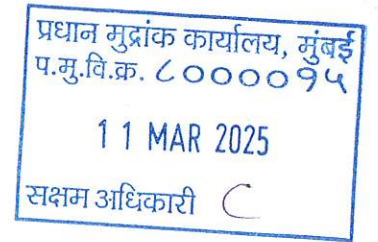


महाराष्ट्र MAHARASHTRA

2025

DT 070272



श्रीमती. सुपमा चव्हाण

This Stamp Paper(s) forms an Integral Part of the Underwriting Agreement amongst
SOBO Films Holding Limited and Comfort Securities Limited



002

जाडपत्र - 13 MAR 2025

नत प्रतिज्ञापत्रासाठी
मुद्रांक विकत घेणाऱ्याचे नाव
मुद्रांक विकत घेणाऱ्याचे रहिवासी
मुद्रांक विक्रीबाबतची

Annexure -
COMFORT SECURITIES LIMITED
Only for day, Hotel Arch Bldg.,
301, A-Wing, 3rd Floor, S. V. Road,
Opp. Nairaj Market, 400 064,
Malad (W), Mumbai
Tel: 022 65473340

13 MAR 2025

मुद्रांक विकत घेणे
परवाना क्रमांक
मुद्रांक विक्रीचे
एम एन. के.

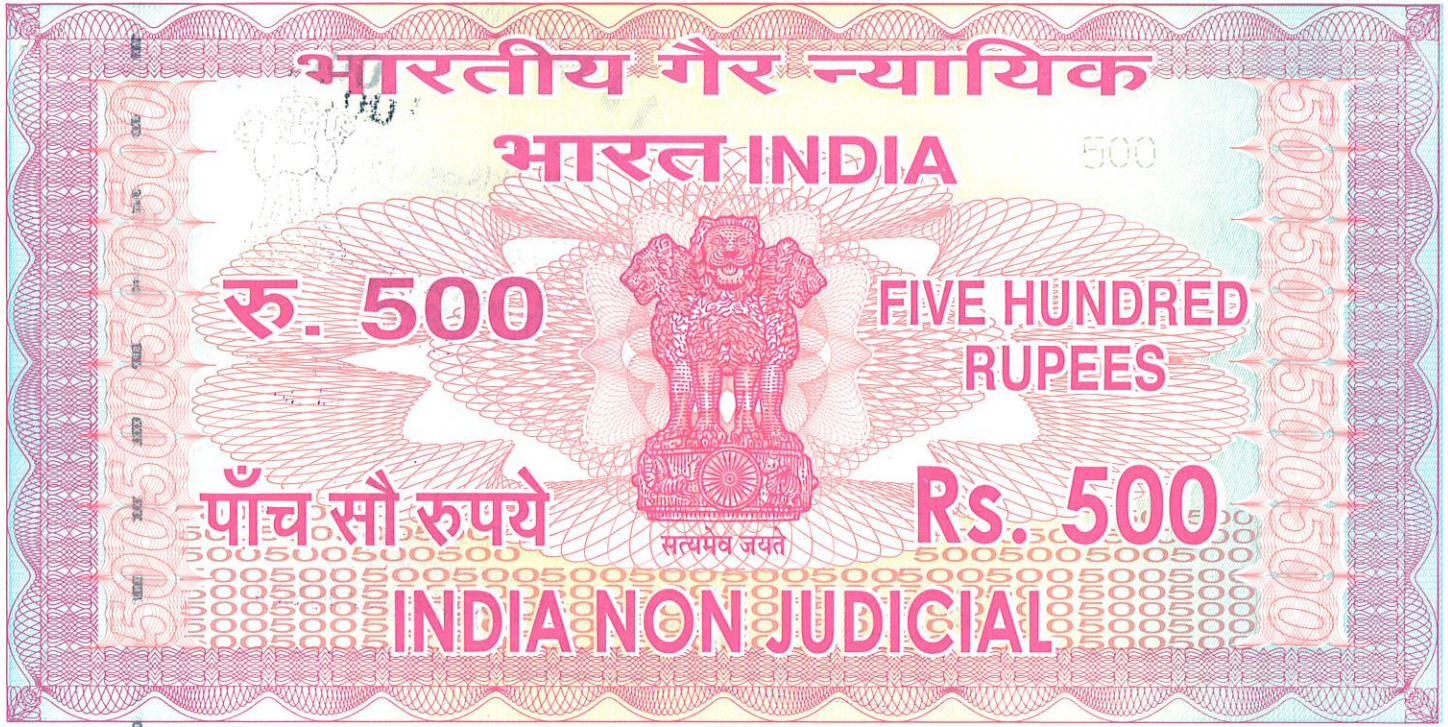
मुद्रांक विक्रीच्या सहा

असोशिएशन

मुमुला, ओपेरी (पूर्व), मुंबई

शासकीय कार्यालय, मुद्रांक विक्री प्रमाणित सादर करणेसाठी मुद्रांक
बहागदाची आवश्यकता नाही. (प्रसून आदेश दि. ०१/०७/२००४) नुसार

ज्या वारणासाठी ज्यांनी मुद्रांक खरेदी केले त्यांनी त्याच कारणासाठी मुद्रांक खरेदी
केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.



महाराष्ट्र MAHARASHTRA

2025

DT 070273

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८००००९५

11 MAR 2025

सक्षम अधिकारी

श्रीमती. सुवमा चव्हाण

This Stamp Paper(s) forms an Integral Part of the Underwriting Agreement amongst
SOBO Films Holding Limited and Comfort Securities Limited



008

13 MAR 2025

003733

जोडपत्र-9 Annexure - 1
प्रतिज्ञापत्रासाठी Only for Affidavit
मुद्रांक विकत घेणाऱ्याचे नाव
मुद्रांक विकत घेणाऱ्याचे रहिवासी
मुद्रांक विक्रीवासाठी

COMFORT SECURITIES LIMITED
301, A-Wing, 3rd Floor, Helal Arch Bldg.,
Opp. Nairaj Market, S. V. Road,
Malad (W), Mumbai-400 064.
Tel.: 022 65173315

13 MAR 2025

मुद्रांक विकत घेणाऱ्याचे
परवाना क्रमांक
मुद्रांक विक्रीचे
एम.एम. क्र.
आसोशिएशन
मुंबई, अंधेरी (पूर्व), मुंबई
शासकीय कार्यालय, मुद्रांक विक्रीसाठी प्रतिज्ञापत्र सादर करणेसाठी मुद्रांक
कागदाची आवश्यकता नाही. (संलग्न आदेश दि. 09/06/2004) नुसार
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी
वेळीपासून दमहिज्यात वापरणे बंधनकारक आहे.

