

Date: 10th May, 2023.

To

ICICI Securities Limited

ICICI Venture House
Appasaheb Marathe Marg
Prabhadevi, Mumbai 400 025
Maharashtra, India

Edelweiss Financial Services Limited

801 - 804, Wing A, Building No 3
Inspire BKC, G Block
Bandra Kurla Complex
Bandra East, Mumbai 400051
Maharashtra, India

JM Financial Limited

7th Floor, Cnergy
Appasaheb Marathe Marg
Prabhadevi, Mumbai 400 025
Maharashtra, India

(Collectively with any other book running lead managers that may be appointed in connection with the Offer, the “**Book Running Lead Managers**”)

SPATIAL DESIGNS

CONSULTANTS PVT. LTD.

The Board of Directors

Jupiter Life Line Hospitals Limited

1004, 10th Floor, 360 Degree Business Park,
Maharana Pratap Chowk, LBS Marg,
Mulund West, Mumbai 400080,
Maharashtra, India

Re: Proposed initial public offering of equity shares of Rs. 10 each (the “Equity Shares”) of Jupiter Life Line Hospitals Limited (the “Company” and such offer, the “Offer”)

Dear Sir/Ma’am,

We, M/s Spatial Designs Consultant Pvt. Ltd, are a company of duly qualified architects validly registered with the Council of Architecture of the Government of India (enrolment number/ registration number: CA/2006/37425, a copy of the registration certificate being attached herewith for reference as **Schedule I**). Further, we confirm that the aforesaid enrolment/ registration is valid as on date December 31, 2027 hereof, and as such, we are duly qualified to issue this certification.

We hereby consent for disclosing the following details, in respect of us, in the Offer Documents:

Name	Spatial Designs Consultant Private Limited
Address	503, Presidential Plaza, Opp. RCity Mall, LBS Marg, Ghatkopar (W), Mumbai 400086
Telephone Number	2225185788
E-Mail	spatialdesigns@gmail.com
Website	www.spatialdesigns.in
Contact Person	Dhara Katira
Enrolment/ Registration No.	CA/2006/37425

We have been engaged by the Company, in our capacity as architect, to verify, examine and certify the total land area, built-up area and space for expansion, of the following hospitals of the Company and its Subsidiaries, located at:

Hospitals	Location
Jupiter Hospital, Thane	Eastern Express Highway, Thane, Maharashtra - 400 601
Jupiter Hospital, Pune	Near Prathamesh Park, Baner, Pimple Nilkh Road, Pune, Maharashtra - 411 045
Vishesh Jupiter Hospital, Indore	Vishesh - Jupiter Hospital Scheme No. 94, Sector No. 1, Ring Road, Near Teen Imli Square, Indore, Madhya Pradesh – 452 020

In respect of the above location(s), we have conducted customary procedures in respect of the assessment as set forth in **Annexure A**.

Based on the procedures conducted by us as described in **Annexure A**, we verify in relation to the hospitals listed in the above table that the statements made by the Company as set forth in **Annexure B and Annexure B1** are accurate and correct in all respects.

We further confirm that we are an independent architect with no direct or indirect interest in the Company (apart from the commercial terms of our engagement for the purpose of preparation of this certificate and various design services provided from time to time), any of its associated entities, its promoters or its directors, or otherwise interested in the formation or management of the Company.

For the purpose of this expert opinion, the terms listed below shall have the following meanings:

“Foot to Bed Ratio” means the number of square footage of total built up area divided by the number of operating beds in the hospital.

“Total built-up area” means the number of square footage of construction in the premises including basements, service floors, ancillary service areas, balconies, recreational decks / terraces, internal courtyards and all clinical and non-clinical areas of buildings; excluding the voids, lift shafts, ducts and roof slabs.

“Operational Bed Capacity” includes census beds (bed available for mid-night occupancy such as intensive care units (“ICUs”), wards etc.) and non-census beds (all other bed available other than census beds, such as day-care beds, casualty beds etc.).

“Census Beds” means the beds available for mid-night occupancy such as ICUs wards etc.

“Non-Census Beds” means the beds not available for mid-night occupancy such as dialysis, day-care etc.

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This certificate is for your information and for inclusion in the draft red herring prospectus (“**DRHP**”), to be filed with the Securities Exchange Board of India (“**SEBI**”), and the stock exchanges where the Equity Shares are proposed to be listed (the “**Stock Exchanges**”), the red herring prospectus (“**RHP**”), and the prospectus (“**Prospectus**”, and together with the DRHP and RHP, the “**Offer Documents**”) to be filed with the Registrar of Companies of Maharashtra, at Mumbai (“**ROC**”) and or any other document to be issued or filed in relation to the Offer, including in any corporate or investor presentation or research reports made or on behalf of the Company and the BRLMs.

