

Date: 08.08.2022

To,  
Corporate Relations Department  
Bombay Stock Exchange Limited,  
2<sup>nd</sup> floor, P.J. Tower,  
Dalal Street,  
Mumbai – 400 001

To,  
Corporate Relations Department  
National Stock Exchange of India Limited  
Exchange Plaza  
Plot No. C/1, G-Block  
Bandra Kurla Complex  
Bandra (E),  
Mumbai- 400 051

**Company Code: 532888**

**Company Code: ASIANTILES**

Dear Sir,

**Sub: Report of the Monitoring Agency.**

With reference to and in continuation of our communication dated 04.08.2022 pertaining to submission of Monitoring Agency Report, pursuant to Regulation 41(4) of SEBI (Issue of Capital and Disclosure Requirements) Regulations, 2018 and Regulation 32(6) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed herewith Monitoring Agency Report dated August 04, 2022 in respect of utilization of proceeds of Rights Issue for the quarter ended June 30, 2022 issued by M/s. ICRA Limited, Monitoring Agency.

We are submitting the report again, as the sign is not found in the previous report due to technical error, otherwise there is no change in the previous submitted report.

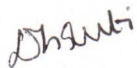
This is for your information and records.

We request you to take above on your records.

Thanking You.

Yours faithfully,

**For, Asian Granito India Limited**



**Dhruti Trivedi  
Company Secretary**



**Encl.: Monitoring Report**

Regd. & Corp. Office:  
202, Dev Arc, Opp. Iskcon Temple,  
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Gujarat (INDIA)

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CIN : L17110GJ1995PLC027025

**TILES | MARBLE | QUARTZ | BATHWARE**



**Asian Granito India Ltd.**



ICRA Limited

**Date: August 04, 2022**

**Mr. Mehul Shah**

Chief Financial Officer

**Asian Granito India Limited**

202, Dev Arc, Opp Iskcon Temple.

Sarkhej Gandhinagar Highway,

Ahmedabad Gujarat –

Dear Sir/Madam,

**Re: Final Monitoring Agency report of Asian Granito India Limited for Q1 FY2023**

Please refer to agreement dated April 06, 2022 appointing ICRA Limited as the Monitoring Agency (MA) Asian Granito India Limited's IPO/Rights Issue/Further Public Offer.

After due consideration, ICRA has prepared the attached final Monitoring Agency report as per SEBI (Issue of Capital and Disclosure Requirements) Regulations for Q1FY2023.

Please note that the Monitoring Agency report does not constitute a commentary on the quality of the objects of the issue, appropriateness or reasonableness of costs or spending by Asian Granito India Limited against any objects / heads or assurance on outcome of such spending.

We thank you for your kind cooperation extended during the course of Q1FY2023. Should you require any clarification, please do not hesitate to get in touch with us.

We look forward to your communication and assure you of our best services.

With kind regards

For ICRA Limited

**SUPRIO** Digitally signed by  
SUPRIO BANERJEE  
**BANERJEE** Date: 2022.08.04  
11:31:32 +05'30'

Suprio Banerjee

Vice President and Sector Head

[supriob@icraindia.com](mailto:supriob@icraindia.com)

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## MONITORING AGENCY REPORT

**Name of the Issuer:** Asian Granito India Limited

**For quarter ended:** Q1 FY2023

**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:**

**SUPRIO**  
**BANERJEE**

Digitally signed by  
SUPRIO BANERJEE  
Date: 2022.08.04  
11:17:50 +05'30'

Surpio Banerjee, Vice President & Sector head

Analyst: Dhvani Vinchhi

QA: Parul Narang



#### . Issuer Details

**Name of the Issuer:** Asian Granito India Limited

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

Promoters
<i>Kamleshkumar Bhagubhai Patel</i>
<i>Mukeshbhai Jivabhai Patel</i>
<i>Rameshbhai Bhikhabhai Patel</i>
<i>Kanubhai Bhikhabhai Patel</i>
<i>Pankaj M Patel</i>
<i>Girish N Patel</i>
<i>Bhavesbhai Vinodbhai Patel</i>
<i>Hasmukhbhai Patel</i>