UNDERWRITING AGREEMENT

DATED THIS MARCH 11, 2025

BETWEEN

SOBO FILMS HOLDING LIMITED

(Issuer Company)

AND

COMFORT SECURITIES LIMITED

(Underwriter)

AND

COMFORT SECURITIES LIMITED

(Lead Manager)



UNDERWRITING AGREEMENT

THIS UNDERWRITING AGREEMENT IS MADE AT MUMBAI ON THIS 11TH DAY OF MARCH, 2025 AND ENTERED INTO BETWEEN:

SOBO FILMS HOLDING LIMITED, a Company incorporated under of the Companies Act, 1956 / 2013, as amended ("Companies Act") and having its registered office at 713, 7th Floor, Crystal Paradise Mall, Dattaji Salvi Road, Off Veera Desai Road, Andheri (West), Andheri, Mumbai- 400053, Maharashtra, India (Hereinafter referred to as "**Issuer**" or the "**Company**") which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and permitted assigns, of the **FIRST PART**; and

AND

Comfort Securities Limited, a company incorporated under Companies Act, 1956 / 2013 and having SEBI registration number INZ0001192537 and having its registered Office at A-301, A - Wing, Hetal Arch, Swami Vivekananda Rd, Opp. Natraj Market, Malad West, Mumbai 400064, (hereinafter referred to as "**Lead Manager / LM**" and "**Underwriter**", which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and permitted assigns) of the **SECOND PART**;

Comfort Securities Limited is referred to as a "**Lead Manager**" or "**LM**" or "**Underwriter**":

In this Underwriting Agreement, the Company and Lead Manager / Underwriter are collectively referred to as "**Parties**" and individually as "**Party**".

WHEREAS:

- A. The Company proposes to issue of up to 34,32,000 Equity Shares of the Company of face value Rs. 10/- each ("**Equity Shares**") in accordance with the Chapter IX of SEBI (ICDR) Regulations, 2018 and applicable Indian securities laws at an issue price as decided by the Board in consultation with Lead Manager for cash at price of Rs. [●] per Equity Shares (including share premium of Rs. [●] per Equity Shares) aggregating up to Rs. [●] Lakhs ("**Public Issue / 'Issue'**").
- B. Initial Public Issue of up to 34,32,000 Equity Shares of face value ₹ 10/- each ("**Equity Shares**") Of SOBO Films Holding Limited ("**Our Company**" Or "**The Issuer**") for cash at a price of ₹ [●] per equity share (including a securities premium of ₹ [●] per equity share) ("**Issue Price**"), aggregating up to ₹ [●] lakhs (The "**Issue**"). [●] Equity Shares aggregating to ₹ [●] lakhs will be reserved for subscription by Market Maker ("**Market Maker Reservation Portion**"). The Issue less the Market Maker Reservation Portion i.e. issue of [●] Equity Shares of face value of ₹ 10/- each at an issue price of ₹ [●] per Equity Share aggregating to ₹ [●] lakhs is hereinafter referred to as the "**Net Issue**". the Issue and the Net Issue will constitute [●] % and [●] % respectively of the post- issue paid-up equity share capital of our company.
- C. The Equity Shares to be allotted in this Issue comprises a net issue to the public and reserved portion for the Market Maker which shall be at least five per cent of the number of Equity Shares issued to public which shall be determined in accordance of Fixed Price Process as defined under the Securities Exchange Board of India (Issue of Capital and Disclosure Requirements), 2018. The net issue to public shall comprise of issue to Qualified Institutional Buyers, Retail Individual Investors and Other than Retail Individual Investor.
- D. The Issue shall be conducted through Fixed Price Issue pursuant to the SEBI (ICDR) Regulations, 2018 as amended.

The Company has obtained approval for the Issue pursuant to a resolution of our Board dated 28th January, 2025 and by a special resolution passed pursuant to Section 62(1)(c) of the Companies Act, 2013 at the Extraordinary General Meeting by the shareholders of our Company held on 6th February, 2025 which collectively authorized the Company's Directors, or any other authorized representative, for the purpose of the Public Issue, to issue and sign the Draft Prospectus and the Prospectus, this Agreement, the Memorandums of understanding, any amendments or supplements thereto and any and all other writings as may be legally and customarily required in pursuance of the Issue and to do all acts, deeds or things as may be required.



- E. The Company has appointed **COMFORT SECURITIES LIMITED** to manage the Issue as Lead Manager on an exclusive basis. The Lead Manager has accepted the engagement subject to the terms and conditions as mutually agreed amongst the Issuer and the Lead Manager. Further, the Issuer and the Lead Manager have entered into an issue agreement dated 27th February, 2025, in relation to the Issue (the "Issue Agreement").
- F. **COMFORT SECURITIES LIMITED** is a SEBI Registered Category - I Merchant Banker having Registration No. INM000011328 and is the Lead Manager to the Issue.
- G. The Issuer Company shall apply to BSE Limited (BSE') for in-principle approval for listing of its Equity Shares on the SME Platform of the BSE.
- H. The Company has appointed **Comfort Securities Limited** to manage the Issue as the Lead Manager and they have accepted the engagement in terms of their Agreement dated June 04, 2024, as amended, subject to the terms and conditions set forth therein.
- I. The Company has approached the **Comfort Securities Limited** to act as the Underwriter for this Issue. The Lead Manager and the Market Maker, in accordance with SEBI ICDR Regulations shall underwrite 100% of the total issue size, The Lead Manager and the Market Maker have agreed to underwrite 100% of the total issue size out of their own account and have accepted such proposal and confirmed that there is no conflict of interest arising from such transaction or arrangement.
- J. Hence, Lead Manager and the Market Maker shall act as Underwriter to this Issue and all the parties herein have therefore agreed to enter into this Agreement for the purpose of underwriting and amongst the other things as required under SEBI ICDR Regulations.

