Name of the Company: Pentacle Consultants (I) Limited

Reason for Site Visit Inspection: The site visit is being conducted in connection with our appointment as the Book Running Lead Manager for the Company's Initial Public Offering (IPO), to facilitate due diligence and ensure compliance with regulatory requirements.

Registered Office Address of the company: Unit No. A-1709, 17th Floor, One Lodha Place, Senapati Bapat Marg, Lower Parel, Delisle Road, Mumbai, Maharashtra – 400013, India.

Corporate Office Address (if any): Same as registered office address

Address & Telephone no of Factory (if any) - Not Applicable

Type of Business: as Advisors / Consultants Regarding Construction, Purchase and lease or in any other lawful Manner in any area like Land, Building, Structure, the Consultancy in area of RCC design Site, Supervision, Project management, Consultancy, non destructive testing and Geo – Technical investigation Proof checking Architectural services, Techno Legal services

Details of the Key Management Personnel (KMP):

Avadhut Shridhar Kshirsagar: Managing Director
Nikhil Kashinath Gupta – Chief Finance Officer
Dipika Kamal Somani - Company Secretary and Compliance Officer

Name of the Company Sectary and/or Compliance Officer: Shraddha Bhatt

Basic Information:

Sr. No.	Site Visit Details:	Remarks
1	Place, Day & Date of site visit i.e regd office, corp office, factory etc.	Details of site visit: Place – Registered Office; Branch Office; Guest house; Subsidiary office Date – August 20, 2026; September 12, 2026 & September 15, 2026
2	Duration of Visit (h):	During business hours
3	Company has painted or affixed its name, and the address of its registered office, outside of office (Yes/No-Take Photo as proof)	Yes (Paper Format)
4	Name of the KMP available on the day of site visit	Avadhut Shridhar Kshirsagar: Managing Director Nikhil Kashinath Gupta – Chief Finance Officer Dipika Kamal Somani - Company Secretary a Compliance Officer
5	Name of the Company Secretary and/or Compliance officer available on the day of site visit	Dipika Kamal Somani
6	Ownership of Office and Factory Buildings, if on lease then Lease Agreement and Tenure of Lease	**AGREEMENT WITH ISSUER COMPANY:** **Owned: Registered Office:** • Unit No. A-1709, 17th Floor, One Lodha Place, Senapati Bapat Marg, Lower Parel, Delisle Road, Mumbai, Mumbai,

Sr. No.	Site Visit Details:	Remarks
		Maharashtra, India, 400013 **Date of agreement -** November 4, 2022 **<u>Leave & License:</u> Branch Office** • A1-1308, 13th Floor, 'Boulevard Towers, Sadhu Vaswani Chowk, Camp, Pune-411001, India **Date of Agreement** – May 26, 2026 **<u>Leave & License:</u> Guest house** • Lodha Allura, Lodha Park, Wing B, Flr.19, Flat no. 1902, Lower Parel, Mumbai: 400013, India **Date of Agreement** – January 08, 2026 • Apartment/Flat No. B-604, Flr no.6, ELISIUM - New Cuffe Parade, Wadala Trunk Rd, Antop Hill, Mumbai – 400037, India **Date of Agreement** – May 25, 2026 • Trump Tower, Lodha Park, B Wing, Fir no.67, Flat Number: 6703, Worli, Mumbai 400018, India **Date of Agreement** – May 01, 2026 **AGREEMENT WITH SUBSIDIARY COMPANY: Pentacle Consultants UK Limited** **<u>Leave & License:</u> Registered Office** • Apartment 204, 3 Television Centre, 101 Wood Lane, London, W12 7FS **Date of Agreement** – August 08, 2026 **AGREEMENT WITH SUBSIDIARY COMPANY: Pentacle Engineering Service LCC** **<u>Leave & License:</u> Registered Office** • Apricot Tower, NADD HESSA **Date of Agreement** – August 28, 2026
7	Ownership/Lease is not in the name of the	

<table>
<tr><th>Sr. No.</th><th>Site Visit Details:</th><th>Remarks</th></tr>
<tr><td></td><td>Company
(Seek reason for the same in writing)</td><td>Not Applicable</td></tr>
<tr><td>8</td><td>Latest Electricity Bills of the Company
(Seek duly certified photo copy of the same)</td><td>Yes (Attached)</td></tr>
<tr><td>9</td><td>Area allocated/occupied by the Company</td><td>Unit Details:

(i) Development/Project: One Lodha Place - Floors 9 to 18

(ii) Building Name: Code Name No.1

(iii) Wing: NA

(iv) Unit No.: 1709

(v) Area:

<table><tr><th></th><th>Sq. Ft.</th><th>Sq. Mtrs.</th></tr><tr><td>Carpet Area</td><td>1,003</td><td>93.20</td></tr><tr><td>EBVT Area</td><td>0.00</td><td>0.00</td></tr><tr><td>Net Area (Carpet Area + EBVT Area)</td><td>1,004</td><td>93.20</td></tr></table>
(vi) Car Parking Space Allotted: 1 (Mechanical Parking)</td></tr>
<tr><td>10</td><td>Number of companies' i.e subsidiaries, associate companies, or any other companies operating out of the same premises / area</td><td>1. Pentacle Consultants UK Limited

2. Pentacle Engineering Service LCC</td></tr>
<tr><td>11</td><td>Insurance Papers (For office premises, factory, are insured.)
(If yes please seek certified copy of the same)</td><td>Yes (Attached)</td></tr>
</table>

Findings and Observations:

Sr. No.	List	Remarks
1	Plant & Machinery Yes/No (where No, please seek explanation)	**No** *Explanation*: As the Company is engaged in providing services, it does not own any plant or machinery. The necessary equipment required for service delivery is procured from third-party vendors under contractual arrangements.
2	No of Employees:	49 (As on September 12, 2026)
3	How company facilitate unskilled women employees for their children's education & Financial Literacy	Not Applicable
4	Any other measure taken by the company for women empowerment in terms of skill	Not Applicable

Sr. No.	List	Remarks
	enhancement, Training, etc.	
5	Employees Attendance Register (If available take certified copy of the same. If no please seek the explanation)	Yes (As on September 12, 2026)
6	Excise receipts (Please seek certified photo copy of the latest payment)	Not Applicable
7	Pollution Board Approval Certificate (Yes/No/Not Applicable)	Not Applicable
8	Factory License (Expiry Date of the license. Please mentioned about same specifically, if it is expired and applied for renewal)	Not Applicable
9	Vehicles Registrations Yes/No (if yes provide details including Registration no.)	Yes (Attached)
10	Stock of Raw Materials Yes/No/Not Applicable (If yes mention value and quantity as per informed by the Officials of the Company at Site)	Not Applicable
11	Stock of Finished Goods (If yes mention value and quantity as per informed by the Officials of the Company at Site)	Not Applicable
12	Approx. number of computers / servers, printers, Office furniture etc. Yes/No (If yes Please provide details)	Yes, List of Plant & Machinery attached.

Any Other Observation:

The registered office of the Company was found operational during the site visit. The Company's name was displayed at the premises, and the Managing Director, Chief Financial Officer, and Company Secretary & Compliance Officer were available for interaction. The office appeared adequately equipped for carrying out the Company's consultancy and advisory business operations.

Overall observations/Conclusion:

Based on the site visit, the Company's registered office appears functional and commensurate with the nature of its business activities. No adverse observations were noted during the visit, subject to verification of the pending documents and records to be provided by the Company.

For Socradamus Capital Private Limited



Vaishnavi Bhisikar
Deputy Manager

Date: September 20, 2026

Details of Site Visit Officer

Name of the Site Visit Officer	**Vaishnavi Bhisikar**
Designation	**Deputy Manager**
Contact Number	**022 – 4740 0238**
Office Address	**2402 C&D, 24th Floor, A Wing, Marathon Futurex, Mafatlal Mills Compound, Lower Parel, Mumbai - 400 013, Maharashtra, India**