We hereby consent to (a) this certificate or extracts thereof to be reproduced completely or in part in the Offer Documents; (b) this certificate being included in the list of material documents in connection with the Offer, and to be submitted to any regulatory or statutory authority if required, in connection to the Offer; and (c) be named an “expert” in terms of Sections 2 (38) and 26(5) of the Companies Act, 2013, as amended, in the Offer Documents, in relation to the contents of this certificate

We hereby confirm that this certificate does not contain any untrue statement of a material fact or omits to state any material fact necessary in order to make the statements herein. This certificate can be relied upon by the BRLMs and legal counsels for and in connection with the proposed Offer, including for any due-diligence defenses.

We confirm that we shall immediately intimate you, in writing, of any developments, changes, additions, deletions or qualifications to the information contained in the Offer Documents or any change in the confirmations given by us in this certificate and **Annexures**, that comes to our knowledge until the date when the Equity Shares pursuant to the Offer commence trading on the Stock Exchanges. In absence of any such written communication from us, the above information should be taken as updated information until the said Equity Shares issued pursuant to the Offer commence trading on the Stock Exchanges.

This letter may be relied upon (in part or full) by the Company, the Book Running Lead Managers and the legal advisors to the Offer. I hereby consent to this letter 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. I hereby consent to the aforementioned details being included in the Offer Documents and submission of this letter as may be necessary, to the SEBI, the 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.

Capitalised terms used but not defined herein have the meanings ascribed to them in the Offer Documents.

For and on behalf of M/s Spatial Designs Consultant Private Limited

Authorised Signatory

Name: Dhara Katira

Designation: Executive Director

Enrolment/ Registration No.: CA/2006/37425

Cc:

Domestic Legal Counsels to the Company

Khaitan & Co

One World Centre
10th & 13th Floors, Tower 1C
841 Senapati Bapat Marg
Mumbai 400 013
Maharashtra, India

International Legal Counsels to the BRLMs

Allen & Overy (Asia) Pte Ltd

50 Collyer Quay, 09-01
OUE Bayfront
Singapore 049321

Domestic Legal Counsels to the BRLMs

AZB & Partners

AZB House
Plot No. A8, Sector-4
Noida 201 301

AZB & Partners

AZB House, Peninsula Corporate
Park
Ganpatrao Kadam Marg, Lower
Parel Mumbai 400 013

ANNEXURE A

The Company has approached us for the three sites survey which are located at:

Hospitals	Location
Thane	Eastern Express Highway, Thane, Maharashtra - 400 601
Pune	Near Prathamesh Park, Baner, Pimple Nilkh Road, Pune, Maharashtra - 411 045
Indore	Vishesh - Jupiter Hospital Scheme No. 94, Sector No. 1, Ring Road, Near Teen Imli Square, Indore, Madhya Pradesh – 452 020

We the team of M/s Spatial Designs Consultant Private Limited has visited Thane, Pune and Indore sites, respectively, and hereby furnish the details in this certificate and certify that the statements and information mentioned in **Annexure B** to be true and correct. We have met Mr. Neelesh Shinde at the Thane Hospital, Pune Hospital and Indore Hospital, and he gave the scope of work to us and later accompanied us for the physical verifications of the buildings on each of the three sites, respectively.

Scope of Work of M/s Spatial Designs Consultant Private Limited:

- Examination of survey reports of land to calculate total land area.
- Examination of architectural drawings of each of the hospitals.
- Survey of the premises for measurement of existing hospital buildings and other structures.
- Preparing an area statement as per the actual.
- Preparing the capacity of the hospital and detailed report of construction at each floor of the hospital.
- Examination of architectural drawings of planned expansion in the future to calculate expandable bed capacity.