THEREFORE, IT IS HEREBY AGREED BY AND AMONG THE PARTIES HERETO AS FOLLOWS:

1. DEFINITIONS AND INTERPRETATIONS

- 1.1** In addition to the defined terms contained elsewhere in the Agreement, the following expressions, as used in this Agreement, shall have the respective meanings set forth below:

"Affiliate" with respect to any person shall mean (a) any other person that, directly or indirectly, through one or more intermediaries, Controls or is Controlled by or is under common Control with the specified person.

"Allottee" means a successful Applicant to whom the Equity shares are Allotted:

"Allotment" or "Allotted" or "Allot" shall mean the issue and allotment of equity shares pursuant to Fresh Issue to successful Applicants.

"Agreements and Instruments" means any agreement, deed, memorandum of understanding, contract, indenture, mortgage, deed of trust, loan, or credit agreement, note or any other agreement or instrument to which the Company is a party or by which it is bound or to which its properties or assets are subject;

"ASBA" or "Application Supported by Blocked Amount" means an application, whether physical or electronic, used by ASBA Applicant to make an Application and authorize an SCSB to block the Application Amount in the specified bank account maintained with such SCSB or to block the Application Amount using the UPI Mechanism;

"ASBA Account(s)" means a bank account maintained with an SCSB which may be blocked by such SCSB or the account of the UPI Bidders blocked upon acceptance of UPI Mandate Request by the UPI Bidders using the UPI Mechanism to the extent of the Bid Amount of the ASBA Applicant;

"Arbitration Act" shall have the meaning given to such term in clause 17;

"Applicant" shall mean any prospective Investor who has made an application in accordance with the Draft prospectus and /or the Prospectus.



"Application" shall mean an indication to make an application during the Application Period by a prospective investor to subscribe to the Issued Shares at the Issue Price, including all revisions and modifications thereto.

"Basis of Allotment" means the basis on which Equity Shares will be Allotted to successful Bidders under the issue, as described in the Issue documents;

"Closing Date" shall mean the date of allotment of the Shares by the Company, in accordance with the Prospectus, which date will not be later than 90 days after the application opening date, unless otherwise mutually agreed in writing between the LM and the Issuer Company.

"Companies Act" shall mean the Companies Act, 1956 and the Companies Act, 2013, along with the rules framed there under to the extent notified as amended from time to time.

"Controlling", "Controlled by" or "Control" shall have the same meaning prescribed to the term "control" under the SEBI (Substantial Acquisition of Shares and Takeover) Regulations, 2011, or as amended.

"Controlling Person(s)" with respect to specified person, shall mean any other person who Controls such specified person.

"Designated Stock Exchange" shall mean SME Platform of BSE Limited.

"Draft Prospectus" shall mean the Draft Prospectus of the Company filed with BSE in accordance with Section 23, 26, 28 & 32 of the Companies Act.

"Equity Shares" shall mean Equity Shares of face value of Rs. 10/- of the Company

"FEMA" means the Foreign Exchange Management Act, 1999, together with the rules and regulations framed there under.

"FPI" means a Foreign Portfolio Investor, as defined under the Securities and Exchange Board of India (Foreign Portfolio Investors) Regulations, 2019. [Last amended on July 4, 2023] as registered with SEBI;

"Group Companies" means the entities identified as Group Companies in the Draft Prospectus/ Prospectus;

"Indemnified Party" shall have the meaning given to such term in this Agreement.

"Indemnifying Party" shall have the meaning given to such term in this Agreement.

"Issue Agreement" shall mean the agreement dated as on 27th February, 2025, entered between the Company and Lead Manager.

"Issue Closing Date" shall mean any such date on completion of the application hours after which the Collection Banker will not accept any applications for the Issue, which shall be the date notified in a widely circulated English national newspaper and a Hindi national newspaper and a regional newspaper.

"Issue Opening Date" shall mean any such date on which the Collection Banker shall start accepting applications for the Issue, within the application hours which shall be the date notified in a widely circulated English national newspaper and a Hindi national newspaper and a regional newspaper.

"Issue Period" shall mean the period between the Issue Opening Date and the Issue Closing Date (inclusive of both dates) and during which prospective Applicants can submit their Applications

"Issue Shares" up to 34,32,000 Equity Shares having face value of Rs. 10/- the Company proposed to issue through this Issue.

"Issue Documents" shall mean the Draft Prospectus and the Prospectus, as approved by the Board of Directors of the issuer and as filled or to be filled with the Securities and Exchange Board of India, and the BSE Ltd and



the RoC, as applicable, together with Application Form including the abridged prospectus supplements, notices, corrections and any amendments;

"Issue Price" means Rs. [●] per Equity Share as may be determined in consultation with Lead Manager with Issuer in accordance under the Securities Exchange Board of India (Issue of Capital and Disclosure Requirements), 2018 of face value Rs. 10 each.

"LM" shall mean the Lead Manager to the Issue i.e. Comfort Securities Limited;

"Material Adverse Change" shall mean, individually or in the aggregate, a material adverse change, probable or otherwise, or any development involving a prospective material adverse change (i) in the reputation, condition (financial, legal or otherwise), assets, liabilities, revenues, profits, cash flows, earnings, business, management, operations or prospects of the Company and whether or not arising from transactions in the ordinary course of business, including any loss or interference with its business from a pandemic (man-made or natural), epidemic, fire, explosions, flood or other calamity, whether or not covered by insurance, or from court or governmental or regulatory action, order or decree and any change pursuant to any restructuring, or (ii) in the ability of the Company to conduct its business or to own or lease their respective assets or properties in substantially the same manner in which such business were previously conducted or such assets or properties were previously owned or leased as described in the Issue Documents (exclusive of all amendments, addenda, corrections, corrigenda, supplements or notices to investors), or (iii) in the ability of the Company to perform its obligations under, or to complete the transactions contemplated by this Agreement or the Other Agreements, including the Allotment of the Equity Shares contemplated herein or therein or to complete the transactions contemplated by, this Agreement or the Other Agreements, including the invitation, offer, allotment, sale and transfer of the Equity Shares contemplated herein or therein.

"Market Maker" shall mean any person who is registered as a Market Maker with the SME platform of BSE. Comfort Securities Limited shall be the Market Maker in the Issue.

"Market Maker Reservation Portion" shall mean the reserved portion for the Designated Market Maker.

"Market Making Agreement" shall mean the agreement executed between the Issuer Company, Lead Manager and Market Maker where obligations as the Market Maker for the Issue have been set out.

