Initial public offer of equity shares on the main board of BSE Limited ("BSE") and National Stock Exchange of India Limited ("NSE", and together with BSE, the "Stock Exchanges") in compliance with Chapter II of the Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended ("SEBI ICDR Regulations").

LOTUS
DEVELOPERS™

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SRI LOTUS DEVELOPERS AND REALTY LIMITED

Our Company was incorporated as "AKP Holdings Private Limited", a private limited company under the Companies Act, 2013, pursuant to the certificate of incorporation issued by the Registrar of Companies, Maharashtra at Mumbai ("**RoC**") on February 17, 2015. Subsequently, the name of our Company was changed to "AKP Holdings Limited", upon conversion into a public company, pursuant to a board resolution dated November 22, 2024, and a special resolution passed by shareholders dated November 26, 2024, and a fresh certificate of incorporation was issued on December 05, 2024, by the Registrar of Companies, Central Processing Centre. Thereafter, the name of our Company was changed to 'Sri Lotus Developers and Realty Limited', pursuant to a board resolution dated December 11, 2024, and a shareholder resolution dated December 12, 2024, and a fresh certificate of change of name was issued on December 16, 2024, by the Registrar of Companies, Central Processing Centre.

Registered and Corporate Office: 5th & 6th Floor, Lotus Tower, 1 Jai Hind Society, N S Road No. 12/A, JVPD Scheme, Juhu, Mumbai-400049, Maharashtra, India. **Contact Person:** Ankit Kumar Tater, Company Secretary and Compliance Officer; **Tel:** +91 7506283400; **E-mail:** investors@lotusdevelopers.com; **Website:** www.lotusdevelopers.com
Corporate Identity Number: U68200MH2015PLC262020

OUR PROMOTERS: ANAND KAMALNAYAN PANDIT, ROOPA ANAND PANDIT AND ASHKA ANAND PANDIT

Our Company has filed the Prospectus dated August 01, 2025 with the RoC, and the Equity Shares are proposed to be listed on the BSE Limited ("BSE") and National Stock Exchange of India Limited ("NSE") and trading is expected to commence on Wednesday, August 06, 2025.

BASIS OF ALLOTMENT

INITIAL PUBLIC OFFERING OF 52,813,724 EQUITY SHARES OF FACE VALUE OF ₹ 1 EACH ("EQUITY SHARES") OF OUR COMPANY FOR CASH AT A PRICE OF ₹ 150 PER EQUITY SHARE (INCLUDING A SHARE PREMIUM OF ₹ 149 PER EQUITY SHARE) ("ISSUE PRICE") AGGREGATING TO ₹ 7,920.00 MILLION (THE "ISSUE"). THE ISSUE CONSTITUTED 10.81% OF THE POST-ISSUE PAID-UP EQUITY SHARE CAPITAL OF OUR COMPANY.

THE ISSUE INCLUDES A RESERVATION OF 147,058 EQUITY SHARES AGGREGATING UP TO ₹ 20.00 MILLION (CONSTITUTING 0.03% OF THE POST-ISSUE PAID-UP EQUITY SHARE CAPITAL OF OUR COMPANY) FOR SUBSCRIPTION BY ELIGIBLE EMPLOYEES (THE "EMPLOYEE RESERVATION PORTION"). OUR COMPANY, IN CONSULTATION WITH THE BOOK RUNNING LEAD MANAGERS ("BRLMS"), OFFERED A DISCOUNT OF 9.33% OF THE ISSUE PRICE TO ELIGIBLE EMPLOYEES BIDDING IN THE EMPLOYEE RESERVATION PORTION ("EMPLOYEE DISCOUNT"). THE ISSUE LESS THE EMPLOYEE RESERVATION PORTION IS HEREINAFTER REFERRED TO AS THE "NET ISSUE". THE ISSUE AND THE NET ISSUE SHALL CONSTITUTED 10.81 % AND 10.78%, RESPECTIVELY, OF THE POST-ISSUE PAID-UP EQUITY SHARE CAPITAL OF OUR COMPANY.

ANCHOR INVESTOR ISSUE PRICE: ₹ 150 PER EQUITY SHARE OF FACE VALUE OF ₹ 1 EACH
ISSUE PRICE: ₹ 150 PER EQUITY SHARE OF FACE VALUE OF ₹ 1 EACH
THE ISSUE PRICE IS 150 TIMES OF THE FACE VALUE

Risk to Investors

For details, refer to section titled *"Risk Factors"* on page 35 of the Prospectus.