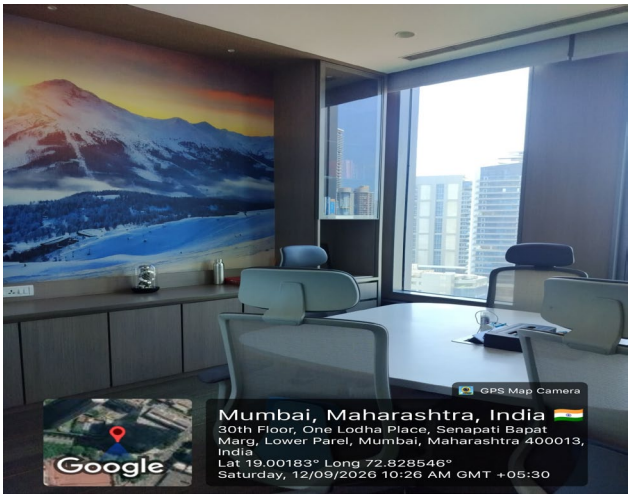
Site Visit Photos:

1. **Registered Office:**

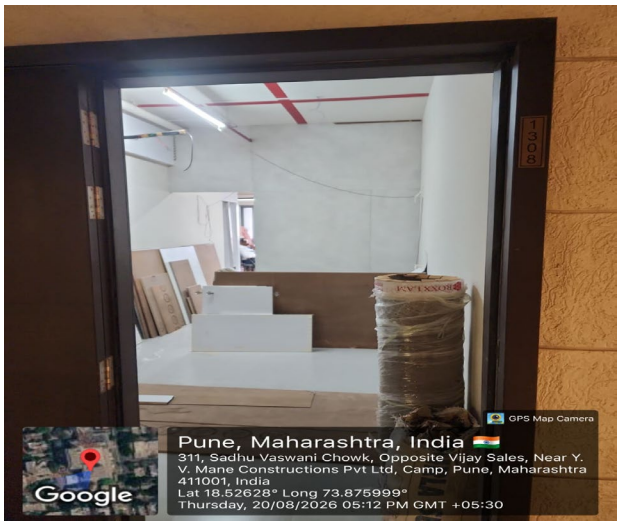


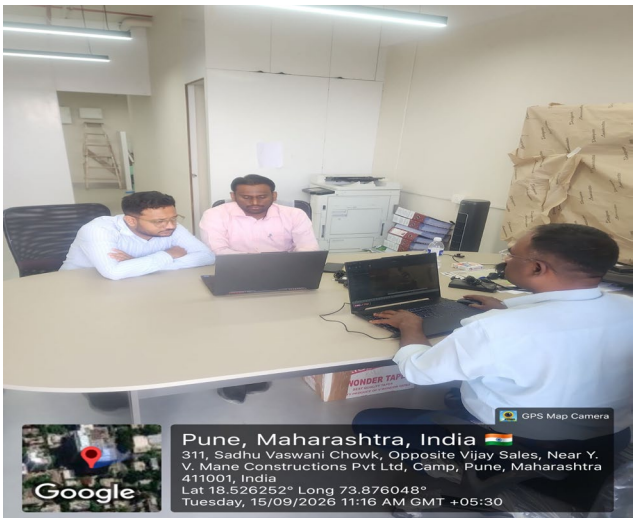




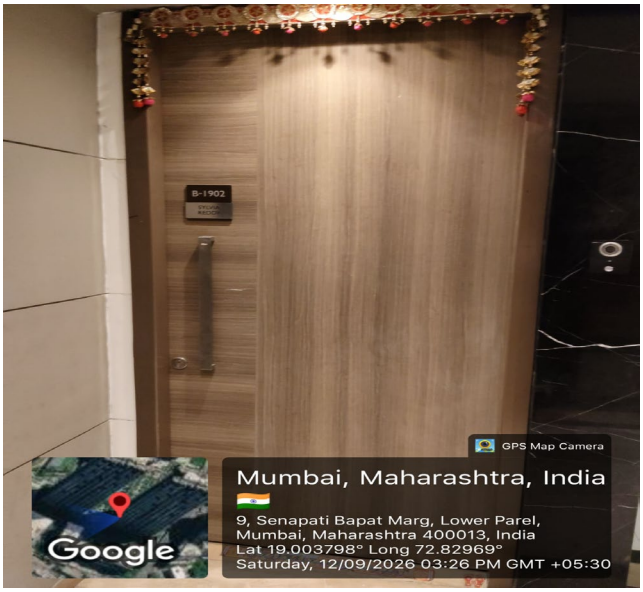


2. **Branch Office:**





3. Guest House:







4. Subsidiary:



