

Date: May 13, 2024

To,  
**Listing Department**  
**BSE Limited**  
Phiroze Jeejeebhoy Towers  
Dalal Street, Fort  
Mumbai-400 001

**Listing Department**  
**National Stock Exchange of India Limited**  
Bandra Kurla Complex  
Bandra East  
Mumbai – 400 051

**BSE Scrip Code: 539289**

**NSE Symbol: AURUM**

Dear Sir/Madam,

**Sub: Monitoring Agency Report for the quarter and year ended March 31, 2024 - in relation to the Rights Issue of Aurum PropTech Limited (“The Company”).**

Pursuant to Regulation 32(6) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with Regulation 82(2) of the Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, please find attached Monitoring Agency Report for the quarter and year ended March 31, 2024 issued by CARE Ratings Limited, Monitoring Agency, appointed to monitor the utilisation of proceeds of the Rights Issue of the Company.

You are requested to take the same on record.

Thanking you.

For **Aurum PropTech Limited**

**Sonia Jain**  
**Company Secretary &**  
**Compliance Officer**

Encl: as above

# Monitoring Agency Report



**No. CARE/HO/GEN/2024-25/1003**

**The Board of Directors**  
**Aurum PropTech Limited**  
Aurum Q1, Aurum Q Parc  
Thane - Belapur Road, Navi Mumbai – 400710

26/04/2024

Dear Sir/Ma'am,

**Monitoring Agency Report for the quarter ended 31/03/2024 - in relation to the Rights issue of Aurum PropTech Limited ("the Company")**

We write in our capacity of Monitoring Agency for the Rights Issue for the amount aggregating to Rs. 343.56 crore of the Company and refer to our duties cast under 82 of the Securities & Exchange Board of India (Issue of Capital & Disclosure Requirements) Regulations.

In this connection, we are enclosing the Monitoring Agency Report for the quarter ended 31/03/2024 as per aforesaid SEBI Regulations and Monitoring Agency Agreement dated 08/04/2022.

Request you to kindly take the same on records.

Thanking you,  
Yours faithfully,

A handwritten signature in black ink, appearing to read "Darshan".

**Darshan Shah**  
Assistant Director  
[Darshan.Shah@careedge.in](mailto:Darshan.Shah@careedge.in)

**Report of the Monitoring Agency**

Name of the issuer: Aurum PropTech Limited

For quarter ended: 31/03/2024

Name of the Monitoring Agency: CARE Ratings Limited

(a) Deviation from the objects: Nil

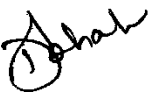
(b) Range of Deviation: Not applicable

**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 there is no conflict of interest in such relationship/interest while monitoring and reporting the utilization of the issue proceeds by the issuer, or while undertaking credit rating or other commercial transactions with the entity.

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:

Name of the Authorized Signatory: Darshan Shah

Designation of Authorized person/Signing Authority: Assistant Director

### 1) Issuer Details:

Name of the issuer	: Aurum PropTech Limited
Name of the promoter	: Aurum RealEstate Developers Limited (formerly Aurum Platz IT Private Limited)
Industry/sector to which it belongs	: Information Technology and IT enabled services

### 2) Issue Details

Issue Period	: 26/04/2022 to 10/05/2022
Type of issue (public/rights)	: Rights Issue
Type of specified securities	: Equity Shares
IPO Grading, if any	: Not applicable
Issue size (in ` crore)	: Rs. 343.56 crore (Note 1)

#### Note 1:

The company had offered 4,29,44,533 Equity Shares under the rights issue, at Rs. 80 per share (including share premium of Rs. 75 per share) aggregating to ₹ 343.56 crore.

Particulars	Remarks
Total shares issued and subscribed as part of Rights issue	42944533**
Total subscriptions towards Rights issue (in Rs. Crore)	85.89**
Details of expenses incurred related to issue (in Rs. Crore)	3.97*
Net Proceeds of Rights issue (Rs.)	81.92

\*As per the letter of offer, the estimated issue related expenses were Rs. 4.49 crores out of which company has incurred Rs. 3.99 crores till December 2022. Furthermore, during Q4FY23 the company has received a credit note for Rs.1.53 lacs thus the issue expenses has been reduced to Rs.3.97 crore. Also, the amount mentioned as expenses is the actual expenses which the company has paid for rights issue related expenses.