1. **Dependence upon conditions affecting, the real estate micro markets with high geographical concentration in the Western Suburbs of Mumbai**
Our business, results of operations and financial condition have been and will continue to be heavily dependent on the performance of, and the prevailing conditions affecting, the real estate markets in the Western Suburbs of Mumbai. The real estate markets in this region may be affected by various factors outside our control, including prevailing local and economic conditions, changes in the supply and demand for properties comparable to those we develop, changes in the applicable governmental regulations, demographic trends, employment and income levels and interest rates, among other factors. These factors can also negatively affect the demand for and valuation of our Ongoing Projects and Upcoming Projects in Western Suburbs of Mumbai. The table below sets forth details of Completed Projects, Ongoing Projects and Upcoming Projects in Mumbai as on June 30, 2025:

Particulars	Completed Projects		Ongoing Projects		Upcoming Projects	
	Completed Saleable area (in sq. ft.)	Percentage of total completed saleable area (%)	Estimated Saleable area (in sq. ft.)	Percentage of total Estimated Saleable area (%)	Estimated Saleable area (in sq. ft.)	Percentage of total Estimated Saleable area (%)
Western Suburbs of Mumbai	378,396	100.00	295,586	100.00	1,356,835	82.68
Eastern Suburbs of Mumbai	-	-	-	-	129,199	7.87
South Central	-	-	-	-	155,001	9.45
Total	**378,396**	**100.00**	**295,586**	**100.00**	**1,641,035**	**100.00**

2. **Inability to complete our ongoing and upcoming projects**
As of June 30, 2025, our 5 Ongoing Projects have an aggregate total estimated saleable area of 0.30 million square feet, and our 11 Upcoming Projects have an aggregate total estimated saleable area of 1.64 million square feet. We have not faced any instances in preceding three fiscals, where there has been delay in completion and handover projects and we have completed all our projects before the completion date. As on date of the RHP, no penalty has been paid by us as per RERA and no fine has been levied by RERA. The following table sets forth expected completion date of our Ongoing Projects as of June 30, 2025:

Ongoing Projects	Expected completion date according to RERA registration
Amalfi	December 31, 2027
The Arcadian	December 31, 2027
Varun	December 31, 2028
Lotus Athena	To be applied
Lotus Amara	To be applied

3. **Inability to sell our project inventories in a timely manner**
As of June 30, 2025, we had 4 Completed Projects and 5 Ongoing Projects with a Saleable Area of 0.38 million square feet and estimated saleable area of 0.30 million square feet, respectively. The table below sets out details of unsold units for our Completed Projects and Ongoing Projects as on June 30, 2025:

Sr. No.	Project Name	Segment	Unit details			Saleable area/ estimated saleable area details		
			Total units for sale/ estimated details	Unsold units	% of units unsold	Total saleable area/estimated saleable area (in sq. ft.)	Saleable area yet to be sold (in sq. ft.)	% of saleable area yet to be sold
	Completed Projects							
1.	Signature	Commercial	88	4	4.55	183,433	7,620	4.15
2.	Ananya	Residential	46	3	6.52	56,076	2,926	5.22
3.	Ayana	Residential	33	16	48.48	50,445	23,687	46.96
4.	Arc One	Commercial	167	62	37.13	88,442	38,867	43.95
	Ongoing Projects*							
5.	The Arcadian	Residential	93	93	100	139,686	139,686	100
6.	Amalfi	Residential	31	31	100	49,063	49,063	100
7.	Varun	Residential	21	21	100	33,745	33,745	100
8.	Lotus Amara	Residential	12	12	100	49,707	49,707	100
9.	Lotus Athena	Residential	10	10	100	23,384	23,384	100
	Total		**501**	**252**		**673,981**	**368,685**	

These projects have received CC approval till plinth stage, upon completion of the plinth stage we will apply for the further commencement certificate for the additional construction including the habitable floors.

4. **Difficult to compare our performance between periods, as revenues from operations and expenses fluctuate significantly from period to period**
Our income across time periods may fluctuate significantly due to a variety of factors, including the size and number of our development and redevelopment projects, execution of agreements and/or contracts with buyers and general market conditions. As a result of one or more of these factors, we may record significant revenue from operations or profits during one accounting period and significantly lower revenue from operations or profits during prior or subsequent accounting periods.

5. **Dependence upon third party contractors for the construction and development of our Projects**
We do not provide any construction services on our own and are entirely dependent on third party contractors for the construction services of our Projects. We are also dependent on specialist agencies like architects for designing, layout and elevation plan of our Projects. If a contractor fails to perform its obligations satisfactorily or within the prescribed time periods with regard to a project or terminates its arrangements with us, we may be unable to develop the project within the intended timeframe, at the intended cost, or at all. The table below sets forth our cost of construction services received from largest and top 10 contractors for the periods indicated:

Particulars	Fiscal 2025		Fiscal 2024		Fiscal 2023	
	₹ million	% of cost of total expenses*	₹ million	% of cost of total expenses*	₹ million	% of cost of total expenses*
Largest Contractor (Shree Gajanand Associates)	311.35	21.71%	630.99	29.89%	295.85	28.10%
Top 10 Contractors and specialist agencies	770.72	53.74%	1,165.76	55.21%	869.48	82.57%

consists of construction cost + other construction cost

6. **Risks associated with negative cash flows**
We have experienced negative net cash flows from operating activities in Fiscal 2025 after adjusting income taxes paid. During this fiscal year 2025, three ongoing projects of our Company were under construction which are yet to start generating revenue due to which significant amount was invested in the working capital towards, construction costs (inventories), advance to suppliers etc. Further, partial receivables from some of our sales in last quarter of the fiscal 2025 remained uncollected at the end of the fiscal which has also contributed to the negative net cash flow from operating activities.

7. **Risk related to obtaining statutory and regulatory approvals, licenses or permits at various stages in the development of our projects.**
We (and in certain cases, the third parties developing the relevant project pursuant to arrangements with us) are required to obtain statutory and regulatory approvals, licenses or permits at various stages in the development of our projects, including, requisite change of land use approvals, environmental approvals, fire safety clearances, no objection certificates for height clearance, and commencement, completion and occupation certificates from relevant Governmental authorities. We may encounter problems in obtaining the requisite approvals or licences, may experience delays in fulfilling the conditions precedent to any required approvals and we may take time to adapt ourselves to new laws, regulations or policies that may come into effect from time to time with respect to the real estate and development sector. There can be no assurance that we will receive such approvals or renewals in the time frames anticipated by us, or at all. There may also be unanticipated delays by the relevant regulatory bodies in reviewing our applications and granting approvals.

8. **We have closed our division of film production and distribution, namely Anand Pandit Motion Pictures ("APMP") which had recorded operating losses for the Financial Year ended March 31, 2023.**
We have closed our division of film production and distribution, namely Anand Pandit Motion Pictures ("APMP") which recorded losses in our discontinued operations in the past financial years ended March 31, 2023, wherein our Profit/(loss) for the year was ₹ (5.15) million.

9. **Risk related to Objects**
The funding requirements mentioned as a part of the objects of the Issue are based on internal management estimates, and have not been appraised by any bank or financial institution. This is based on current conditions and is subject to change in light of changes in external circumstances, costs, business initiatives, other financial conditions or business strategies. Various risks and uncertainties, including those set forth in this section, may limit or delay our efforts to use the Net Proceeds to achieve profitable growth in our business.

10. **Risks related to litigations**
There are certain outstanding litigations filed against our subsidiaries, wherein the aggregate amount involved is ₹45.75 million. These legal proceedings are pending at different stages before various courts, tribunals and forums. The outcome of these legal proceedings is uncertain and could lead to adverse orders against our Company.

11. **Other risks**

a. The 2 BRLMs associated with the Issue have handled 20 public issues in the past three financial years, out of which 04 issues have closed below the issue price on the listing date:

Name of the BRLM	Total Public Issues	Issues closed below the issue price on listing date
Monarch Networth Capital Limited	2	Nil
Motilal Oswal Investment Advisors Limited	18	4
Common Issues handled by BRLMs	Nil	Nil

b. Weighted average cost of acquisition of all shares transacted in the three years, 18 months and one year preceding the date of the Prospectus:

Period	Weighted average cost of acquisition per Equity Share (in ₹)^#$	Cap Price is 'x' times the weighted average cost of acquisition^#	Range of acquisition price per Equity Share: lowest price – highest price (in ₹)
Last three years preceding the date of the Red Herring Prospectus	18.97	7.91	Nil^^-300
Last 18 months preceding the date of the Red Herring Prospectus	18.97	7.91	Nil^^-300
Last one year preceding the date of the Red Herring Prospectus	18.97	7.91	Nil^^-300

^ As certified by T. P. Ostwal & Associates LLP, Statutory Auditor, by way of their certificate dated August 01, 2025.

 # The Board of Directors pursuant to a resolution dated November 13, 2024, and ordinary resolution dated November 18, 2024, passed by our Shareholders, have approved the issuance of 204,646,900 bonus Equity Shares in the ratio of one equity shares for every one equity share held which were issued and allotted on November 29, 2024. The highest price is not adjusted for Bonus Issue.

^^Represents costs of equity shares issued pursuant to bonus issue which were issued at Nil consideration.

$ Computed based on the Equity Shares acquired/allotted/purchased (including acquisition pursuant to transfer by way of gift and bonus issue).

Note: Please note that the details in the table above have been calculated for all the Equity Shares acquired by the Promoters and Promoter Group. Our Company does not have any Shareholders entitled with right to nominate directors or any other right.