Source: BSE

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

#### . Issue Details

**Issue Period:** Opening date- April 25, 2022

Closing date- May 10, 2022

**Type of Issue:** *Rights Issue*

**Type of specified securities:** Equity shares

**IPO Grading, if any:** *No credit rating agency registered with SEBI appointed for grading the offer*

**Issue Size (Rs. Crore):** *With OFS portion: 440.96 Crore; Excluding OFS portion: 440.96 Crore.*

*Net proceeds: 422.17 Crore (Excluding Issue Related Expense)*



. 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>	-Certification from Statutory Auditors -Confirmation from management -Bank statement of the proceeds account	No deviation observed	
Whether shareholder approval has been obtained in case of material deviations# from expenditures disclosed in the Offer Document?	<b>Not Applicable</b>	As confirmed by the Issuer's management	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	
Is there any major deviation observed over the earlier monitoring agency reports?	<b>Not Applicable</b>	This is the first Monitoring Agency Report since the rights issue conclusion.	No comments	
Whether all Government/ statutory approvals related to the object(s) have been obtained?	<b>No</b>	As confirmed by the Issuer's management	For all capex related to Greenfield project in Morbi, i.e., Future Ceramic Private Limited, AGL Sanitaryware Private Limited and AGL Surfaces Private Limited, government/statutory approvals for land conversion, building plan and subsequent consents and licenses from Pollution control and Electricity board etc. are pending.	
Whether all arrangements pertaining to technical assistance/ collaboration are in operation?	<b>No</b>		For all capex related to Greenfield project in Morbi, i.e., Future Ceramic Private Limited, AGL Sanitaryware Private Limited and AGL Surfaces Private Limited, technical assistance is	



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
		<i>As confirmed by the Issuer's management</i>	<i>required only from vendors during setting up and installation of the plant. Other than that, technical assistance and collaboration is not required for manufacturing of tiles.</i>	
Are there any favorable events improving the viability of these object(s)?	<b>No</b>	<i>As confirmed by the Issuer's management</i>	<i>As understood from the Issuer's management</i>	
Are there any unfavorable events affecting the viability of the object(s)?	<b>No</b>	<i>As confirmed by the Issuer's management</i>	<i>As understood from the Issuer's management</i>	
Is there any other relevant information that may materially affect the decision making of the investors?	<b>No</b>	<i>As confirmed by the Issuer's management</i>	<i>As understood from the Issuer's management</i>	

# 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*



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	<i>Funding the capital expenditure for setting up of new manufacturing units under the following newly incorporated wholly owned subsidiaries of the Company:</i>	<i>Letter of Offer</i>						
	<i>Future Ceramics Private Limited</i>		<i>173.37</i>	<i>Not Applicable</i>	<i>No comments</i>			
	<i>AGL Sanitaryware Private Limited</i>		<i>45.25</i>	<i>Not Applicable</i>	<i>No comments</i>			
	<i>AGL Surfaces Private Limited</i>		<i>32.17</i>	<i>Not Applicable</i>	<i>No comments</i>			
2	<i>Working Capital for Greenfield Projects, Morbi</i>	<i>Letter of Offer</i>	<i>39.40</i>	<i>Not Applicable</i>	<i>No comments</i>			
3	<i>Capex for setting up display center, Morbi</i>	<i>Letter of Offer</i>	<i>37.23</i>	<i>Not Applicable</i>	<i>No comments</i>			
4	<i>General Corporate Purpose</i>	<i>Letter of Offer</i>	<i>94.75</i>	<i>Not Applicable</i>	<i>No comments</i>			
	<b>Total</b>		<b>422.17</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	<b>Capital expenditure</b>	-Certification from Statutory Auditors -Bank statement of the proceeds account								
	Future Ceramic Private Limited (FCPL)	Same as above	173.37	-	-	173.37	No comments			
	AGL Sanitaryware Private Limited (ASWPL)	Same as above	45.26	-	-	45.26	No comments			
2	AGL Surfaces Private Limited (ASFPL)	Same as above	32.17	-	-	32.17	No comments			
	Funding the working capital requirements of the Proposed Projects, post commencement of commercial production	Same as above	39.40	-	-	39.40	No comments			
3	Funding the capital expenditure for setting up the display center at Morbi to showcase the entire range of products and capabilities	Same as above	37.23	-	-	37.23	No comments			
	General corporate purposes	Same as above	94.75	Nil	94.75*	Nil	No Comments			
<b>Total</b>			<b>422.17</b>	<b>94.75</b>	<b>94.75</b>	<b>327.42</b>				