\*\* The Offer comprises of a rights Issue of 4,29,44,533 partly paid equity shares of face value Rs. 5 each at a price of Rs. 80 per rights equity issue (issue price) including a premium of Rs. 75 per rights equity shares aggregating to Rs. 34355.63 lakhs wherein applicants were required to pay Rs. 20 per rights issue (including a premium of Rs. 18.75 per rights equity share) and remaining Rs. 60 per rights equity share will be payable on calls which will be required to be paid on one or more subsequent Call(s), as determined by our Board and, or, the Rights Issue Committee, at its sole discretion, from time to time, in compliance with SEBI ICDR Regulations.



### 3) Details of the arrangement made to ensure the monitoring of issue proceeds:

Particulars	Reply	Source of information / certifications considered by Monitoring Agency for preparation of report	Comments of the Monitoring Agency	Comments of the Board of Directors
Whether all utilization is as per the disclosures in the Offer Document?	Yes	CA Certificate*, Bank Statements		Nil
Whether shareholder approval has been obtained in case of material deviations# from expenditures disclosed in the Offer Document?	Not applicable	Not applicable	No deviation.	Nil
Whether the means of finance for the disclosed objects of the issue have changed?	No	Not applicable	No change	Nil
Is there any major deviation observed over the earlier monitoring agency reports?	No	Not applicable	No deviation.	Nil
Whether all Government/statutory approvals related to the object(s) have been obtained?	Yes	Statutory approval was taken for purpose of foreign loan given		Nil
Whether all arrangements pertaining to technical assistance/collaboration are in operation?	Not applicable	Not applicable	Not applicable	Nil
Are there any favorable/unfavorable events affecting the viability of these object(s)?	No	Not applicable	Not applicable	Nil
Is there any other relevant information that may materially affect the decision making of the investors?	No	Not applicable	Not applicable	Nil

\*Chartered Accountant certificate from N L A & Associates dated April 23, 2024.

#Where material deviation may be defined to mean:

- a) Deviation in the objects or purposes for which the funds have been raised
- b) Deviation in the amount of funds actually utilized by more than 10% of the amount projected in the offer documents.



#### 4) Details of objects to be monitored:

(i) Cost of objects –

Sr. No	Item Head	Source of information / certifications considered by Monitoring Agency for preparation of report	Original cost (as per the Offer Document) in Rs. Crore	Revised Cost in Rs. Crore	Comments of the Monitoring Agency	Comments of the Board of Directors		
						Reason for cost revision	Proposed financing option	Particulars of -firm arrangements made
1	Product Development	Chartered Accountant certificate*, Offer Document	37.50	NA	NA	Nil	Nil	Nil
2	Product Marketing	Chartered Accountant certificate*, Offer Document	31.00	NA	NA	Nil	Nil	Nil
3	Identified Investments	Chartered Accountant certificate*, Offer Document	156.70	NA	NA	Nil	Nil	Nil
4.	Funding Inorganic growth initiatives and general corporate purposes	Chartered Accountant certificate*, Offer Document	113.87	NA	NA	Nil	Nil	Nil
<b>Total</b>			<b>339.07</b>					

NA: Not applicable

\*Chartered Accountant certificate from N L A & Associates dated April 23, 2024.