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BID/ISSUE PERIOD

ANCHOR INVESTOR BID/ ISSUE DATE OPENED AND CLOSED ON: TUESDAY, JULY 29, 2025

BID/ ISSUE OPENED ON: WEDNESDAY, JULY 30, 2025 | BID/ ISSUE CLOSED ON: FRIDAY, AUGUST 01, 2025

This was an Issue in terms of Rule 19(2)(b) of the SCRR, read with Regulation 31 of the SEBI ICDR Regulations. The Issue was being made through the Book Building Process in terms of Regulation 6 (1) of the SEBI ICDR Regulations, wherein not more than 50% of the Net Issue was available for allocation on a proportionate basis to Qualified Institutional Buyers ("**QIBs** and such portion, the "**QIB Portion**"), provided that our Company, in consultation with the BRLMs, allocated up to 60% of the QIB Portion to Anchor Investors on a discretionary basis ("**Anchor Investor Portion**"), out of which one-third shall be reserved for domestic Mutual Funds, subject to valid Bids being received from domestic Mutual Funds at or above the price at which allocation is made to Anchor Investors ("**Anchor Investor Allocation Price**"), in accordance with the SEBI ICDR Regulations. In the event of under-subscription, or non-allocation in the Anchor Investor Portion, the balance Equity Shares were added to the Net QIB Portion. Further, 5% of the Net QIB Portion was available for allocation on a proportionate basis to Mutual Funds only, and the remainder of the Net QIB Portion shall be available for allocation on a proportionate basis to all QIB Bidders, including Mutual Funds, subject to valid Bids being received from them at or above the Issue Price. However, if the aggregate demand from Mutual Funds is less than 5% of the Net QIB Portion, the balance Equity Shares available for allocation in the Mutual Fund Portion will be added to the remaining Net QIB Portion for proportionate allocation to QIBs. Further, not less than 15% of the Net Issue shall be available for allocation to Non-Institutional Bidders ("**Non-Institutional Portion**") (of which one third of the Non-Institutional Portion shall be reserved for Bidders with an application size between ₹ 0.20 million up to ₹ 1.00 million and two-thirds of the Non-Institutional Portion shall be reserved for Bidders with an application size exceeding ₹ 1.00 million) and under-subscription in either of these two sub-categories of Non-Institutional Portion may be allocated to Bidders in the other subcategory of Non-Institutional Portion, subject to valid Bids being received at or above the Issue Price and not less than 35% of the Net Issue shall be available for allocation to Retail Individual Bidders in accordance with the SEBI ICDR Regulations, subject to valid Bids being received from them at or above the Issue Price. All potential Bidders (except Anchor Investors) are mandatorily required to participate in the Issue through the Application Supported by Blocked Amount ("**ASBA**") process by providing details of their respective ASBA accounts and UPI ID in case of UPI Bidders using the UPI Mechanism, as applicable, pursuant to which their corresponding Bid Amount will be blocked by the Self Certified Syndicate Banks ("**SCSBs**") or by the Sponsor Bank under the UPI Mechanism, as the case may be, to the extent of the respective Bid Amounts. Anchor Investors are not permitted to participate in the Issue through the ASBA Process. For further details, see *"Issue Procedure"* on page 431 of the of the Prospectus.

The bidding for Anchor Investor opened and closed on July 29, 2025. The Company received 16 applications from 15 Anchor Investors for 17,200,800 Equity Shares. The Anchor Investor Issue Price was finalized at ₹150 per Equity Share. A total of 15,799,999 Equity Shares were allocated under the Anchor Investor Portion aggregating to ₹ 2,369,999,850/-.

The Issue received 35,04,235 applications for 2,76,40,19,600 Equity Shares resulting in 52.34 times subscription as disclosed in the Prospectus. The details of the applications received in the Issue from Retail Individual Bidders, Non-Institutional Bidders, QIBs, Anchor Investors and Eligible Employees are as under (before technical rejections):

Sl. No.	Category	No. of Applications received*	No. of Equity Shares applied	No. of Equity Shares reserved as per Prospectus	No. of times Subscribed	Amount (₹)
A	Retail Individual Bidders	33,18,921	40,38,96,500	1,84,33,334	21.91	60,57,21,87,900.00
B	Non-institutional Investors (More than ₹0.2 million and upto ₹1 million)	1,22,434	17,99,89,200	26,33,334	68.35	26,98,42,83,200.00
C	Non-institutional Investors (above ₹1 million)	43,938	31,35,62,800	52,66,666	59.54	47,03,36,50,600.00
D	Eligible Employees	18,782	31,38,500	1,47,058	21.34	42,67,67,900.00
E	Qualified Institutional Bidders (excluding Anchors Investors)	144	1,84,62,31,800	1,05,33,333	175.28	2,76,93,47,70,000.00
F	Anchor Investors	16	1,72,00,800	1,57,99,999	1.09	2,58,01,20,000.00
	Total	**35,04,235**	**2,76,40,19,600**	**5,28,13,724**	**52.34**	**4,14,53,17,79,600.00**

* This excludes 14,365 applications for 16,93,700 Equity Shares aggregating to ₹ 25,33,93,000 /- from Retail Individual & HNI Individuals which were not in bid book but which were banked.

Final Demand

A summary of the final demand as per NSE and BSE as on the Bid/Issue Closing Date at different Bid prices is as under:

Sr. No	Bid Price (in ₹)	No. of Equity Shares	% to Total	Cumulative Total	Cumulative % of Total
1	140	10,63,200	0.04	10,63,200	0.04
1	141	41,600	0.00	11,04,800	0.04
1	142	43,200	0.00	11,48,000	0.04
2	143	41,300	0.00	11,89,300	0.04
3	144	37,800	0.00	12,27,100	0.04
4	145	5,18,000	0.02	17,45,100	0.06
5	146	44,300	0.00	17,89,400	0.06
6	147	87,200	0.00	18,76,600	0.07
7	148	3,61,900	0.01	22,38,500	0.08
8	149	4,16,600	0.01	26,55,100	0.09
9	150	2,43,54,50,000	85.97	2,43,81,05,100	86.06
	CUTOFF	39,48,09,800	13.94	2,83,29,14,900	100.00
		2,83,29,14,900	**100.00**		

The Basis of Allotment was finalized in consultation with the Designated Stock Exchange, being NSE on August 04, 2025.

