

**Arihant Foundations  
& Housing Limited**

New #3 Old #25  
Ganapathy Colony, 3rd Street  
Off Cenotaph Road, Teynampet  
Chennai 600 018

14 February 2025

To,  
BSE Limited  
Floor 25, P J Towers,  
Dalal Street,  
Mumbai – 400 001.  
BSE Scrip Code- 531381

Dear Sir,

**Sub: Monitoring Agency Report for the quarter ended December 31, 2024**

Dear Sir/Madam,

Pursuant to Regulation 32(6) of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015 and Regulation 41(4) of the SEBI (Issue of Capital and Disclosure Requirement) Regulations, 2015, we are enclosing herewith the Monitoring Agency Report for the quarter ended December 31, 2024, issued by India Ratings & Research Private Limited, Monitoring Agency, with respect to utilization of proceeds of the preferential issue of the Company. You are requested to kindly take the aforesaid on your record.

Thanking you.

Yours Sincerely,

**For ARIHANT FOUNDATIONS & HOUSING LIMITED**



**KAMAL LUNAWATH  
MANAGING DIRECTOR  
DIN: 00087324**

## MONITORING AGENCY REPORT

**Name of the Issuer:** Arihant Foundation and Housing Limited

**For quarter ended:** December 31, 2024

**Name of the Monitoring Agency:** ICRA Limited

**(a) Deviation from the objects of the issue:**

No deviation - the utilization of the issuance proceeds is in line with the objects of the issue.

**(b) Range of deviation:**

*Not Applicable*

**Declaration:**

We declare that this report provides an objective view of the utilization of the issue proceeds in relation to the objects of the issue based on the information provided by the Issuer and information obtained from sources believed by it to be accurate and reliable. The MA does not perform an audit and undertakes no independent verification of any information/ certifications/ statements it receives. This Report is not intended to create any legally binding obligations on the MA which accepts no responsibility, whatsoever, for loss or damage from the use of the said information. The views and opinions expressed herein do not constitute the opinion of MA to deal in any security of the Issuer in any manner whatsoever. Nothing mentioned in this report is intended to or should be construed as creating a fiduciary relationship between the MA and any issuer or between the agency and any user of this report. The MA and its affiliates also do not act as an expert as defined under Section 2(38) of the Companies Act, 2013. The MA or its affiliates may have credit rating or other commercial transactions with the entity to which the report pertains and may receive separate compensation for its ratings and certain credit related analyses. We confirm that we do not perceive any conflict of interest in such relationship/ interest while monitoring and reporting the utilization of the issue proceeds by the issuer. We have submitted the report herewith in line with the format prescribed by SEBI, capturing our comments, where applicable. There are certain sections of the report under the title "Comments of the Board of Directors", that shall be captured by the Issuer's Management / Audit Committee of the Board of Directors subsequent to the MA submitting their report to the issuer and before dissemination of the report through stock exchanges. These sections have not been reviewed by the MA, and the MA takes no responsibility for such comments of the issuer's Management/Board.

**Signature:**

PARUL  
GOYAL  
NARANG

Digitally signed  
by PARUL  
GOYAL NARANG  
Date: 2025.02.14  
21:10:00 +05'30'

Parul Goyal Narang  
Vice President & Head-Process Excellence

**Analyst:** Tiyaasha Dey

**Quality Analyst:** Adrita Sadhukhan

## 1. Issuer Details

**Name of the Issuer:** Arihant Foundation and Housing Limited (AFHL)

**Name(s) of the promoters:**

Promoters
Kamal Lunawath
Vimal Lunawath
Mangi Lal Lunawath
Madhu Lunawath
Kavita Lunawath
Preethi Lunawath
Esha Lunawath
Meghna Lunawath
Paresh Jagdish Bhatt
Piyush J Bhatt
Narendra Kumar Lunawath

Source: Bse.com

**Industry/ sector to which it belongs:**

- Industry - Realty
- Basic Industry - Residential, Commercial Projects

## 2. Issue Details

**Issue Period:** Opening date - November 09, 2024

Closing date - November 15, 2024

**Type of Issue:** Preferential Allotment

**Type of specified securities:** Equity shares & Warrants

**IPO Grading, if any:** *Not applicable since it's Preferential Issue.*

**Issue Size (Rs. Crore):** 108.60

**For Equity Share** - 13,65,624 Equity shares at an issue price of Rs. 480 per Equity Share of Face Value of Re. 10 each, aggregating to Rs. 65.55 crore

**For Warrants** - 8,96,873 warrants for cash at a price of Rs. 480 per Warrant of Face Value of Re 10 each, aggregating to Rs. 43.05 crore