ANNEXURE B

- We have been operating for over 15 years as a corporate quaternary care healthcare service provider in densely populated micro markets in the western regions of India and currently operate three hospitals under the “Jupiter” brand in Thane, Pune and Indore, with an operational bed capacity (i.e. census and non-census beds) of 950 beds and 900 beds, as of the date of this Draft Red Herring Prospectus and December 31, 2022, respectively, and 1,246 doctors including specialists, physicians and surgeons, as of December 31, 2022.
- Our three hospitals in Thane, Pune and Indore have an operational bed capacity (i.e. census and non-census beds) of 900 beds, as of December 31, 2022.
- We have also recently in March 2023 commissioned an additional 50 beds in our Pune hospital which has increased our operational bed capacity to 950 beds as of the date of this Draft Red Herring Prospectus.
- Our total bed capacity for all three of our hospitals is 1,194 beds.
- We typically maintain an over 1,000 square foot to bed ratio (i.e., square footage dedicated to bed areas) in our hospitals and care has been taken to provide patients with a visual connection to the outside environment by bringing daylight and large viewing windows into every patient space possible along with dedicated step-out gardens in order to efficiently use space and ensure natural light.
- Keeping in mind patient’s privacy, we have isolated rooms even in intensive care units (“ICUs”), private day-care cubicles, individual dialysis bays as well as in some of our twin sharing rooms, which are built with a partition from top to bottom along with separate air-conditioning units and entertainment systems.
- We maintain a high proportion of operating theatres, procedure rooms and ICUs relative to overall bed strength given the heavy procedure-orientation of the clinical work, and modular design across all units to enable scaling up and down as per occupancy and specialty requirements.
- In order to continue to offer more patient-centric services, we have one-on-one nursing station for each patient in the ICU.
- Additionally, we have a dedicated lounge for companions of ICU patients, where each patient is allotted a dedicated and numbered companion bed at no additional charge.
- We have grown from a single hospital in Thane in 2007 to three hospitals with an operational bed capacity (i.e. census and non-census beds) of 950 beds and 900 beds, as of the date of this Draft Red Herring Prospectus and December 31, 2022, respectively.
- We operate three hospitals located in Thane, Pune and Indore with an operational bed capacity (i.e. census and non-census beds) of 950 beds and 900 beds, as of the date of this Draft Red Herring Prospectus and December 31, 2022, respectively. As of December 31, 2022, our healthcare professionals included 1,246 doctors (who work as consultants at our hospitals and include visiting consultants, full-time consultants, minimum guarantee consultants, junior consultant and associate consultant), 1,393 nurses and 1,498 other professionals (comprising clinical associate, clinical and physician assistant, physiotherapy, paramedical and support staff).
- Our hospital in Thane, Maharashtra commenced operations in 2007 and has, over the years, grown to an operational bed capacity of 366 beds, as of December 31, 2022 and a planned capacity of 377 beds.
- Our hospital in Pune, Maharashtra commenced operations in 2017, which has, over the years, grown to an operational bed capacity of 303 beds, as of December 31, 2022 and a planned capacity of 386 beds.
- We have also recently in March 2023 commissioned an additional 50 beds in our Pune hospital and as of the date of this Draft Red Herring Prospectus, we have an operational bed capacity of 353 beds in our Pune hospital.

- We expanded our operations to Indore in Madhya Pradesh by acquiring a hospital located at Ring Road, Indore. We completed the Indore hospital's acquisition on November 15, 2020. Vishesh Jupiter Hospital has an operational bed capacity of 231 beds, as of December 31, 2022 and a planned capacity of 431 beds.
- The ICUs at our hospitals are designed as individual cubicles with 1:1 nursing station for each patient.
- Each ICU bed is designed with a back-up of medical gas lines and services.
- The company has developed a hotel in the premises of the Thane hospital.
- Each of our hospitals is located on land owned by us. The following sets out details in relation to our hospitals:

Hospitals	Location	Property Ownership Status	Total Land area (in sq. ft.)	Total Built-up area (in sq. ft.)
Thane	Eastern Express Highway, Thane, Maharashtra - 400 601	Owned	1,11,086	4,00,778
Pune	Near Prathamesh Park, Baner, Pimple Nilkh Road, Pune, Maharashtra - 411 045	Owned	80,700	4,28,528
Indore	Vishesh - Jupiter Hospital Scheme No. 94, Sector No. 1, Ring Road, Nr. Teen Imli Square, Indore, Madhya Pradesh – 452 020	Owned	1,94,443	4,43,452

The detailed breakup of build-up area of abovementioned three hospitals is hereby provided in Annexure B1.

