that in terms of the Guidelines for Peer Review of Attestation and Audit Services by Practicing Company Secretaries in Practice issued by the Council, the Certification and Audit Services provided by <u>M/s. Shirin Bhatt & Associates</u> Company Secretary (ies) in Practice bearing Unique Identification No. <u>S2011DE162600</u> having his / her / its office at Delhi has been reviewed for the year 2019-20.</i>		
<i>The Certificate is effective from the date of issue and shall remain valid till 30th April, 2026.</i>		
		
Date : 4 th September, 2024*	Dr. Rajesh Kumar Agrawal Secretary Peer Review Board	CS Mohan Kumar Chairman Peer Review Board
*Original date of issue of certificate is 15 th April, 2021		

Annexure A2: Inspection Challan

MINISTRY OF CORPORATE AFFAIRS RECEIPT G.A.R.7		
SRN : X83320911		Service Request Date : 03/10/2024
Payment made into : ICICI BANK		
Received From :		
Name : shirin bhatt Address : SHIRIN BHATT AND ASSOCIATES +91-8010501209, shirinbhatt@gmail.com +91-8 NEW DELHI , Delhi IN - 00110092		
Full Particulars of Remittance		
Service Type: Fee for inspection of Public documents		
Service Description	Type of Fee	Amount (Rs.)
Inspection of Public documents of EPACK POLYMERS PRIVATE LIMITED (U74999UP1999PTC116066)	Normal	100.00
Total		100.00
Mode of Payment: Credit Card/Prepaid Card - ICICI Bank		
Received Payment Rupees: One Hundred Only		
Note: View public documents service is available for 3 hrs per company, from the time the first document is viewed, and is valid for 1 week		

Annexure I

In relation to the above, we confirm that the following form/ filings/ resolutions in relation to corporate actions have not been traced during our visit to the RoC and accordingly, we have relied on alternative documents for the same:

S. No.	Document Name	Relevant Date	Back up relied on
1.	Form 32 for Change in Designation of Mr. Ajay Singhania as Director of the Company	Date of Appointment: 10-08-2000	Minutes of the meeting and register of Directors and KMP maintained by the company duly signed and certified.
2.	Share Transfer Form/Transfer Deed	21-11-2002	Minutes of the meeting and Register of Members duly signed by the Directors of the Company.
3.	Share Transfer Form/Transfer Deed	15-07-2004	Minutes of the meeting and Register of Members duly signed by the Directors of the Company.
4.	Share Transfer Form/Transfer Deed	14-01-2005	Minutes of the meeting and Register of Members duly signed by the Directors of the Company.
5.	Share Transfer Form/Transfer Deed	20-01-2005	Minutes of the meeting and Register of Members duly signed by the Directors of the Company.
6.	Share Transfer Form/Transfer Deed	21-01-2005	Minutes of the meeting and Register of Members duly signed by the Directors of the Company.
7.	Share Transfer Form/Transfer Deed	30-11-2005	Minutes of the meeting and Register of Members duly signed by the Directors of the Company.
8.	Share Transfer Form/Transfer Deed	16-04-2007	Minutes of the meeting and Register of Members duly signed by the Directors of the Company.
9.	Share Transfer Form/Transfer Deed	19-11-2008	Minutes of the meeting and Register of Members duly signed by the Directors of the Company.

S. No.	Document Name	Relevant Date	Back up relied on
10.	Share Transfer Form/Transfer Deed	29-03-2012	Minutes of the meeting and Register of Members duly signed by the Directors of the Company.
11.	Form DIR-12 for Appointment of Mr. Nikhil Bothra as Additional Director of the company	Date of Appointment: 25-07-2023	Minutes of the meeting and register of Directors and KMP maintained by the company duly signed and certified.
12.	Inaccurate Annual return as this does not incorporate shares transferred during the year as detailed below:	Date of transfer 29-03-2012	Minutes of the meeting and Register of Members duly signed by the Directors of the Company.