A. Allotment to Retail Individual Bidders (After Technical Rejections) (including ASBA Applications)

The Basis of Allotment to the Retail Individual Bidders, who have bid at cut-off or at the Issue Price of ₹150 per Equity, was finalized in consultation with NSE. This category has been subscribed to the extent of 21.12724 times. The total number of Equity Shares Allotted in Retail Individual Bidders category is 1,84,33,334 Equity Shares to 1,84,333 successful applicants. The category-wise details of the Basis of Allotment are as under:

Sr. No	Category	No. of Applications Received	% of Total	Total No. of Equity Shares applied	% to Total	No. of Equity Shares allotted per Bidder	Ratio	Total No. of Equity Shares allotted
1	100	29,66,482	92.84	29,66,48,200	76.17	100	254 : 4403	1,71,13,100
2	200	1,15,781	3.62	2,31,56,200	5.95	100	3 : 52	6,67,900
3	300	38,709	1.21	1,16,12,700	2.98	100	3 : 52	2,23,300
4	400	15,223	0.48	60,89,200	1.56	100	3 : 52	87,800
5	500	16,044	0.50	80,22,000	2.06	100	3 : 52	92,600
6	600	6,802	0.21	40,81,200	1.05	100	3 : 52	39,200
7	700	6,022	0.19	42,15,400	1.08	100	3 : 52	34,700
8	800	2,046	0.06	16,36,800	0.42	100	3 : 52	11,800
9	900	1,439	0.05	12,95,100	0.33	100	3 : 52	8,300
10	1000	6,065	0.19	60,65,000	1.56	100	3 : 52	35,000
11	1100	951	0.03	10,46,100	0.27	100	3 : 52	5,500
12	1200	1,364	0.04	16,36,800	0.42	100	3 : 52	7,900
13	1300	18,416	0.58	2,39,40,800	6.15	100	3 : 52	1,06,200
						1	34 : 13202	34
	TOTAL	**31,95,344**	**100.00**	**38,94,45,500**	**100.00**			**1,84,33,334**

Note: 1 additional Share shall be allotted to 34 Allottees from amongst 13202 Successful Applicants from the categories 200 - 1300 (i.e.excluding successful applicants from Category 100) in the ratio of 34 : 13202

B. Allotment to Non-Institutional Bidders (more than ₹0.20 million and upto ₹1 million) (After Technical Rejections) (including ASBA Applications)

The Basis of Allotment to the Non-Institutional Bidders (more than ₹0.20 million and upto ₹1 million), who have bid at the Issue Price of ₹150 per Equity Share or above, was finalized in consultation with NSE. This category has been subscribed to the extent of 66.85483 times. The total number of Equity Shares allotted in this category is 26,33,334 Equity Shares to 1,880 successful applicants. The category-wise details of the Basis of Allotment are as under:

Sr. No	Category	No. of Applications Received	% of Total	Total No. of Equity Shares applied	% to Total	No. of Equity Shares Allotted per Bidder	Ratio	Total No. of Equity Shares allotted
1	1400	1,12,116	93.56	15,69,62,400	89.16	1,400	84 : 5351	24,64,000
2	1500	2,346	1.96	35,19,000	2.00	1,400	37 : 2346	51,800
3	1600	598	0.50	9,56,800	0.54	1,400	9 : 598	12,600
4	1700	296	0.25	5,03,200	0.29	1,400	5 : 296	7,000
5	1800	240	0.20	4,32,000	0.25	1,400	1 : 60	5,600
6	1900	118	0.10	2,24,200	0.13	1,400	1 : 59	2,800
7	2000	818	0.68	16,36,000	0.93	1,400	13 : 818	18,200
8	2100	166	0.14	3,48,600	0.20	1,400	3 : 166	4,200
9	2200	67	0.06	1,47,400	0.08	1,400	1 : 67	1,400
10	2300	48	0.04	1,10,400	0.06	1,400	1 : 48	1,400
11	2400	47	0.04	1,12,800	0.06	1,400	1 : 47	1,400
12	2500	160	0.13	4,00,000	0.23	1,400	3 : 160	4,200
13	2600	76	0.06	1,97,600	0.11	1,400	1 : 76	1,400
14	2700	118	0.10	3,18,600	0.18	1,400	1 : 59	2,800
15	2800	364	0.30	10,19,200	0.58	1,400	3 : 182	8,400
16	3000	276	0.23	8,28,000	0.47	1,400	4 : 276	5,600
17	3100	38	0.03	1,17,800	0.07	1,400	1 : 38	1,400
18	3200	54	0.05	1,72,800	0.10	1,400	1 : 54	1,400
19	3300	760	0.63	25,08,000	1.42	1,400	3 : 190	16,800
20	3400	176	0.15	5,98,400	0.34	1,400	3 : 176	4,200
21	3500	78	0.07	2,73,000	0.16	1,400	1 : 78	1,400
22	4000	93	0.08	3,72,000	0.21	1,400	1 : 93	1,400
23	4200	57	0.05	2,39,400	0.14	1,400	1 : 57	1,400
24	5000	111	0.09	5,55,000	0.32	1,400	2 : 111	2,800
25	6000	58	0.05	3,48,000	0.20	1,400	1 : 58	1,400
26	6600	256	0.21	16,89,600	0.96	1,400	1 : 64	5,600
27	2900	28	0.02	81,200	0.05	1,400	0 : 28	0
28	3600	20	0.02	72,000	0.04	1,400	0 : 20	0
29	3700	12	0.01	44,400	0.03	1,400	0 : 12	0
30	3800	6	0.01	22,800	0.01	1,400	0 : 6	0
31	3900	13	0.01	50,700	0.03	1,400	0 : 13	0
32	4100	10	0.01	41,000	0.02	1,400	0 : 10	0
33	4300	6	0.01	25,800	0.01	1,400	0 : 6	0
34	4400	7	0.01	30,800	0.02	1,400	0 : 7	0
35	4500	29	0.02	1,30,500	0.07	1,400	0 : 29	0
36	4600	6	0.01	27,600	0.02	1,400	0 : 6	0
37	4700	12	0.01	56,400	0.03	1,400	0 : 12	0
38	4800	7	0.01	33,600	0.02	1,400	0 : 7	0
39	4900	5	0.00	24,500	0.01	1,400	0 : 5	0
40	5100	13	0.01	66,300	0.04	1,400	0 : 13	0
41	5200	7	0.01	36,400	0.02	1,400	0 : 7	0
42	5300	10	0.01	53,000	0.03	1,400	0 : 10	0
43	5400	6	0.01	32,400	0.02	1,400	0 : 6	0
44	5500	16	0.01	88,000	0.05	1,400	0 : 16	0
45	5600	21	0.02	1,17,600	0.07	1,400	0 : 21	0
46	5700	5	0.00	28,500	0.02	1,400	0 : 5	0
47	5800	3	0.00	17,400	0.01	1,400	0 : 3	0
48	6100	16	0.01	97,600	0.06	1,400	0 : 16	0
49	6200	6	0.01	37,200	0.02	1,400	0 : 6	0
50	6300	7	0.01	44,100	0.03	1,400	0 : 7	0
51	6400	4	0.00	25,600	0.01	1,400	0 : 4	0
52	6500	27	0.02	1,75,500	0.10	1,400	0 : 27	0
						1,400	1 : 302	1,400
						11	1 : 1	1,320
						1	14 : 120	14
	Total	**1,19,837**	**100.00**	**17,60,51,100**	**100.00**			**26,33,334**

