

21 September 2024

To
 The Listing Department
BSE Limited
 Phiroze Jeejeebhoy Towers
 Dalal Street
 Mumbai 400 001
 Maharashtra, India

The Listing Department
National Stock Exchange of India Limited
 Exchange Plaza, C-1, Block G
 Bandra Kurla Complex, Bandra (East)
 Mumbai 400 051
 Maharashtra, India

Dear Sir/ Madam

Sub: Proposed initial public offering of equity shares of ₹ 10 each (“Equity Shares”) of Smartworks Coworking Spaces Limited (“Company”, and such initial public offering, “Offer”)

This is in relation to the draft red herring prospectus dated 14 August 2024 (“DRHP”) filed by the Company with the BSE Limited and National Stock Exchange of India Limited (together with BSE Limited, “Stock Exchanges”) and thereafter with the Securities and Exchange Board of India (“SEBI”) in connection with the Offer.

We also refer to our letter dated 11 September 2024 addressed to the Stock Exchanges, informing about transfer of Equity Shares by NS Niketan LLP and SNS Infrarealty LLP, pursuant to Regulation 54 of the Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended, (“SEBI ICDR Regulations”).

This is to further inform you, in accordance with Regulation 54 of the SEBI ICDR Regulations, and pursuant to information received from SNS Infrarealty LLP, about the following transfers of Equity Shares (“Transfers”):

Sr. No.	Name and category of the Transferor	Number of Equity Shares Transferred	Transfer consideration (at the price of ₹ 450 per Equity Share)	Name of the Transferee	Date of Transfer/ instruction for Transfer	Whether the Transferee is connected with the Company, the Promoters/ Promoter Group/ the Company’s Directors or KMPs, Subsidiaries and Group Companies and their directors and key managerial personnel
1.	SNS Infrarealty LLP (Promoter)	444,444	199,999,800.00	Ananta Capital Ventures Fund 1	20 September 2024	See Note below
2.	SNS Infrarealty LLP (Promoter)	407,811	183,514,950.00	Tusk Investments Limited	20 September 2024	No
3.	SNS Infrarealty LLP (Promoter)	288,889	130,000,050.00	Bharat Jaisinghani	20 September 2024	No

Smartworks Coworking Spaces Limited

(Formerly known as Smartworks Coworking Spaces Private Limited)

Regd. Office : Unit No. 305 – 310, Plot No. 9, 10, & 11, Vardhman Trade Centre, Nehru Place, South Delhi – 110 019

Corporate Office : Golf View Tower, Tower - B, Sector 42, Gurugram - 122002, Haryana

Phone No : 0124 - 6919 400

CIN : U74900DL2015PLC310656




Sr. No.	Name and category of the Transferor	Number of Equity Shares Transferred	Transfer consideration (at the price of ₹ 450 per Equity Share)	Name of the Transferee	Date of Transfer/ instruction for Transfer	Whether the Transferee is connected with the Company, the Promoters/ Promoter Group/ the Company's Directors or KMPs, Subsidiaries and Group Companies and their directors and key managerial personnel
4.	SNS Infrarealty LLP (Promoter)	222,222	99,999,900.00	Reina R Jaisinghani	20 September 2024	No
5.	SNS Infrarealty LLP (Promoter)	88,889	40,000,050.00	Nikhil Ramesh Jaisinghani	20 September 2024	No
6.	SNS Infrarealty LLP (Promoter)	88,889	40,000,050.00	Neeta Umesh Dharnidharka	20 September 2024	No
7.	SNS Infrarealty LLP (Promoter)	88,889	40,000,050.00	Girdhari Thakurdas Jaisinghani	20 September 2024	No
8.	SNS Infrarealty LLP (Promoter)	11,111	4,999,950.00	Ghanshyam Soni	20 September 2024	No
9.	SNS Infrarealty LLP (Promoter)	11,111	4,999,950.00	Usha Agarwal	20 September 2024	No
10.	SNS Infrarealty LLP (Promoter)	11,111	4,999,950.00	Rajnish Inderlal Sharma	20 September 2024	No
11.	SNS Infrarealty LLP (Promoter)	11,111	4,999,950.00	Madhu Wadhwa	21 September 2024*	No
12.	SNS Infrarealty LLP (Promoter)	11,111	4,999,950.00	Sharad Jayprakash Taparia	21 September 2024*	No

* Indicates date of instructions for Transfer. Transfer of Equity Shares is under process.

Note: Ananta Capital Ventures Fund 1 is an existing Shareholder of the Company and is not otherwise connected with the Company, the Promoters/ Promoter Group/ the Company's Directors or KMPs, Subsidiaries and Group Companies, in any manner.

The pre and post Transfer shareholding of SNS Infrarealty LLP is as provided below:

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Sr. No.	Name	Number of Equity Shares held prior to Transfer	Number of Equity Shares held post the Transfer	Percentage of Equity Shares held on fully diluted basis prior to the Transfer	Percentage of the Equity Shares held on a fully diluted basis post the Transfer
1.	SNS Infrarealty LLP	26,108,155	24,422,567	25.30%	23.67%

We confirm that this intimation is being made within 24 hours.

In accordance with the email dated 4 July 2023 from SEBI, we undertake to make a public announcement about the Transfer within 48 hours, in all editions of the Financial Express (a widely circulated English national daily newspaper) and all editions of Jansatta (a widely circulated Hindi national daily newspaper, Hindi also being the regional language of New Delhi where the Registered Office of the Company is located).

We undertake to update the details of the Transfers in the updated Draft Red Herring Prospectus, Red Herring Prospectus and the Prospectus to be filed with SEBI, the Stock Exchanges and/ or Registrar of Companies, as the case may be.

We request you to take this letter on record and disseminate the same on your website, as may be required under applicable law.

All capitalised terms used herein and not defined have the meaning ascribed to such terms in the DRHP.

Please contact Punam Dugar, Company Secretary, for any further information/ clarification:

Contact Person	Telephone	Email
Punam Dargar	+91 83840 62876	companysecretary@sworks.co.in

Yours sincerely

For Smartworks Coworking Spaces Limited



Name: Punam Dargar
Designation: Company Secretary and Compliance Officer

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