S.No.	Name of Transferor	Name of transferee	Type of Shares	Number of Shares Transferred
1.	B.L. Bothra	Leela Devi Bothra	Equity	1,99,250
2.	L.P. Bothra	Nitin Bothra	Equity	2,00,000
3.	Sanjay Singhania	Preeti Singhania	Equity	2,00,000
4.	Sanjay Singhania	Lalita Devi Singhania	Equity	1,37,350
5.	Ajay Singhania	Pinki Singhania	Equity	1,52,350

Annexure II(A) to the Certificate

Based on the information received from the Company, and on the basis of the statutory registers and minutes of the meeting of the board of directors and shareholders of the Company maintained by the Company at its registered office, forms filed with the RoC and other secretarial records of the Company, we hereby furnish the following Certificate in relation to the history of the share capital of the Company since incorporation since incorporation

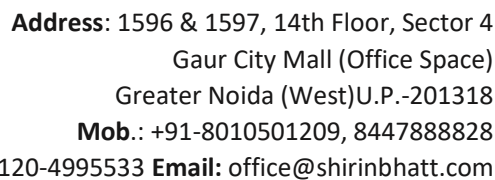
I. History of the share capital of the Company since incorporation

(a) History of Equity share capital

The following table sets forth the history of the equity share capital of our Company:

Date of allotment	No of Equity Shares	Face value (₹)	Issue price per equity share (₹)	Nature of consideration*	Reasons / nature of allotment	Name of allottees	Cumulative no of equity shares	Cumulative paid-up equity share capital (in ₹)
February 12, 1999	400	10	10	Cash	Subscription to MOA	100 Equity Shares each to Sanjay Singhania, Leela Devi Bothra, Kankanwari Devi Bothra and Deen Dayal Singhania	400	4,000
January 01, 2000	12,83,400	10	10	Cash	Further Allotment	5,000 Equity Shares to Shri Punam Chand Bothra (HUF), 127,000 Equity Shares to Deen Dayal Singhania, 69,400 Equity Shares to Kankanwari Devi Bothra, 89,500 Equity Shares to Bajrang Lal Bothra, 81,600 Equity Shares to Leela Devi Bothra, 10,000 Equity Shares to Laxmi Pat Bothra, 20,900 Equity Shares to Suman Devi Bothra, 15,000 Equity Shares to Lalita Devi Singhania, 110,000 Equity Shares to	1,283,800	12,838,000

Date of allotment	No of Equity Shares	Face value (₹)	Issue price per equity share (₹)	Nature of consideration*	Reasons / nature of allotment	Name of allottees	Cumulative no of equity shares	Cumulative paid-up equity share capital (in ₹)
						Sanjay Singhania, 75,000 Equity Shares to M/s North East Enterprises Private Limited, 70,000 Equity Shares to M/s SMB Securities Private Limited, 100,000 Equity Shares to M/s Baid Stock Broking Services Private Limited, 50,000 Equity Shares to M/s Kanak Global Securities Private Limited, 10,000 Equity Shares to Sh Pramod Baid, 200,000 Equity Shares to Shri. Dinesh Finvest(p) Limited, 150,000 Equity Shares to Sheetal Capital & Credits P Ltd., 50,000 Equity Shares to Timely Fincap Private Limited, 25,000 Equity Shares each to Ziwani Barter Private Limited and Panehjenya Distributors (p) Ltd.		
March 31, 2000	30,000	10	10	Cash	Further Allotment	30,000 Equity Shares to Ajay DD Singhania	1,313,800	13,138,000
January 03, 2001	225,200	10	10	Cash	Further Allotment	117,200 Equity Shares to kankanwari Devi Bothra, 20,000 Equity Shares to Sunita	1,539,000	15,390,000

[illegible]