"Net Issue" shall mean Equity Shares to be allotted in this Issue less reserved portion for Market Maker.

"BSE" shall mean Bombay Stock Exchange of India Limited a recognized stock exchange having nationwide terminals.

"Non-Institutional Applicants" shall mean all applicants other than QIBs or Retail Applicants and who have applied for Equity shares for an amount more than Rs. 2,00,000.

"Party" or **"Parties"** shall have the meaning given to such terms in the preamble to this Agreement.

"Prospectus" shall mean the Prospectus of the Company which will be filed with BSE / SEBI / ROC and other in accordance with Section 26 and 32 of the Companies Act after getting in-principle listing approval but before opening the Issue.

"Public Issue Account" shall mean the Account as and when opened by the Company with a designated Banker to the Issue in order to collect the subscription monies procured from this Issue of Shares.

"Qualified Institutional Buyers" or **"QIBs"** shall have the meaning given to such term under the SEBI (ICDR) Regulations, 2018.

"Registrar" shall mean Bigshare Services Pvt Ltd, a company incorporated under the Companies Act, 1956/2013 and having its registered office S6-2, 6th Floor, Pinnacle Business Park, Andheri (East), Mumbai - 400093, Maharashtra, India.



"Retail Applicants" shall mean individual applicants (includes HUFs and NRIs) who have applied for Equity Shares for an amount not more than Rs. 2,00,000, in any of the application options in the Offer.

"RBI" means the Reserve Bank of India;

"Refund Account" means the account(s) opened with the Refund Account Bank(s), from which refunds, if any, of the whole or part of the Bid Amount to the Anchor Investors shall be made;

"SBBI (Underwriter) Regulations" means the Securities and Exchange Board of India (Underwriter) Regulations, 1993, as amended from time to time; and

"SEBI" shall mean the Securities and Exchange Board of India.

"SEBI (ICDR) Regulations 2018" shall mean the SEBI (Issue of Capital and Disclosure Requirements) Regulations 2018, as amended and as applicable to the Offering.

"BSE SME Platform" shall mean the separate platform for listing companies which have issued shares or match the relevant criteria of Chapter IX of the SEBI (ICDR) Regulations, 2018 as amended from time to time, opened by the BSE.

"Stock Exchange" shall mean SME Platform of BSE Limited.

"Underwriter" shall mean **Comfort Securities Limited**.

"Transaction Agreements" means collectively, this agreement, the Share Escrow Agreement and the Issue Agreement.

"Working Day" shall mean all days, on which commercial banks in Mumbai, Maharashtra, India are open for business; provided however, with reference to Issue Period, "Working Day" shall mean all days, excluding all Saturdays, Sundays or a public holiday, on which commercial banks in Mumbai are open for business; and with reference to the time period between the Issue Closing Date and the listing of the Equity Shares on the Stock Exchanges, "Working Day" shall mean all trading days of Stock Exchanges, excluding Sundays and bank holidays, in India, as per the circulars issued by the SEBI;

1.2 In this Agreement, unless the context otherwise requires:

- a) word denoting the singular shall include the plural and vice versa;
- b) words denoting a person shall include an individual, corporation, company, partnership, trust or other entity;
- c) heading and bold typeface are only for convenience and shall be ignored for the purposes of interpretation;
- d) references to the word "include" or "including" shall be construed without limitation;
- e) references to this Issue Agreement or to any other agreement, deed or instrument shall be construed as a reference to this Issue Agreement or to such other agreement, deed, or instrument as the same may from time to time be amended, varied, supplemented or noted;
- f) any reference to any Party to this Issue Agreement, or any other agreement, deed or instrument shall include its successors, heirs or permitted assigns;
- g) references to a statute or statutory provision shall be construed as a reference to such provisions as from time to time amended, consolidated, modified, extended, re-enacted or replaced;
- h) references to a Section, Paragraph or Annexure is, unless indicated to the contrary, a reference to a section, paragraph or annexure of this Issue Agreement; and
- i) reference to a document includes an amendment or supplement to, or replacement or novation of, that document; and
- j) capitalized terms used in this Agreement and not specifically defined herein shall have the meanings given to such terms in the Draft Prospectus and the Prospectus.



2. UNDERWRITING

On the basis of the representations and warranties contained in this Agreement and subjects to its terms and conditions, the Underwriter hereby agrees to underwrite and / or procure subscription for the Issue shares in the manner and on the terms and conditions contained elsewhere in of this Agreement and as mentioned below:

2.1 Following will be the underwriting obligations under:

Details of Underwriter	No. of shares Underwritten*	Amount Underwritten (Rs. In Lakhs)	% of the Total Issue Size Underwritten
COMFORT SECURITIES LIMITED Address: 301, 3 rd Floor, A Wing, Hetal Arch, Malad West, Mumbai, Maharashtra, India – 400 064 Telephone Number: +91 22 6894 8500 E-mail: compliance@comfortsecurities.co.in Investors Grievance ID: merchantbanking@comfortsecurities.co.in Website: www.comfortsecurities.co.in Contact Person: Mr. Alok Prasad CIN: U67120MH2002PLC136562 SEBI Registration Number: INM000011328	Up to 34,32,000	[•]	100%

**Includes 1,71,600 Equity Shares of the Market Maker Reservation Portion which are to be subscribed by the Market Maker in order to claim compliance with the requirements of Regulation 261 of the SEBI (ICDR) Regulations, 2018, as amended and are subject to basis of allotment.*

- 2.2 The Company shall before delivering to the Registrar of Companies (hereinafter referred to as “ROC”) make available to the Underwriter a copy of the Prospectus, which shall be as modified in the light of the observations made by SME platform of BSE Limited while issuing the in-principle approval letter. The Underwriter shall before executing its obligations under this agreement satisfy itself with the terms of the Issue and other information and disclosures contained therein.
- 2.3 The Prospectus in respect of the public Issue shall be delivered by the Company to the ROC for registration in accordance with the provisions of the Companies Act, 2013 as may be amended from time to time, but not later than one year from the date of this Agreement or such extended period(s) as the Underwriter may approve in writing, the time being the essence of this Agreement. The Company agrees that, if after filing of the Prospectus with the ROC, any additional disclosures are required to be made in the interest of the investors in regard to any matter relevant to the Issue, the Company shall comply with such requirements as may be stipulated by BSE, SEBI, ROC or the Lead Manager and compliance of such requirements shall be binding on the Underwriter; provided that such disclosures shall not give a right to the Underwriter to terminate or cancel its Underwriting obligations unless such subsequent disclosures are certified by BSE or SEBI as being material in nature and essential for the contract of Underwriting;
- 2.4 The Company shall make available to the Underwriter a minimum of 2 application forms forming part of abridged Prospectus and 1 copy of the Prospectus for every 1 lakh of rupees and every 10 lakhs rupees of Underwriting accepted by the Underwriter. If the Underwriter desires to have more application forms and Prospectus than specified, they must state its requirements which would then be considered as condition for acceptance of this Underwriting Agreement. Thereafter, it is responsibility of the Company to deliver to the Underwriter the accepted quantity of application forms and Prospectus as soon as the Prospectus is filed with the ROC but in any case, not later than 3 days prior to the date of opening of the public Issue, proof of such delivery, should be retained by the Company.
- 2.5 The subscription list for the public Issue shall open not later than three months from the date of this agreement or such extended period(s) as the Underwriter may agree to in writing. The subscription list shall be kept open by the Company for a minimum period of 3 working days and if required by the Underwriter, the same may be kept open up to a maximum of 10 calendar days failing which the Underwriter shall not be bound to discharge the underwriting obligations under this Agreement.
- 2.6 All the applications made by any applicant except by Market Maker on their “OWN” account shall be construed to be part of the “Net Issue” applications.



- 2.7 With regard to the Market Maker Reservation Portion, it is compulsory that the Market Maker subscribe to the specific portion of the Issue set aside as "Market Maker Reservation Portion" as it needs to be subscribed in its OWN account in order to claim compliance with the requirements of Regulation 261 of the SEBI (ICDR) Regulations, 2018, as amended.
- 2.8 In terms of para 2.7 above, the Underwriter for the "Net Issue" shall be entitled to arrange for sub-underwriting of its underwriting obligation on its own account with any person or persons on terms to be agreed upon between them. Notwithstanding such arrangement, the Underwriter shall be primarily responsible for sub-underwriting and any failure or default on the part of the sub-Underwriter to discharge sub-underwriting obligations, shall not exempt or discharge the Underwriter of its underwriting obligation under this Agreement.
- 2.9 The Underwriter should ensure that a subscription is received up to the amount underwritten. It will be the responsibility of the Underwriter to ensure that Applications received from its side are properly stamped by its name / code. In the event of any undersubscription, the responsibility of the Underwriter will be decided based on the amount of applications already received from its side Lead Manager.
- 2.10 If the Net Issue is undersubscribed, the Underwriter shall be responsible to subscribe / procure subscription to the unsubscribed shares. However, provided that such obligation shall not exceed the amount mentioned in clause 2.1 above.
- 2.11 The underwriting obligations for Underwriter in case of shortage shall be discharged in the manner mentioned below:
- The Company shall within 30 days after the date of closure of subscription list communicate in writing to the Underwriter, the total number of shares remaining unsubscribed, the number of shares required to be taken up by the Underwriter or subscription to be procured therefore by the Underwriter.
 - the Company shall make available to the Underwriter, the manner of computation of underwriting obligation and also furnish a certificate in support of such computation from the Company's auditors.
 - The Underwriter on being satisfied about the extent of devolvement of the underwriting obligation, shall immediately and in any case within 60 days from the date of closure of the Issue, in the manner specified in clauses 2.8, 2.9 and elsewhere in this Agreement, make or procure the applications to subscribe to the shares / debentures and submit the same together with the application moneys to the Company in its Escrow Account opened specifically for this Issue.
 - in the event of failure of the Underwriter to make the application to subscribe to the shares as required under clause (c) above, the Company shall be free to make arrangements with one or more persons to subscribe to such shares without prejudice to the rights of the Company to take such measures and proceedings as may be available to it against the Underwriter including the right to claim damage for any loss suffered by the Company by reason of failure on the part of the Underwriter to subscribe to the shares as aforesaid.
- 2.12 The Company is free to quantify the damages up to a value of the shares not subscribed by the Underwriter in terms of its commitment under this Agreement.



3. REPRESENTATIONS AND WARRANTIES BY THE UNDERWRITER

- 3.1 Net worth of the Underwriter.** The Underwriter, hereby declares that they satisfy the Net Worth/ Capital Adequacy Requirements specified under the SEBI (Underwriter) Rules and Regulations, 1993 or the bye-laws of the stock exchange of which the Underwriter are members and that they are competent to undertake the underwriting obligations mentioned in clause 2 hereinabove.
- 3.2 Registration with the SEBI:** The Underwriter i.e. Party of the Second hereby declares that the Underwriter being Merchant Banker (Lead Manager) are entitled to carry on the business as an Underwriter without obtaining a separate certificate under the SEBI (Underwriter) Regulations, 1993 framed under the SEBI Act.
- 3.3** The Underwriter confirms to the Company they are responsible and liable to the Company, for any contravention of the SEBI Act, rules or regulations thereof. The Underwriter further confirms that they shall abide with its duties, function, responsibilities and obligations under the SEBI (Merchant Bankers) Regulations, 1992 and the SEBI (Underwriter) Regulations, 1993.
- 3.4** In addition to any representations of the Underwriter under the Regulation of Document filed with SME Platform of BSE (BSE), the Underwriter hereby represents and warrants that:
- a) They have taken all necessary actions to authorize the signing and delivery of this agreement;
 - b) The signing and delivery of this agreement and the compliance with this agreement does not violate any law, rule, regulation or agreement, document or instrument binding on or applicable to the Underwriter.
 - c) They will comply with all of its obligations set forth in this Agreement.
 - d) They shall ensure compliance with the applicable laws and rules laid down by the SEBI and the SME Platform of BSE w.r.t underwriting in general and underwriting this Public Issue in specific.
 - e) They shall follow fair trade practices and abide by the code of conduct and ethics standards specified by SEBI, Stock Exchanges and other related associations from time to time.
 - f) That all actions required to be taken, fulfilled or things required to be done (including, but without limitation, the making of any filing or registration) for the execution, delivery and performance by the Underwriter of their obligations under this Agreement and performance of the terms thereof have been taken, fulfilled or done and all consents, authorizations, orders or approvals required for such execution, delivery and performance have been unconditionally obtained and remain in full force and effect;
 - g) Unless otherwise expressly authorized in writing by the Company, neither the Underwriter nor any of their Affiliates nor any of their respective directors, employees or agents, has made or will make any verbal or written representations in connection with the Issue other than those representations made pursuant to the terms and conditions set forth in this Agreement or contained in the Offering Document(s) or in any other document, the contents of which are or have been expressly approved or provided for in writing for the Issue purpose by the Company.
- 3.5** The Underwriter acknowledge that they are under the duty to notify the Company and the SME Platform of BSE immediately in case it becomes aware of any breach of a representation or warranty.

4. REPRESENTATIONS AND WARRANTIES BY THE ISSUER COMPANY

- 4.1 Warranty as to statutory and other approvals.** The Company warrants that all consent, sanctions, clearance, approvals, permissions, licenses, etc., in connection with the public Issue as detailed in the prospectus or required for completing the prospectus have been obtained or will be obtained and the same shall remain effective and in force until the allotment of all the shares/ debenture are completed.

In addition to any representations of the Issuer under the Prospectus the Company hereby represents and warrants that:

- a) It has taken all necessary actions to authorize the signing and delivery of this agreement;
- b) The signing and delivery of this agreement and the compliance with this agreement does not violate any law, rule, regulation or agreement, document or instrument binding on or applicable to the Company.
- c) It will comply with all of its respective obligations set forth in this Agreement.
- d) It shall ensure compliance with the applicable laws and rules laid down by the SEBI and the SME Platform of BSE with respect to the role of the Company in the Market Making process in general and Market Making in the Equity Shares of the Company in specific.



- e) It shall follow fair trade practices and abide by the code of conduct and ethics standards specified by SEBI, Stock Exchanges and other related associations from time to time.
- 4.2 The Company acknowledges that it is under the duty to notify the Underwriter and the SME Platform of BSE immediately in case it becomes aware of any breach of a representation or a warranty.

5. REPRESENTATIONS AND WARRANTIES BY THE LEAD MANAGER:

- 5.1 In addition to any representations of the Lead Manager under the Due Diligence Certificate and Underwriting Agreement, the Lead Manager hereby represents and warrants that:
- a) It has taken all necessary actions to authorize the signing and delivery of this Agreement;
- b) The signing and delivery of this agreement and the compliance with this agreement does not violate any law, rule, regulation or agreement, document or instrument binding on or applicable to the Lead Manager.
- c) It will comply with all of its respective obligations set forth in this Agreement.
- d) It shall ensure compliance with the applicable laws and rules laid down by SEBI and the BSE with respect to the role of the Company in the Market Making process in general and Market Making process in the shares of the Company in specific.
- e) It shall follow fair trade practices and abide by the code of conduct and ethical standards specified by SEBI, the stock exchanges and related associations from time to time.
- 5.2 The Lead Manager acknowledges that it is under a duty to notify the Company and the SME Platform of BSE (BSE) immediately in case it becomes aware of any breach of a representation or a warranty.

6. CONDITIONS OF THE UNDERWRITER' OBLIGATIONS

- 6.1 The several obligations of the Underwriter under this agreement are subject to the following conditions:
- a) Subsequent to the execution and delivery of this Agreement and prior to the Issue Closing Date there shall not have occurred any regulatory changes, or any development involving a prospective regulatory changes or any order or directive from SEBI, the SME Platform of BSE or any other governmental, regulatory or judicial authority that, in the judgment of the Underwriter, is material and adverse and that makes its, in the judgment of the Underwriter, impracticable to carry out Underwriter obligations.
- b) Subsequent to the execution and delivery of this Agreement and prior to the Issue Closing Date there shall not have occurred any change, or any development involving a prospective changes, in the condition, financial or otherwise, or in the earnings, business, management, properties or operations of the Company and its subsidiaries, taken as a whole, that, in the judgment of the LM, is material and adverse and that makes it, in the judgment of LM, impracticable to market the Offer Shares or to enforce contracts for the sale of the Offer Shares on the terms and in the manner contemplated in the Issue Documents.
- c) If the Underwriter is so notified or become aware of any such filing, communication, occurrence or event, as the case may be, that makes it impracticable to carry out its/their Underwriting obligations, it/they may give notice to the Company to the effect, with regard to the Offer shares this agreement shall terminate and cease to have effect, subject as set out herein.
- d) The representations and warranties of the Company contained in this Agreement shall be true and correct on and as of the Issue Closing Date and that the Company shall have complied with all the conditions and obligations under this Agreement and the Issue Agreement dated February 27, 2025 on its part to be performed or satisfied on or before the Issue Closing Date.
- e) The Underwriter shall have received evidence satisfactory to it that the Equity Shares have been approved in principle for listing on the SME Platform of the BSE and that such approvals are in full force and effect as of the Closing Date.
- f) Prior to the Issue Closing Date, the Lead Manager and the Company shall have furnished the Underwriter such further information, certificates, documents and materials as the Underwriter shall reasonably request in writing.
- 6.2 If any condition specified in Section 5.1 shall not have been fulfilled when and as required to be fulfilled, this agreement may be terminated by the Underwriter by written notice to the Company any time on or prior to the Issue Closing Date; provided, however, that this Section 5.2, Sections 3, 4, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 and 24 shall survive the termination of this Agreement.



7. INDEMNITY

- a. The Underwriter herein shall indemnify and keep indemnified the Issuer for their own account and their respective Affiliates and all the respective directors. Officers, employees, duly authorised agent and controlling persons (each, an "Indemnified Party") from and against any and all losses, liabilities, costs, Claims, charges, actions, proceedings, damages, expenses or demands which it incur or which is made against it as a result of the or arising out of, or in relation to the IPO subscription, trading, liquidity and failure to make minimum market requirement from time to time which are determined by a court or arbitral tribunal of competent jurisdiction to have resulted from any bad faith, dishonesty, illegal or fraudulent acts or the willful defaults or gross negligence on the part of the Underwriter. Such indemnity will extend to include all reasonable costs, charges and expenses that such Indemnified Party may pay or incur in disputing or defending any such loss, liability, cost, claim, charges, demand or action or other proceeding.
- b. The Company shall indemnify and keep indemnified, each of the Lead Manager, Underwriter and Market Maker for its own account and their respective Affiliates and all other respective directors, officers, employees, professionals, duly authorized agents and controlling persons (each, an "Indemnified Party") from against any and all losses, Liabilities, costs, claims, charges, actions, proceedings, damage, expenses or demands which it incur or which is made against it as a result of or arising out of, or in relation to, any misrepresentation or alleged misrepresentation of a material fact contained in the draft prospectus and prospectus or omission or alleged omission there from of a material fact necessary in order to make the statements therein in the light of the circumstances under which they were made not misleading, or which are determined by the court or arbitral tribunal of competent jurisdiction to have resulted from bad faith, dishonesty, illegal or fraudulent acts or the willful default or gross negligence on the part of the Company. Such indemnity will extend to include all reasonable costs, charges and other expenses that such Indemnified party may pay or incur in disputing or defending any such loss, liability, cost, claim, charge, demand or action or other proceedings. Provided however that the Company will not be liable to the Lead Manager, Underwriter, Market Maker to the extent that any loss, claim, damage or liability is found in a judgment by the court to have resulted solely and directly from any of the Underwriter severally, as the case may be, bad faith or gross negligence or willful misconduct, illegal or Fraudulent acts, in performing the services under this agreement.
- c. The indemnity provisions contained in this Clause 7 and the representations, warranties and other statements of the Company, the Lead Manager and the Underwriter contained in this Agreement shall remain operative and in full force and effect regardless of (i) termination of this Agreement, (ii) any investigation made by or on behalf of Underwriter or its directors, officers, employees, agents and representatives, or by or on behalf of the Company, its respective officers or directors or any Affiliate or person Controlling the Company and (iii) acceptance of and payment for any of the Equity Shares.



8. TERMINATIONS

- 8.1 This agreement shall be in force from the date of execution until the allotment of securities in this Issue and fulfilment of the obligations of the Underwriter as set-out in this agreement.
- 8.2 Notwithstanding anything contained herein, the Underwriter shall have the option of terminating this Agreement by giving a notice in writing to the Company, to be exercised by him at any time prior to the opening of the Issue as notified in the prospectus of terminating this agreement under any or all the following circumstances –
- if any representations/ statement made by the Company to the Underwriter and/or in the application forms, negotiations, correspondence, the prospectus or in this letter are or are found to be incorrect;
 - a complete breakdown or dislocation of business in the major financial markets, affecting the cities of Calcutta, Mumbai, Chennai or New Delhi;
 - declaration of war or occurrence of insurrection, civil commotion or any other serious or sustained financial, political or industrial emergency or disturbance affecting the major financial markets of Mumbai, Chennai, Kolkata and New Delhi.
 - there shall have occurred any change, or any development involving a prospective change, in the condition, financial or otherwise, or in the assets, liabilities, earnings, business, prospects, management or operations of the Company, whether or not arising in the ordinary course of the business that, in the judgment of the Underwriter, is material and adverse and that makes it, in the judgment of the Underwriter, impracticable or inadvisable to market the Equity Shares on the terms and conditions and in the manner contemplated in the Issue Document(s) and this Agreement.
 - the Lead Manager may terminate this agreement with immediate effect, which in view of the Lead Manager, affects the ability of the Underwriter to carry out its obligations or negatively affects the goodwill of the Company provided that such termination shall take effect only after receipt of the written consent of the Company by the Lead Manager.
- 8.3 Notwithstanding anything contained in section 8.1 above, in the event of the Company failed to perform all or any of the covenants within limit specified wherever applicable under this letter of underwriting, the Underwriter shall inform the Company with adequate documentary evidence of the breach/non-performance by Registered post/ Speed post and acknowledge obtained therefore, whereupon the Underwriter shall be released from all or any of the obligations required to be performed by him.
- 8.4 The provision of Section 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 and 25 shall survive the termination of this agreement.

9. NOTICES

Any notice or other communication given pursuant to this Agreement must be in writing and (a) delivered personally, (b) sent by tele facsimile or other similar facsimile transmission, (c) or sent by registered mail, postage prepaid, address of the Party specified in the recitals to this Agreement, or to such fax number as may be designated in writing by such Party. All notices and other communications required or permitted under this agreement that are addressed as provided in this section will (i) if delivered personally or by overnight courier, be deemed given upon delivery; (ii) if delivery by tele facsimile or similar facsimile or similar facsimile transmission, be deemed given when electronically confirmed; and (iii) if sent by registered mail, be deemed given when electronically confirmed.

10. MAXIMUM LIABILITY:

To the fullest extent permitted by law, and notwithstanding any other provision of this agreement, the total liability, in the aggregate, of LM in capacity of Lead Manager & Underwriter towards the Company and anyone claiming by or through the Company, for any and all claims, losses, costs or damages, in any way related to the transaction shall not exceed the total compensation received by the Lead Manager respectively, till such date under this agreement.

In the case of a notice to Lead Manager or Underwriter – Comfort Securities Limited

Address	A-301, A - Wing, Hetal Arch, Swami Vivekananda Rd, Opp. Natraj Market, Malad West, Mumbai 400064. Maharashtra, India.
Attention:	Mr. Alok Prasad
Phone	022 6517 3315
Email	merchantbanking@comfortsecurities.co.in



In the case of a notice to Issuer – SOBO Films Holding Limited

Address	713, 7th Floor, Crystal Paradise Mall, Dattaji Salvi Road, Off Veera Desai Road, Andheri (West), Andheri, Mumbai-400053, Maharashtra, India.
Attention:	Mr. Harvinder Singh Arora
Phone	022 4022 7111 / 4011 1964
Email	compliance@sobo.com

11. CHANGE IN THE LEGAL ENVIRONMENT

The terms of this agreement for services by Lead Manager for the Issue and underwriting are based upon the prevailing legal environment in India by way of prescribed rules and regulations by regulatory bodies such as the Ministry of Finance, Department of Company Affairs, Registrar of Companies, SEBI, Stock Exchanges and other governing authorities. Any change or alteration by the respective bodies in the prevailing laws and regulations in future times, that may render the accomplishment of the Issue or underwriting unsuccessful for the reasons beyond Lead Manager and the Issuer's control shall not be counted as Lead Manager's failure. In case of such an event, Lead Manager shall not be liable or legally bound by any proceedings or actions for a refund of fees received by us till such date.