ANNEXURE B1

THANE HOSPITAL			
SR.NO	DESCRIPTION	QUANTITY	
		SQMT	SQFT
A.	HOSPITAL BUILDING		
1	BASEMENT 1 FLOOR PLAN	6,982	75,126
3	GROUND FLOOR PLAN	3,847	41,394
4	FIRST FLOOR PLAN	3,634	39,102
5	SECOND FLOOR PLAN	3,670	39,489
6	THIRD FLOOR PLAN	3,832	41,232
7	SERVICE FLOOR PLAN	3,644	39,209
8	1ST TYPICAL FLOOR PLAN - 4TH FLR	2,810	30,236
9	2ND TYPICAL FLOOR PLAN - 5TH FLR	2,810	30,236
10	3RD TYPICAL FLOOR PLAN - 6TH FLR	2,810	30,236
11	4TH TYPICAL FLOOR PLAN - 7TH FLR	653	7,026
12	5TH TYPICAL FLOOR PLAN - 8TH FLR	653	7,026
13	6TH TYPICAL FLOOR PLAN - 9TH FLR	653	7,026
14	TERRACE FLOOR PLAN - 10TH FLR	324	3,486
15	MEZZANINE - GROUND VIBE	119	1,280
	LMR / SERVICES TERRACE + GROUND	380	4,089
	CANOPY EXTENT	426	4,584
	TOTAL FLOOR AREA	37,247	4,00,778

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PUNE HOSPITAL			
SR.NO	DESCRIPTION	QUANTITY	
		SQMT	SQFT
A.	HOSPITAL BUILDING		
1	BASEMENT 2 FLOOR PLAN	2,850	30,666
2	BASEMENT 1 FLOOR PLAN	2,780	29,913
3	LOWER GROUND PLAN	3,036	32,667
4	GROUND FLOOR PLAN	2,681	28,848
5	FIRST FLOOR PLAN	2,520	27,115
6	SECOND FLOOR PLAN	2,476	26,642
7	THIRD FLOOR PLAN	3,218	34,626
7	FOURTH FLOOR PLAN	3,177	34,185
8	SERVICE FLOOR PLAN	3,200	34,432
9	1ST TYPICAL FLOOR PLAN	3,200	34,432
10	2ND TYPICAL FLOOR PLAN	2,380	25,609
11	3RD TYPICAL FLOOR PLAN	2,380	25,609
12	4TH TYPICAL FLOOR PLAN	2,380	25,609
13	5TH TYPICAL FLOOR PLAN	2,377	25,577
	LMR & SERVICES	349	3,755
	STP STRUCTURE	617	6,639
	CANOPY EXTENT	205	2,206
	TOTAL FLOOR AREA	39,826	4,28,528

SPATIAL DESIGNS

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INDORE HOSPITAL			
SR.NO	DESCRIPTION	QUANTITY	
		SQMT	SQFT
A.	HOSPITAL BUILDING 1		
1	BASEMENT 2 FLOOR PLAN	6,910	74,352
2	BASEMENT 1 FLOOR PLAN	8,108	87,242
3	GROUND FLOOR PLAN	3,095	33,302
4	FIRST FLOOR PLAN	2,840	30,558
5	SECOND FLOOR PLAN	3,226	34,712
6	THIRD FLOOR PLAN	3,321	35,734
7	SERVICE FLOOR PLAN	2,748	29,568
8	1ST TYPICAL FLOOR PLAN	1,995	21,466
9	2ND TYPICAL FLOOR PLAN	1,995	21,466
10	3RD TYPICAL FLOOR PLAN	1,995	21,466
11	LMR & SERVICES	1,077	11,589
	CANOPY AREA	294	3,163
B	BUILDING 2		
1	GROUND FLOOR	558	6,004
2	FIRST FLOOR	582	6,262
3	SECOND FLOOR	582	6,262
4	THIRD FLOOR	582	6,262
5	FOURTH FLOOR	582	6,262
6	FIFTH FLOOR	582	6,262
7	LMR & SERVICES	65	699
8	CANOPY	76	818
	TOTAL FLOOR AREA	41,213	4,43,452

Council of Architecture

This is to certify that the name of

Ms. **DHARA MAYURESH KATIRA**

has been entered in the register and her Registration No. is

CA/2006/37425

This certificate is valid from the **twenty-seventh**

day of **January 2006** to the thirty-first

day of **December 2007** inclusive.

List of Additional Qualifications :

Given under the common Seal of the Council of Architecture,



this **twenty-seventh** day of **January, 2006**


Secretary

Certificate of Registration

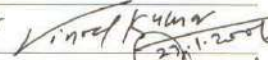
Renewals

Valid upto

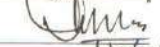
Signature of
Registrar

31.12.2017

31.12.2027



27.1.2006



11-6-17


President

This Certificate of Registration is issued under sub-section (7) of Section 24 and sub-section (4) of Section 26 of the Architects Act, 1972, enacted by the Parliament of India.