Note: 1 (One) lot of 1400 shares have been allocated to all the Applicants from Categories from Serial No. 27 to 52 in the ratio of 1 :302 (All these categories have been moved at the end for easy reference)

Please Note : 11 additional Shares shall be allocatted to 120 Successful Allottees from all the categories (i.e.excluding successful applicants from Category 1400) in the ratio of 1 : 1

Please Note : 1 additional Share shall be allocatted to 120 Successful Allottees from all the categories (i.e.excluding successful applicants from Category 1400) in the ratio of 14 :120

C. Allotment to Non-Institutional Bidders (more than ₹1 million) (After Technical Rejections) (including ASBA Applications)

The Basis of Allotment to the Non-Institutional Bidders (more than ₹1 million), who have bid at the Issue Price of ₹150 per Equity Share or above, was finalized in consultation with NSE. This category has been subscribed to the extent of 58.87438 times. The total number of Equity Shares allotted in this category is 52,66,666 Equity Shares to 3,761 successful applicants. The category-wise details of the Basis of Allotment are as under: (Sample)

Category	No. of Applications Received	% of Total	Total No. of Equity Shares applied	% to Total	No. of Equity Shares allotted per Bidder	Ratio	Total No. of Equity Shares allotted
6700	40,829	93.99	27,35,54,300	88.22	1,400	75 : 866	49,50,400
6800	596	1.37	40,52,800	1.31	1,400	13 : 149	72,800
6900	196	0.45	13,52,400	0.44	1,400	17 : 196	23,800
7000	611	1.41	42,77,000	1.38	1,400	53 : 611	74,200
7100	156	0.36	11,07,600	0.36	1,400	7 : 78	19,600
7200	114	0.26	8,20,800	0.26	1,400	5 : 57	14,000
7300	31	0.07	2,26,300	0.07	1,400	3 : 31	4,200
7400	37	0.09	2,73,800	0.09	1,400	3 : 37	4,200
7500	68	0.16	5,10,000	0.16	1,400	3 : 34	8,400
7600	14	0.03	1,06,400	0.03	1,400	1 : 14	1,400
7700	15	0.03	1,15,500	0.04	1,400	1 : 15	1,400
7900	21	0.05	1,65,900	0.05	1,400	2 : 21	2,800
8000	40	0.09	3,20,000	0.10	1,400	3 : 40	4,200
8100	20	0.05	1,62,000	0.05	1,400	1 : 10	2,800
8500	8	0.02	68,000	0.02	1,400	1 : 8	1,400
9000	21	0.05	1,89,000	0.06	1,400	2 : 21	2,800
9400	12	0.03	1,12,800	0.04	1,400	1 : 12	1,400
9800	17	0.04	1,66,600	0.05	1,400	1 : 17	1,400
10000	150	0.35	15,00,000	0.48	1,400	13 : 150	18,200
10100	10	0.02	1,01,000	0.03	1,400	1 : 10	1,400
10300	10	0.02	1,03,000	0.03	1,400	1 : 10	1,400
12000	12	0.03	1,44,000	0.05	1,400	1 : 12	1,400
12500	7	0.02	87,500	0.03	1,400	1 : 7	1,400
13000	9	0.02	1,17,000	0.04	1,400	1 : 9	1,400
13300	20	0.05	2,66,000	0.09	1,400	1 : 10	2,800
13400	47	0.11	6,29,800	0.20	1,400	4 : 47	5,600
14000	24	0.06	3,36,000	0.11	1,400	1 : 12	2,800
15000	26	0.06	3,90,000	0.13	1,400	1 : 13	2,800
15200	8	0.02	1,21,600	0.04	1,400	1 : 8	1,400
16600	6	0.01	99,600	0.03	1,400	1 : 6	1,400
206600	1	0.00	2,06,600	0.07	1,400	0 : 1	0
300000	1	0.00	3,00,000	0.10	1,400	0 : 1	0
320000	1	0.00	3,20,000	0.10	1,400	0 : 1	0
333300	2	0.00	6,66,600	0.21	1,400	0 : 2	0
333400	1	0.00	3,33,400	0.11	1,400	0 : 1	0
666000	1	0.00	6,66,000	0.21	1,400	0 : 1	0
666600	1	0.00	6,66,600	0.21	1,400	0 : 1	0
666700	3	0.01	20,00,100	0.65	1,400	0 : 3	0
1000000	1	0.00	10,00,000	0.32	1,400	0 : 1	0
1666700	1	0.00	16,66,700	0.54	1,400	0 : 1	0
					1,400	14 : 227	19,600
					1	34 : 101	1,266
TOTAL	**43,440**	**100.00**	**31,00,71,700**	**100.00**			**52,66,666**

Please Note : 1 (One) lot of 1400 shares have been allocated to all the Applicants from Categories from Serial No. 39 to 168 in the ratio of 14 :227 (All these categories have been moved at the end for easy reference)

Please Note : 1 additional Share shall be allotted to 1266 Allottees from amongst 3761 Successful Applicants from all the categories in the ratio of 34 : 101

D. Allotment to Employee Reservation (After Rejections) (including ASBA Applications)

The Basis of Allotment to the Eligible Employee Portion, who have bid at the Issue Price net of Employee Discount, i.e. ₹136 per Equity Share was finalized in consultation with NSE. This category has been subscribed to the extent of 1.81153 times. The total number of Equity Shares allotted in this category is 147,058 Equity Shares to 103 successful applicants. The category-wise details of the Basis of Allotment are as under:

Allotment under the Eligible Employee Category have been split in 2 categories (i) applications upto 2 Lakhs (ii) applications above 2 Lakhs and up to 5 Lakhs.

The category-wise details of the Basis of Allotment for Employee up to 2 Lakhs are as under:

Sr. No	Category	No. of Applications Received	% of Total	Total No. of Equity Shares Applied	% to Total	No. of Equity Shares allotted per applicant	Ratio	Total No. of Equity Shares Allotted
1	100	4	3.88	400	0.32	100	1 : 1	400
2	200	3	2.91	600	0.48	200	1 : 1	600
3	300	2	1.94	600	0.48	300	1 : 1	600
4	400	3	2.91	1,200	0.95	400	1 : 1	1,200
5	700	2	1.94	1,400	1.11	700	1 : 1	1,400
6	900	2	1.94	1,800	1.43	900	1 : 1	1,800
7	1100	5	4.85	5,500	4.36	1100	1 : 1	5,500
8	1300	1	0.97	1,300	1.03	1300	1 : 1	1,300
9	1400	81	78.64	1,13,400	89.86	1400	1 : 1	1,13,400
	TOTAL	**103**	**100.00**	**1,26,200**	**100.00**			**1,26,200**

Please Note :79 Applications from above 1400 categories (Above 2 Lakhs) have been added to Category 1400 for preparing basis upto 2 Lakhs (Firm Allotment) and basis for balance Categories above 2 Lakhs have been done on proportionate basis.

The category-wise details of the Basis of Allotment for Employee above ₹ 2 Lakhs and up to ₹ 5 Lakhs are as under:

Sr. No	Category	No. of Applications Received	% of Total	Total No. of Equity Shares Applied	% to Total	No. of Equity Shares allotted per applicant	Ratio	Total No. of Equity Shares Allotted
1	100	4	5.06	400	0.29	15	1:1	60
2	300	1	1.27	300	0.21	45	1:1	45
3	400	3	3.80	1,200	0.86	60	1:1	180
4	500	1	1.27	500	0.36	74	1:1	74
5	600	1	1.27	600	0.43	89	1:1	89
6	700	1	1.27	700	0.50	104	1:1	104
7	800	5	6.33	4,000	2.85	119	1:1	595
8	1000	2	2.53	2,000	1.43	149	1:1	298
9	1300	1	1.27	1,300	0.93	193	1:1	193
10	1500	2	2.53	3,000	2.14	223	1:1	446
11	1700	1	1.27	1,700	1.21	253	1:1	253
12	1900	1	1.27	1,900	1.36	283	1:1	283
13	2000	2	2.53	4,000	2.85	298	1:1	596
14	2100	2	2.53	4,200	3.00	313	1:1	626
15	2200	52	65.82	1,14,400	81.60	327	1:1	17,004
						1	3:13	12
	TOTAL	**79**	**100.00**	**1,40,200**	**100.00**			**20,858**