\*Note: Amount of Rs. 86.35 crore is utilized for loans and advances to its subsidiary Crystal Ceramic Industries Limited for repayment of its term loans. This is in line with the proposed utilization of the proceeds under the head General Corporate purposes as specified in the objects of offer.





(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	Fixed Deposit with HDFC Bank	3.00	August 18, 2022	0.004	3.75%	3.004
2	Fixed Deposit with HDFC Bank	15.00	August 18, 2022	0.02	3.75%	15.02
3	Fixed Deposit with HDFC Bank	150.00	July 08,2023	0.05	5.85%	150.05
4	Fixed Deposit with Axis Bank	27.47	July 28,2022	0.01	3.50%	27.48
5	Fixed Deposit with Axis Bank	50.00	March 31, 2023	0.01	5.25%	50.01
6	Fixed Deposit with Axis Bank	40.00	December 30,2022	0.01	5.15%	40.01
7	Fixed Deposit with Axis Bank	30.00	September 29,2022	0.01	4.85%	30.01
8	Fixed Deposit with Axis Bank	10.00	December 28, 2022	0.003	5.15%	10.003
9	Cash Credit Account & Proceed Account	3.07*	-	-	-	3.07
<b>Total</b>		<b>328.54</b>	<b>-</b>	<b>0.11</b>		<b>328.65</b>

Source: As certified by RRS & Associates, the statutory auditor of the Issuer

\*-Includes Rs 2 Cr deposited in Cash Credit account, which as confirmed by the management is intended to be used for land development expenditure for setting up the display Centre as mentioned in Item no. 3 of Table(ii). The remaining amount of Rs 1.12 Cr pertains to unutilized Issue related expenses.



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

Object(s)	Completion date			Comments of the Issuer's Board of Directors	
	As per the offer document	Actual <sup>^</sup>	Delay [Number of days or months]	Reason for delay	Proposed course of action
Funding the capex - Future Ceramic Private Limited (FCPL)	March 31, 2023	March 31, 2023	0		
Funding the capex – AGL Sanitaryware Private Limited	March 31, 2023	March 31, 2023	0		
Funding the capex – AGL Surfaces Private Limited	March 31, 2023	March 31, 2023	0		
Funding the capex – Display Center	March 31, 2023	March 31, 2023	0		
Working Capital – Proposed Capex	March 31, 2024	March 31, 2024	0		

Source: As confirmed by the Issuer's management

<sup>^</sup>Refers to the latest estimate of the completion date

. 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	Payment to creditors, Utilities and Statutory Dues	8.40	Statutory auditor certification and Bank statements	No Comments	
2	Loans and Advances to Subsidiary- Crystal Ceramics Industries Private Limited	86.35*	Statutory auditor certification and Bank statements	No Comments	
<b>Total</b>		<b>94.75</b>			

Note: Amount of Rs 86.35 crore is utilized for loans and advances to its subsidiary Crystal Ceramic Industries Limited for repayment of its term loans. This is in line with the proposed utilization of the proceeds under the head General Corporate purposes as specified in the objects of offer.