Date of allotment	No of Equity Shares	Face value (₹)	Issue price per equity share (₹)	Nature of consideration*	Reasons / nature of allotment	Name of allottees	Cumulative no of equity shares	Cumulative paid-up equity share capital (in ₹)
September 30, 2024	5,813,1000	2	NA	NA	Bonus	5,812,500 Equity Shares to Sanjay Singhania, 3,839,250 Equity Shares to Leela Devi Bothra, 5,812,500 Equity Shares to Ajay Singhania, 969,255 Equity Shares to Avishi Singhania, 1,453,725 Equity Shares to Divisha Singhania, 882,300 Equity Shares to Nikhil Bothra, 5,001,000 Equity Shares to Suman Devi Bothra, 5,814,450 Equity Shares to Laxmi Pat Bothra, 5,812,500 Equity Shares to Preity Singhania, 5,812,500 Equity Shares to Pinky Ajay Singhania, 2,835,000 Equity Shares to Nitin Bothra, 5,811,000 Equity Shares to Rajat Bothra, 4,882,500 Equity Shares to Bajrang Lal Bothra, 1,453,875 Equity Shares to Drishikka Singhania, 969,255 Equity Shares to Arshia Singhania, 969,240 Equity Shares to Araanya Singhania	77,508,000	775,080,000

Date of allotment	No of Equity Shares	Face value (₹)	Issue price per equity share (₹)	Nature of consideration*	Reasons / nature of allotment	Name of allottees	Cumulative no of equity shares	Cumulative paid-up equity share capital (in ₹)
						and 150 Equity Shares to Sanjay Preity Singhanian Trust		
September 09, 2025	8,238,115	2	157.803081 ^{&#}	Other than cash	Conversion of CCPS	81,43,094 Equity Shares to South Asia Growth Fund III Holdings LLC & 95,021 Equity Shares to South Asia EBT Trust III	85,746,115	171,492,230

*Basis the Form 2/PAS-3 filed by the Company

[&]The conversion price approved by the Board has been rounded to ₹158, whereas the actual calculated price is ₹157.80 approx. as confirmed by the Company.

[#]The conversion price/ratio is as approved by the Board, and verification of its calculation is outside the scope of this Certificate.

Note: For allotment dated August 16, 2002

S. No.	Document Name	Relevant Date	Back up relied on
1.	Inaccurate Annual return as 10000 shares allotted pursuant to this allotment to Mr. Sanjay Singhanian are not included in his total shareholding reported in the Annual Return.	Date of Allotment - 16-08-2002	Minutes of the meeting and Register of Members duly signed by the Directors of the Company. The Company has confirmed that there was a clerical error in the Annual return. Hence Minutes and Register of Members are to be relied on and Annual return to be ignored.

II. History of Preference share capital

Date of allotment	No of Preference Shares	Face value (₹)	Issue price per preference share (₹)	Nature of consideration	Name of allottees	Reasons/nature of allotment
December 20, 2024	7,065,217	2	184	Cash	69,83,724 Preference Shares to South Asia Growth Fund III Holdings LLC and 81,493 Preference Shares to South Asia EBT Trust III	Private Placement
September 09, 2025	(7,065,217)	2	157.803081 ^{&#}	Other than cash	81,43,094 Equity Shares to South Asia Growth Fund III Holdings LLC & 95,021 Equity Shares to South Asia EBT Trust III	Conversion of CCPS into Equity Shares

[&]The conversion price approved by the Board has been rounded to ₹158, whereas the actual calculated price is ₹157.80 approx. as confirmed by the Company.

[#]The conversion price/ratio is as approved by the Board, and verification of its calculation is outside the scope of this Certificate.

Annexure II(B)

I. Details of Non-compliance and Missing Documents for share capital build-up As stated in Annexure I

Annexure III(A)

Based on the information received from the Company, and on the basis of the statutory registers and minutes of the meeting of the board of directors and shareholders of the Company maintained by the Company, its financial statements, forms filed with the RoC and other secretarial records of the Company, we hereby furnish the following Certificate in relation to the build-up of the equity shareholding of our Promoters since incorporation.

(b) Build-up of the equity shareholding of our Promoters since incorporation

Set forth below is the build-up of the equity shareholding of our Promoters, since incorporation of our Company.

Date of allotment/ transfer/ acquisition/ Buy Back of equity shares	No of Equity Shares	Face value (₹)	Issue/ Transfer/ Acquisition/ Buy Back price per equity share (₹)	Nature of considerations**	Nature of transaction
Sanjay Singhania					
February 12, 1999	100	10	10	Cash	Subscription to MOA
January 01, 2000	1,10,000	10	10	Cash	Further allotment
January 03, 2001	35,000	10	10	Cash	Further allotment
August 16, 2002	10,000	10	10	Cash	Further allotment
November 21, 2002	(100)	10	10	Cash	Transfer
March 20, 2003	1,50,000	10	10	Cash	Further allotment
January 14, 2005	(1,30,000)	10	10	Cash	Transfer
November 30, 2005	(10)	10	10	Cash	Transfer
November 30, 2005	(10)	10	10	Cash	Transfer
November 30, 2005	(10)	10	10	Cash	Transfer

Date of allotment/ transfer/ acquisition/ Buy Back of equity shares	No of Equity Shares	Face value (₹)	Issue/ Transfer/ Acquisition/ Buy Back price per equity share (₹)	Nature of considerations**	Nature of transaction
November 30, 2005	(10)	10	10	Cash	Transfer
November 30, 2005	(10)	10	10	Cash	Transfer
November 30, 2005	(10)	10	10	Cash	Transfer
November 30, 2005	(10)	10	10	Cash	Transfer
November 30, 2005	(10)	10	10	Cash	Transfer
November 30, 2005	(10)	10	10	Cash	Transfer
November 30, 2005	(10)	10	10	Cash	Transfer
November 30, 2005	(10)	10	10	Cash	Transfer
November 30, 2005	(10)	10	10	Cash	Transfer
November 30, 2005	(10)	10	10	Cash	Transfer
March 28, 2007	5,50,000	10	10	Cash	Further allotment
April 16, 2007	(10)	10	10	Cash	Transfer
April 16, 2007	(10)	10	10	Cash	Transfer
April 16, 2007	(10)	10	10	Cash	Transfer
March 29, 2012	(2,00,000)	10	10	Cash	Transfer
March 29, 2012	(1,37,350)	10	10	Cash	Transfer
Total (1)	3,87,500	-	-	-	-
	19,37,500	-	-	-	Subdivision of Shares to Rs. 2 each
September 30, 2024	58,12,500	2	-	-	Bonus issue
December 23, 2024	(2,14,862)	2	184 ⁽¹⁾	Cash ⁽¹⁾	Transfer

Date of allotment/ transfer/ acquisition/ Buy Back of equity shares	No of Equity Shares	Face value (₹)	Issue/ Transfer/ Acquisition/ Buy Back price per equity share (₹)	Nature of considerations**	Nature of transaction
December 23, 2024	(2507)	2	184 ⁽¹⁾	Cash ⁽¹⁾	Transfer
January 06, 2025	(175,000)	2	184 ⁽²⁾	Cash ⁽²⁾	Transfer
Total (A)	73,57,631	-	-	-	-
Ajay DD Singhania					
March 31, 2000	30,000	10	10	Cash	Further Allotment
March 20, 2003	1,50,000	10	10	Cash	Further Allotment
January 14, 2005	(55,000)	10	10	Cash	Transfer
January 14, 2005	(25,000)	10	10	Cash	Transfer
January 14, 2005	(32,500)	10	10	Cash	Transfer
March 28, 2007	5,50,000	10	10	Cash	Further Allotment
March 31, 2008	1,25,000	10	10	Cash	Further Allotment
March 29, 2012	(1,52,350)	10	10	Cash	Transfer
March 29, 2012	(2,02,650)	10	10	Cash	Transfer
Total (1)	3,87,500	-	-	-	-
	19,37,500	-	-	-	Subdivision of Shares to Rs. 2 each
September 30, 2024	58,12,500	2	-	-	Bonus Issue
December 23, 2024	(2,21,728)	2	184 ⁽¹⁾	Cash ⁽¹⁾	Transfer