**With OFS portion:** Not Applicable

**Excluding OFS portion:** Not Applicable

**Net Proceed:** Rs 108.60\*\* crore (INR 65.55 crore from Equity shares and INR 10.76 crore\* from warrants)

*\*The proceeds credited to the Preferential Issue account stood at INR 76.31 Crore as on 31<sup>st</sup> December 2024 as only 25% of the proceeds have been received against the warrants. ICRA has monitored INR 76.31 Crore for Q3 FY2025.*

*\*\*Issue related expenses were not quantified in the Placement document. The issuer has now considered it as a part of expense under General Corporate Purpose.*

**3. Details of the arrangement made to ensure the monitoring of issue proceeds.**

Particulars	Reply	Source of information, certifications considered by the Monitoring Agency for the preparation of report	Comments of the Monitoring Agency	Comments of the Issuer's Board of Directors
Whether all utilization is as per the disclosures in the Offer Document?	<b>Yes</b>	-Peer Reviewed CA- Certificate -Confirmation from management -Bank statement of the proceeds account	Issue related expenses have been incurred from funds allocated for GCP utilization.	No Comments
Whether shareholder approval has been obtained in case of material deviations <sup>#</sup> from expenditures disclosed in the Offer Document?	<b>Not Applicable</b>	As confirmed by the Issuer's management	No comments	No comments
Whether the means of finance for the disclosed objects of the issue has changed?	<b>No</b>	As confirmed by the Issuer's management	No comments	No comments
Is there any major deviation observed over the earlier monitoring agency reports?	<b>Not Applicable</b>	As confirmed by the Issuer's management	No deviation observed	No comments
Whether all Government/ statutory approvals related to the object(s) have been obtained?	<b>In process</b>	As confirmed by the Issuer's management	In the process of Obtaining Approval, till date funds have been utilized only on purchase of Land and related expenses	No comments
Whether all arrangements pertaining to technical assistance/ collaboration are in operation?	<b>Not Applicable</b>	As confirmed by the Issuer's management	No comments	No comments
Are there any favorable events improving the viability of these object(s)?	<b>Yes</b>	As confirmed by the Issuer's management	For Development of Project, Issuer has acquired Land	No comments
Are there any unfavorable events affecting the viability of the object(s)?	<b>No</b>	As confirmed by the Issuer's management	As understood from the Issuer's management	No comments
Is there any other relevant information that may materially affect the decision making of the investors?	<b>No</b>	As confirmed by the Issuer's management	As understood from the Issuer's management	No comments

<sup>#</sup> Where material deviation is defined to mean:

- (a) Deviation in the objects or purposes for which the funds had been raised
- (b) Deviation in the amount of funds actually utilized by more than 10% of the amount specified in the offer document

**4. Details of the object(s) to be monitored.**
**(i) Cost of object(s)**

S.N.	Item Head	Source of information, certifications considered by the Monitoring Agency for the preparation of report	Original cost (as per the offer document) [Rs. Crore]	Revised cost [Rs. Crore]	Comments of the Monitoring Agency	Comments of the Issuer's Board of Directors		
						Reason for cost revision	Proposed financing option	Particulars of firm arrangements made
1	Towards acquisition & development of new real estate Projects by the Company	Postal Ballot Notice	45.61	Not Applicable	Not Applicable	N.A.	N.A.	N.A.
2	Investment in Subsidiaries for undertaking investments in or providing loans to the subsidiaries of the Company for the purposes of acquisition and development of new real estate projects, either in the form of equity / quasi equity / unsecured loan	Postal Ballot Notice	20.41	Not Applicable	Not Applicable	N.A.	N.A.	N.A.
3	Repayment of loans from Banks/ Financial Institutions	Postal Ballot Notice	10.86	Not Applicable	Not Applicable	N.A.	N.A.	N.A.
4	Towards working capital requirements including approvals and development costs	Postal Ballot Notice	15.86	Not Applicable	Not Applicable	N.A.	N.A.	N.A.
5	Towards General Corporate Purposes and contingencies, expenses of the Company as may be permissible under applicable laws	Postal Ballot Notice	15.86	Not Applicable	Not Applicable	N.A.	N.A.	N.A.
<b>Total</b>			<b>108.60</b>				-	