Please Note : 1 additional Share shall be allocatted to Category 2200 in the ratio of 3 :13

D. Allotment to QIBs (After Technical Rejections)

Allotment to QIBs, who have bid at the Issue Price of ₹150 per Equity Share or above, has been done on a proportionate basis in consultation with NSE. This category has been subscribed to the extent of 175.27518 times of Net QIB portion. As per the SEBI Regulations, Mutual Funds were allotted 5% of the Equity Shares of Net QIB portion available i.e. 526,667 Equity Shares and other QIBs and unsatisfied demand of Mutual Funds were allotted the remaining available Equity Shares i.e. 10,006,666 Equity Shares on a proportionate basis. The total number of Equity Shares allotted in the QIB category is 10,533,333 Equity Shares, which were allotted to 144 successful Applicants.

Category	FI'S/BANK'S	MF'S	IC'S	NBFC'S	AIF	FII/FPC	OTHERS	Total
Allotment	4,957,499	901,700	144,413	-	-	2,997,525	1,532,196	**10,533,333**

E. Allotment to Anchor Investors (After Technical Rejections)

The Company, in consultation with the BRLMs, have allocated 1,57,99,999 Equity Shares to 15 Anchor Investors (through 16 Anchor Investor Application Forms) (including 3 domestic Mutual Funds through 4 schemes) at an Anchor Issue Price at ₹150 per Equity Share in accordance with SEBI ICDR Regulations. This represents 60% of the QIB portion.

Category	FI'S/BANK'S	MF'S	IC'S	NBFC'S	AIF	FII/FPC	OTHERS	Total
Allotment	-	53,33,500	10,00,100	3,33,400	22,66,800	68,66,199	-	**1,57,99,999**

The Board of Directors of our Company at its meeting held on August 04,2025 has taken on record the basis of allotment of Equity Shares approved by the Designated Stock Exchange, being NSE and has allotted the Equity Shares to various successful applicants. The Allotment Advice Cum Refund Intimation and/or notices have been dispatched to the address of the investors as registered with the depositories. Further, instructions to the SCSBs have been issued for unblocking of funds and transfer to the Public Issue Account on August 04, 2025 and the payments to non-syndicate brokers have been issued on August 05, 2025. In case the same is not received within ten days, investors may contact the Registrar to the Issue at the address given below. The Equity Shares allotted to the successful allottees have been uploaded on August 05, 2025 for credit into the respective beneficiary accounts subject to validation of the account details with the depositories concerned. The Company has filed the Listing application with BSE and NSE on August 05, 2025. The Company has received the listing and trading approval from BSE & NSE, and trading will commence on August 06, 2025.

Note: All capitalized terms used and not defined herein shall have the respective meanings assigned to them in the Prospectus.

INVESTORS PLEASE NOTE

These details of the Allotment made was hosted on the website of Registrar to the Issue, KFin Technologies Limited.

All future correspondence in this regard may kindly be addressed to the Registrar to the Issue quoting full name of the First/ Sole applicant, Serial number of the Bid cum Application form number, Bidders DP ID, Client ID, PAN, date of submission of Bid cum Application Form, address of the Bidder, number of Equity Shares bid for, name of the Member of the Syndicate, place where the bid was submitted and payment details at the address given below:

KFINTECH
EXPERIENCE TRANSFORMATION

KFin Technologies Limited

Selenium Tower B, Plot No.31 and 32, Gachibowli, Financial District, Nanakramguda, Serilingampally, Hyderabad-500 032, Telangana, India

Telephone Number: +91 40671 62222/ 1800 309 4001; **E-mail:** srilotus.ipo@kfintech.com; **Investor Grievance E-mail:** einward.ris@kfintech.com

Website: www.kfintech.com; **Contact Person:** M. Murali Krishna; **SEBI Registration Number:** INR000000221

For **SRI LOTUS DEVELOPERS AND REALTY LIMITED**
On behalf of the Board of Directors
Sd/-

Place : Mumbai
Ankit Kumar Tater

Date : August 05, 2025
Company Secretary and Compliance Officer

THE LEVEL OF SUBSCRIPTION SHOULD NOT BE TAKEN TO BE INDICATIVE OF EITHER THE MARKET PRICE OF THE EQUITY SHARES ON LISTING OR THE BUSINESS PROSPECTS OF SRI LOTUS DEVELOPERS AND REALTY LIMITED.

SRI LOTUS DEVELOPERS AND REALTY LIMITED has filed a Prospectus dated August 01, 2025 with the RoC. The Prospectus is made available on the website of the SEBI at www.sebi.gov.in as well as on the website of the BRLMs i.e., Monarch Networth Capital Limited at www.mnclgroup.com and Motilal Oswal Investment Advisors Limited at www.motilaloswalgroup.com, the website of the NSE at www.nseindia.com and the website of the BSE at www.bseindia.com and the website of the Company at www.lotusdevelopers.com. Any potential investor should note that investment in equity shares involves a high degree of risk and for details relating to such risks, please see the section *"Risk Factors"* beginning on page 35 of the Prospectus.