Date of allotment/transfer/acquisition/Buy Back of equity shares	No of Equity Shares	Face value (₹)	Issue/Transfer/Acquisition/Buy Back price per equity share (₹)	Nature of considerations**	Nature of transaction
December 23, 2024	(2,587)	2	184 ⁽¹⁾	Cash ⁽¹⁾	Transfer
Total (B)	75,25,685	-	-	-	-
Laxmi Pat Bothra					
January 01, 2000	10,000	10	10	Cash	Further Allotment
January 20, 2005	1,00,000	10	10	Cash	Acquisition by way of Transfer
January 20, 2005	10,000	10	10	Cash	Acquisition by way of Transfer
March 31, 2008	4,65,900	10	10	Cash	Further Allotment
November 19, 2008	32,500	10	10	Cash	Acquisition by way of Transfer
November 19, 2008	25,000	10	10	Cash	Acquisition by way of Transfer
November 19, 2008	85,000	10	10	Cash	Acquisition by way of Transfer
March 29, 2012	(1,87,500)	10	10	Cash	Transfer
March 29, 2012	(2,00,000)	10	10	Cash	Transfer
December 31, 2019	5,000	10	-	Cash	Acquisition by way of Transmission
January 24, 2020	4,300	10	171.82*	Cash	Acquisition by way of Transfer

Date of allotment/transfer/acquisition/Buy Back of equity shares	No of Equity Shares	Face value (₹)	Issue/Transfer/Acquisition/Buy Back price per equity share (₹)	Nature of considerations**	Nature of transaction
January 24, 2020	250	10	171.82*	Cash	Acquisition by way of Transfer
September 27, 2024	37,180	10	-	Gift ⁽³⁾	Acquisition by way of Gift
Total (1)	3,87,630	-	-	-	-
	19,38,150	-	-	-	Subdivision of Shares to Rs. 2 each
September 30, 2024	58,14,450	2	-	-	Bonus issue
December 23, 2024	(3,61,130)	2	184 ⁽¹⁾	Cash ⁽¹⁾	Transfer
December 23, 2024	(4,214)	2	184 ⁽¹⁾	Cash ⁽¹⁾	Transfer
Total (C)	73,87,256				
Bajrang Bothra					
January 01, 2000	89,500	10	10	Cash	Further Allotment
January 21, 2005	95,000	10	10	Cash	Acquisition by way of Transfer
March 31, 2008	2,95,000	10	10	Cash	Further Allotment
November 19, 2008	100	10	10	Cash	Acquisition by way of Transfer
November 19, 2008	10	10	10	Cash	Acquisition by way of Transfer
November 19, 2008	10	10	10	Cash	Acquisition by way of Transfer

Date of allotment/ transfer/ acquisition/ Buy Back of equity shares	No of Equity Shares	Face value (₹)	Issue/ Transfer/ Acquisition/ Buy Back price per equity share (₹)	Nature of considerations**	Nature of transaction
November 19, 2008	10	10	10	Cash	Acquisition by way of Transfer
November 19, 2008	10	10	10	Cash	Acquisition by way of Transfer
November 19, 2008	10	10	10	Cash	Acquisition by way of Transfer
November 19, 2008	10	10	10	Cash	Acquisition by way of Transfer
November 19, 2008	10	10	10	Cash	Acquisition by way of Transfer
November 19, 2008	10	10	10	Cash	Acquisition by way of Transfer
November 19, 2008	10	10	10	Cash	Acquisition by way of Transfer
November 19, 2008	10	10	10	Cash	Acquisition by way of Transfer
November 19, 2008	10	10	10	Cash	Acquisition by way of Transfer
November 19, 2008	10	10	10	Cash	Acquisition by way of Transfer
November 19, 2008	10	10	10	Cash	Acquisition by way of Transfer