## (ii) Progress in the object(s)

S. N.	Item Head	Source of information, certifications considered by the Monitoring Agency for the preparation of report	Amount as proposed in the offer document [Rs. Crore]	Amount utilized [Rs. Crore]			Total unutilized amount [Rs. Crore]	Comments of the Monitoring Agency	Comments of the Issuer's Board of Directors	
				As at the beginning of the quarter	During the quarter	At the end of the quarter			Reasons for idle funds	Proposed course of action
1	Towards acquisition & development of new real estate Projects by the Company	-Postal Ballot Notice -Bank statement of the proceeds account - Peer Reviewed CA Certificate	45.61	-	10.46	10.46	35.15	The company has taken reimbursement of INR 7.73 crore which has been incurred earlier from its internal accruals	No comments	No comments
2	Investment in Subsidiaries for undertaking investments in or providing loans to the subsidiaries of the Company for the purposes of acquisition and development of new real estate projects, either in the form of equity / quasi equity / unsecured loan**	- Bank statement of the proceeds account and account statement of subsidiary	20.41	-	2.65	2.65	17.76	AFHL has paid INR 2.65 crore as Loan to Escapade Services LLP. However, INR 1.10 Cr has been transferred back to AFHL as Security deposit.	No comments	No comments
3	Repayment of loans from Banks/ Financial Institutions	- Bank statement of the proceeds account -Agreement Deed	10.86	-	10.22	10.22	0.64	No comments	No comments	No comments
4	Towards working capital requirements including approvals and development costs	-Postal Ballot Notice -Bank statement of the proceeds account	15.86	-	-	-	15.86	No comments	No comments	No comments

S. N.	Item Head	Source of information, certifications considered by the Monitoring Agency for the preparation of report	Amount as proposed in the offer document [Rs. Crore]	Amount utilized [Rs. Crore]			Total unutilized amount [Rs. Crore]	Comments of the Monitoring Agency	Comments of the Issuer's Board of Directors	
				As at the beginning of the quarter	During the quarter	At the end of the quarter			Reasons for idle funds	Proposed course of action
		- Peer Reviewed CA Certificate								
5	Towards General Corporate Purposes and contingencies, expenses of the Company as may be permissible under applicable laws	-Postal Ballot Notice -Bank statement of the proceeds account - Peer Reviewed CA Certificate	15.86	-	0.01	0.01	15.85	-The company has taken reimbursement of INR 0.01 crore which has been incurred earlier from its internal accruals -Used for Issue related expenses	No comments	No comments
<b>Total</b>			<b>108.60</b>		<b>23.34</b>	<b>23.34</b>	<b>85.26*</b>			

\*Actual unutilized proceed is INR 52.97 Crore, as 25% of the proceed have been received against the warrants as on 31st December 2024.

\*\*The company has given loans to Escapade Services LLP, Vilaya Properties LLP (Substantially Controlled entities), Escapade Real Estate Private Limited (Wholly owned subsidiary)

**(iii) Deployment of unutilized proceeds**

S.N.	Type of instrument and name of the entity invested in	Amount invested. [Rs. Crore]	Maturity date	Earning [Rs. Crore]	Return on Investment [%]	Market Value as at the end of quarter* [Rs. Crore]
1	ICICI Prudential Fund- Liquid Fund Growth	25.00	NA	0.20	0.79%	25.20
2	Nippon India Liquid Fund - Growth Plan - Growth Option (LFIGG)	17.46	NA	0.12	0.72%	17.58
3	Fixed Deposit with HDFC Bank	4.99	2-Jan-25	0.004	4.75%	4.99
4	Fixed Deposit with ICICI Bank (Escapade Services LLP)	1.00	24-Jan-25	0.004	3.00%	1.00
5	Fixed Deposit with ICICI Bank (VILAYA PROPERTIES LLP)	2.50	15-Feb-25	0.009	3.00%	2.51
6	Fixed Deposit with ICICI Bank (VILAYA PROPERTIES LLP)	1.50	20-Feb-25	0.004	3.00%	1.50
7	Fixed Deposit with ICICI Bank (VILAYA PROPERTIES LLP)	0.25	7-Feb-25	0.001	3.00%	0.25
8	Amount lying in current account (ICICI Bank - VILAYA PROPERTIES LLP)	0.20	-	-	-	0.20
9	Amount lying In ICICI Bank (Preferential allotment account); as on 31.12.2024	0.14	-	-	-	0.14
<b>Total</b>		<b>53.04**</b>		<b>0.34</b>		<b>53.38</b>

Source: As certified by Krupa & Co

\*As on Quarter ended December 31, 2024

\*\*Includes Interest income INR 0.07 crore



**(iv) Delay in the implementation of the object(s)**

Object(s)	Completion date		Delay [Number of days or months]	Comments of the Issuer's Board of Directors	
	As per the offer document	Actual		Reason for delay	Proposed course of action
<i>Not Applicable</i>					

Source: As confirmed by the Issuer's management

**5. Details of utilization of proceeds stated as General Corporate Purpose (GCP) amount in the offer document**

S.N.	Item Head	Amount [Rs. Crore]	Source of information, certifications considered by the Monitoring Agency for the preparation of report	Comments of the Monitoring Agency	Comments of the Issuer's Board of Directors
1	Issue Related expense	0.01	-Peer Reviewed CA Certificate -Bank statement of the proceeds account/ Corresponding Account Statements	No Comments	No Comments
	<b>Total</b>	<b>0.01</b>			