(ii) Progress in the objects –

Sr. No	Item Head	Source of information / certifications considered by Monitoring Agency for preparation of report	Amount as proposed in the Offer Document in Rs. Crore	Amount Called (Rs. Crore)	Amount utilised in Rs. Crore			Unutilised amount (Rs. Crore)	Uncalled Amount (Rs. Crore)	Comments of the Monitoring Agency	Comments of the Board of Directors	
					As at beginning of the quarter in Rs. Crore	During the quarter in Rs. Crore^	At the end of the quarter in Rs. Crore				Reasons for idle funds	Proposed course of action
1	Product Development	Chartered Accountant certificate*, Bank statements, Offer Document	37.50	81.92	3.27	--	3.27	0.00	257.15		Nil	Nil
2	Product Marketing	Chartered Accountant certificate*, Bank statements, Offer Document,	31.00		0.20	0.0003	0.20			Paid to 4 AM Worldwide advertising Pvt Ltd	Nil	Nil
3	Identified Investments	Chartered Accountant certificate*, Bank statements, Offer Document	156.70		60.53	--	60.53			Nil	Nil	
4	Funding Inorganic growth initiatives and general corporate purposes	Chartered Accountant certificate*, Bank statements, Offer Document	113.87		18.50	--	18.50			Nil	Nil	
<b>Total</b>			<b>339.07<sup>®</sup></b>	<b>81.92</b>	<b>82.50</b>	<b>0.0003</b>	<b>82.50</b>	<b>0.00</b>	<b>257.15</b>			

\*Chartered Accountant certificate from N L A & Associates dated April 23, 2024

<sup>®</sup>Out of the total Rs. 339.07 crores, the company has received Rs. 81.92 crores and balance of Rs.257.15 crore is pending to be called from the shareholders. The surplus amount utilised pertains to the interest income earned of Rs.0.58 crore till date, and there is no balance pending for utilisation purpose.

<sup>^</sup>The company has only called and received Rs. 20 per rights equity share from total Rs. 80 per rights equity share.



(iii) Deployment of unutilized public issue proceeds: There are no unutilized proceeds from called amount as on March 31, 2024\*.

Sr. No.	Type of instrument and name of the entity invested in	Amount invested	Maturity date	Earning	Return on Investment (%)	Market Value as at the end of quarter
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\*Verified from bank statements and Chartered Accountant certificate from N L A & Associates dated April 23, 2024

(iv) Delay in implementation of the object(s) – Not applicable

Objects	Completion Date		Delay (no. of days/ months)	Comments of the Board of Directors	
	As per the offer document	Actual		Reason of delay	Proposed course of action
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-Verified from Chartered Accountant certificate from N L A & Associates dated April 23, 2024

**5) Details of utilization of proceeds stated as General Corporate Purpose (GCP)^ amount in the offer document:** Nil during the quarter ended March 31, 2024\*.

Sr. No	Item Head^	Amount in Rs. Crore	Source of information / certifications considered by Monitoring Agency for preparation of report	Comments of Monitoring Agency	Comments of the Board of Directors
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	<b>Total</b>				

\*Verified from Chartered Accountant certificate from N L A & Associates dated April 23, 2024





#### **Disclaimers to MA report:**

a) This Report is prepared by CARE Ratings Ltd (hereinafter referred to as “**Monitoring Agency/MA**”). The MA has taken utmost care to ensure accuracy and objectivity while developing this Report based on the information provided by the Issuer and information obtained from sources believed by it to be accurate and reliable. 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.

b) This Report has to be seen in its entirety; the selective review of portions of the Report may lead to inaccurate assessments. For the purpose of this Report, MA has relied upon the information provided by the management /officials/ consultants of the Issuer and third-party sources like statutory auditors (or from peer reviewed CA firms) appointed by the Issuer believed by it to be accurate and reliable.

c) Nothing contained in this Report is capable or 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 MA is also not responsible for any errors in transmission and specifically states that it, or its directors, employees do not have any financial liabilities whatsoever to the users of this Report.

d) The MA and its affiliates do not act as a fiduciary. The MA and its affiliates also do not act as an expert to the extent defined under Section 2(38) of the Companies Act, 2013. While the MA has obtained information from sources it believes to be reliable, it does not perform an audit and undertakes no independent verification of any information/ certifications/ statements it receives from auditors (or from peer reviewed CA firms), lawyers, chartered engineers or other experts, and relies on in its reports.

e) The MA or its affiliates may have other commercial transactions with the entity to which the report pertains. As an example, the MA may rate the issuer or any debt instruments / facilities issued or proposed to be issued by the issuer that is subject matter of this report. The MA may receive separate compensation for its ratings and certain credit-related analyses, normally from issuers or underwriters of the instruments, facilities, securities or from obligors.