Date of allotment/ transfer/ acquisition/ Buy Back of equity shares	No of Equity Shares	Face value (₹)	Issue/ Transfer/ Acquisition/ Buy Back price per equity share (₹)	Nature of considerations**	Nature of transaction
November 19, 2008	10	10	10	Cash	Acquisition by way of Transfer
November 19, 2008	10	10	10	Cash	Acquisition by way of Transfer
November 19, 2008	1,00,000	10	10	Cash	Acquisition by way of Transfer
March 29, 2012	(1,99,250)	10	10	Cash	Transfer
January 24, 2020	(55,000)	10	10	Cash	Transfer
Total (1)	3,25,500	-	-	-	-
	16,27,500	2	-	-	Subdivision of Shares to Rs. 2 each
September 30, 2024	48,82,500	2	-	-	Bonus issue
November 18, 2024	(140)	10	-	Gift	Transfer
December 23, 2024	(1,80,464)	2	184 ⁽¹⁾	Cash ⁽¹⁾	Transfer
December 23, 2024	(2,106)	2	184 ⁽¹⁾	Cash ⁽¹⁾	Transfer
Total (D)	63,26,730				
Nikhil Bothra					
January 20, 2005	20,000	10	10	Cash	Acquisition by way of Transfer
January 20, 2005	25,000	10	10	Cash	Acquisition by way of Transfer

Date of allotment/transfer/acquisition/Buy Back of equity shares	No of Equity Shares	Face value (₹)	Issue/Transfer/Acquisition/Buy Back price per equity share (₹)	Nature of considerations**	Nature of transaction
September 27, 2024	13,820	10	-	Gift ⁽⁴⁾	Acquisition by way of Gift
Total (1)	58,820				
	2,94,100	2	-		Subdivision of Shares to Rs. 2 each
September 30, 2024	8,82,300	2	-	-	Bonus issue
October 01, 2024	1,44,400	10	-	Gift ⁽⁵⁾	Acquisition by way of Gift
December 12, 2024	8,23,000	2	-	Gift ⁽⁶⁾	Acquisition by way of Gift
Total (E)	27,21,400	-	-	-	-
Total (A+B+C+D+E)	3,13,18,702	-	-	-	-

⁽¹⁾ On the Basis of Share Subscription and Purchase Agreement dated December 18, 2025 and does not include comment on actual payment/receipt by the buyer/seller.

⁽²⁾ On the basis of DIS Slip dated January 06, 2025 on actual payment/receipt by the buyer/seller.

⁽³⁾ The Gift deed shared with us is dated November 10, 2024, Validity of the same is out of purview of this Certificate.

⁽⁴⁾ The Gift deed shared with us is dated November 30, 2024 effective from September 27, 2024, Validity of the same is out of purview of this certificate.

⁽⁵⁾ The Gift deed shared with us is dated November 30, 2024 effective from October 01, 2024, Validity of the same is out of purview of this certificate.

⁽⁶⁾ The Gift deed shared with us is dated December 13, 2024 effective from December 12, 2024, Validity of the same is out of purview of this certificate.

*We do not confirm actual payment/ receipt of the consideration for the transfers.

Note: For allotment dated August 16, 2002

S. No.	Document Name	Date Of Document	Back up relied on
1.	<i>Inaccurate Annual return as 10000 shares allotted pursuant to this allotment to Mr. Sanjay Singhania are not included in his total shareholding reported in the Annual Return.</i>	<i>16-08-2002</i>	<i>Minutes of the meeting and Register of Members duly signed by the Directors of the Company. The Company has confirmed that there was a clerical error in the Annual return. Hence Minutes and Register of Members are to be relied on and Annual return to be ignored.</i>

Note: For share transfers dated 29-03-2012

S. No.	Document Name	Date Of Document	Back up relied on
1.	<i>Inaccurate Annual return as this does not incorporate shares transferred during the year.</i>	<i>29-03-2012</i>	<i>Minutes of the meeting and Register of Members duly signed by the Directors of the Company. The Company has confirmed that there was a clerical error in the Annual return. Hence Minutes and Register of Members are to be relied on and Annual return to be ignored.</i>

****** The Company does not possess records of the transfer deeds or share transfer forms executed from the time of its incorporation until March 31, 2013. As a result, we are unable to verify whether these documents were properly executed, stamped, or whether the transfers were made for cash consideration (including the specific amounts) or as gifts. Alternatively, we have relied on the Register of Members, the Register of Share Transfers, and the Minutes of the Board Meetings, where the Company has confirmed that all transactions were executed using duly executed and stamped share transfer forms between the transferor and transferee, in compliance with the provisions of the Companies Act, 1956.

Annexure III(B)

Details of Non-Compliance and Missing Documents for build-up of Promoters' shareholding in the Company

The Company does not possess records of the transfer deeds or share transfer forms executed from the time of its incorporation until March 31, 2013. As a result, we are unable to verify whether these documents were properly executed, stamped, or whether the transfers were made for cash consideration (including the specific amounts) or as gifts. Alternatively, we have relied on the Register of Members, the Register of Share Transfers, and the Minutes of the Board Meetings, where the Company has confirmed that all transactions were executed using duly executed and stamped share transfer forms between the transferor and transferee, in compliance with the provisions of the Companies Act, 1956.

Annexure-B

To,
The Board of Directors
Epac Prefab Technologies Limited
61-B, Udyog Vihar Surajpur,
Kasna Road Greater Noida
Noida, Gautam Buddha Nagar – 201 306
Uttar Pradesh, India

Our certificate of even date is to be read along with this letter.

1. Maintenance of secretarial records is the responsibility of the management of the Company. Our responsibility is to give a certificate on capital structure of the Company as detailed in the Certificate.
2. We have followed the practices and processes as were appropriate to obtain reasonable assurance about the correctness of the contents of the secretarial records. The verification was done on test basis to ensure that correct facts are reflected in secretarial records. We believe that the processes and practices, we followed provide a reasonable basis for our opinion.
3. We have not verified the correctness and appropriateness of the financial statements of the Company or XBRL filings of the Company.
4. Wherever required, we have obtained the management representation, expert opinion(s) including Auditor's Reports, Audited Financial Statements about the compliances of laws, rules and regulations and happening of events etc.
5. The compliance of the provisions of the corporate and other applicable laws, rules, regulations, standards is the responsibility of the management. Our checking was limited to the verification of procedures on test basis.
6. This Certificate is prepared on the premise that all documents shared as back-up to the Certificate (Back-Up Documents) with us have been signed by the concerned and authorized persons on the signing dates specified in those documents. We shall not be responsible if any Back-Up Documents are later found to be inaccurate, misstated, falsified, forged, or otherwise improper, or if they are not signed on the dates specified therein, in which case this certificate shall stand cancelled without any further action on our behalf. Furthermore, this Certificate does not extend to or include any forensic examination or verification of the authenticity of the Back-Up Documents provided. The Company has confirmed that upto the date of this certificate it has not received any conflicting claims against the capital build-up of the Company or the Promoters and it has not received any show cause notice or penalty or fine with respect to the capital build-up of the Company or the Promoters under any law from any authority.

7. The certificate is neither an assurance as to the future viability of the company nor of the efficacy or effectiveness with which the management has conducted the affairs of the Company.
8. This certificate is based solely on the review of digital records provided. Physical records have not been verified, and our observations are limited to the digital documents reviewed.
9. This Certificate is prepared based on our understanding and interpretation of the provisions of the Act and the rules made thereunder. It is important to note that there may be differing interpretations or conflicting views on these provisions by an Adjudicating Officer, Regional Director, National Company Law Tribunal, or any other court or authority.
10. The documents detailed in Annexure-I referred in this certificate has been requested by the company and we have only searched the availability of the forms/ documents as mentioned in the same in the records of the Registrar of Companies.
11. We assume no responsibility to update this Certificate for events and circumstances occurring after the date of this Certificate, unless specifically requested by the Company.
12. For any returns filled inaccurately as reported in this Certificate we cannot confirm if there will be any regulatory action on the Company.
13. The conversion price/ratio referred to in this Certificate is as approved by the Board of Directors of the Company. Verification of the basis, calculation, or methodology for determining such conversion price/ratio does not fall within the scope of this Certificate and has not been independently examined or verified by us.
14. Notwithstanding anything contained in any law or elsewhere, our liability under this certificate shall, in no case, exceed the professional fee attributable to this certificate and received by us for any reason whatsoever.