12. TIME IS THE ESSENCE OF AGREEMENT

All obligations of the Company and the Underwriter, are subject to the condition that time wherever stipulated, shall be of the essence of the Agreement. Consequently, any failure on the part of the Company or the Underwriter to adhere to the time limits shall unless otherwise agreed between the Company and the Underwriter, discharge the Underwriter or Company of their / its obligation under the Underwriting Agreement. The agreement shall be in force from the date of execution and will expire on completion of allotment for this Issue.

13. SEVERAL OBLIGATIONS

The Company and the Underwriter acknowledge and agrees that they are all liable on a several bases to each other in respect of the representations, warranties, indemnities, undertakings and other obligations given, entered or made by each of them in this Agreement.

14. MISCELLANEOUS

The Agreement shall be binding on and inure to the benefit of the Parties hereto and their respective successors. The Underwriter shall not assign or transfer any of their respective rights or obligations under this Agreement or purport to do so without the consent of the Company. The Company shall not assign or transfer any of their respective rights or obligations under this Agreement or purport to do so without the consent of the Underwriter.

15. GOVERNING LAW AND JURISDICTION

This Agreement shall be governed by and construed in accordance with the laws of the Republic of India and shall be subject to the exclusive jurisdiction of the Courts of Mumbai, Maharashtra.

16. ARBITRATION

Reference to Arbitration - Any dispute arising out of this agreement between the Underwriter and the Company shall be referred to the Arbitration Committee by the BSE and the decision of the Arbitration Committee shall be final and binding on both the parties.

All proceedings in any such arbitration shall be conducted under the Arbitration and Conciliation Act, 1996, as amended, and shall be conducted in English. The arbitration shall take place in Mumbai, Maharashtra, India.

Any reference of any dispute, difference or claim to arbitration under this Agreement shall not affect the performance by the Parties of their respective obligations under this Agreement other than the obligations relating to the dispute, difference or claim referred to arbitration.

17. AMENDMENT

No amendment, supplement, modification or clarification to this Agreement shall be valid or binding unless set forth in writing and duly executed by all the Parties to this Agreement.

18. SEVERABILITY



If any provision or any portion of a provision of this Agreement is determined to be invalid or unenforceable in whole or in part, such invalidity or unenforceable shall attach only to such provision or the applicable part of such provision and the remaining part of such provision and all other provisions of this Agreement shall continue to remain in full force and effect.

19. COUNTERPARTS

This Agreement may be executed in separate counterparts, each of which when so executed and delivered shall be deemed to be an original, but all such counterparts shall constitute one and the same instrument.

20. CUMULATIVE REMEDIES

The rights and remedies of each of the parties and each indemnified person under Sections 7 and 23 pursuant to this Agreement are cumulative and are in addition to any other rights and remedies provided by general law or otherwise.

21. ILLEGALITY

If any provision in this Agreement shall be held to be illegal, invalid or unenforceable, in whole or in part, under any enactment or rule of law, such provision or part shall to that extent be deemed not to form part of this Agreement but the legality, validity and enforceable of the remainder of this Agreement shall not be affected.

22. ASSIGNMENT

No party may assign any of their rights under this Agreement without the consent of the Party against whom the right operates. No provision of this Agreement may be varied without the consent of the Underwriter, Lead Manager and Company.

The undersigned hereby certifies and consents to act as Underwriter to the aforesaid Issue and to their name being inserted as Underwriter in the Draft Prospectus, Prospectus and Issue Memorandum which the Company intends to Issue in respect of the proposed Issue and hereby authorize the Company to deliver this Agreement to SEBI and the SME Platform of BSE (BSE).

23. FEES, COMMISSION AND EXPENSES

In consideration of the underwriting obligations performed by the Underwriter, the Company shall pay the Underwriter the fees and commissions mutually agreed by the parties as per Schedule A in respect of the obligations undertaken by it. Such fee shall be paid to the Underwriter or such other persons as directed by the Underwriter from time to time. However, it may be noted that the rates or fees so agreed upon shall be subject to the provisions of Companies Act and that the obligation to pay underwriting commission shall arise upon execution of this agreement irrespective of the fact whether there is any devolvement or no devolvement on the Underwriter towards under subscription.

The Company shall not bear any other expenses or losses, if any, incurred by the Underwriter to fulfil its Obligations, except for the fees / commissions etc. mentioned in Schedule A of this Agreement.





24. EXECUTION

This Agreement and amendment to this agreement, if any, may be executed in any number of counterparts, or using separate signature pages. Each such executed counterpart and each counterpart to which such signature pages are attached shall be deemed to be an original instrument, but all such counterparts together shall constitute one and the same instrument. A signed copy of this Agreement delivered by e-mail or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Agreement.



This signature page forms an integral part of the Underwriting Agreement between SOBO FILMS HOLDING LIMITED and COMFORT SECURITIES LIMITED

IN WITNESS WHEREOF, THE PARTIES HAVE ENTERED THIS AGREEMENT ON THE DATE MENTIONED ABOVE.

<p>For and on behalf of: SOBO FILMS HOLDING LIMITED (Formerly known as SOBO Films Holding Private Limited)</p>   <p>Name: Harvinder Singh Arora Designation: Executive Director and CEO DIN: 00802852</p>	<p>Witness Name: Harshada Dhanga. Address: Dhanga House, Tere Gully, Versova, Andheri (West), Mumbai - 400061 Signature: Dhanga</p>
<p>For and on behalf of: COMFORT SECURITIES LIMITED</p>   <p>Name: Alok Prasad Designation: Compliance Officer</p>	<p>Witness Name: HARSHITA DHELI Address: 1802, Maharaja Retreat Tower, Mumbai Signature: Harshita</p>





SCHEDULE A

FEES, COMMISSIONS AND EXPENSES

- The Company shall pay the Underwriting Commission to the Underwriter which shall be Equivalent to 10.00 % of the Issue Size in Rupees.

It shall be noted that the Underwriter, on their sole discretion, may reduce the Underwriting Commission if it deems fit.

- All applicable taxes will be additional and would be borne by the Company.

<p>For and on behalf of: SOBO FILMS HOLDING LIMITED (Formerly known as SOBO Films Holding Private Limited)</p>   <p>Name: Harvinder Singh Arora Designation: Executive Director and CEO DIN: 00802852</p>	<p>For and on behalf of COMFORT SECURITIES LIMITED</p>   <p>Name: Alok Prasad Designation: Compliance Officer</p>
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