Yours faithfully,

**For Shirin Bhatt & Associates,
Practicing Company Secretaries**

SHIRIN Digitally signed
by SHIRIN BHATT
BHATT Date: 2025.09.18
16:56:46 +05'30'

Name: Shirin Bhatt
Designation: Proprietor
M.No.: F8273
C.P. No.: 9150
PR No. 1209/2021
UDIN: F008273G001277167

Date: 18-09-2025
Place: Greater Noida

CONSENT LETTER FROM PCS

Date: 18-09-2025

To,
The Board of Directors,
EPack Prefab Technologies Limited
61-B, Udyog Vihar Surajpur, Kasna Road,
Gautam Buddha Nagar,
Greater Noida - 201306 Uttar Pradesh

AND

Monarch Networth Capital Limited
4th Floor, B Wing, Laxmi Tower, G Block,
Bandra Kurla Complex, Bandra (E),
Mumbai, India -400051

AND

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

(**Monarch Networth Capital Limited** and **Motilal Oswal Investment Advisors Limited** with any other Book Running Lead Managers that may be appointed in connection with the Offer, the “**BRLMs**”)

Dear Sir/Ma'am,

Re: Proposed initial public offering of equity shares (the “Equity Shares”) of Epack Prefab Technologies Limited (the “Company” and such offering, “Issue”)

We, Shirin Bhatt & Associates, consent to our name being inserted as an independent Practicing Company Secretary, to be named as an “expert” under Section 2(38) and other applicable provisions of the Companies Act, 2013 in its capacity as practicing company secretary and in respect of their PCS certificate on capital structure dated September 18, 2025 UDIN: F008273G001277167 issued in connection with *inter alia* the share capital buildup and such consent has not been withdrawn as of the date of this Red Herring Prospectus (“RHP”) and the prospectus (“**Prospectus**”) intended to be filed with the Registrar of Companies, Kanpur, Uttar Pradesh (“**RoC**”) and thereafter to be filed with SEBI and the Stock Exchanges, where the Equity Shares are proposed to be listed, as well as in other documents and material in relation to the Issue (the “**Issue Documents**”)

The following details with respect to us may be disclosed:

Name: Shirin Bhatt & Associates
Firm Registration Number: S2011DE162600
Address: 1596 & 1597, 14th Floor, Sector 4
Gaur City Mall (Office Space)
Greater Noida (West) U.P.-201301
Tel: 0120-4995533
Email: office@shirinbhatt.com

This consent letter does not impose any obligation on the Company to include in any Issue 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 firm and are not related to the Company, its Subsidiaries, Directors, Promoters, Promoter Group, Key Managerial Personnel or Senior Management Personnel.

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

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

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 Issue Documents. We also consent to the inclusion of this letter as a part of "Material Contracts and Documents for Inspection" in connection with this Issue, which will be available for public for inspection from date of the filing of the RHP until the Bid/ Issue Closing Date. We further consent to this letter being uploaded, as may be necessary, on the online document repository platform of the stock exchanges in terms of applicable law.

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 Issue. 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 Issue.

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

Yours faithfully,

For Shirin Bhatt & Associates
Company Secretaries
Firm Registration No.: S2011DE162600

SHIRIN
BHATT

Digitally signed by
SHIRIN BHATT
Date: 2025.09.18
17:24:27 +05'30'

Name: Shirin Bhatt
Designation: Proprietor
ICSI Membership No.: F8273
ICSI Certificate of Practice No.: 9150