



January 30, 2025

To

<b>The General Manager</b> Dept. of Corporate Services National Stock Exchange of India Limited Bandra Kurla Complex Bandra (E) Mumbai-400051 NSE Scrip code: PRESTIGE	<b>The Manager</b> Dept of Corporate Services BSE Limited Floor 25, P J Towers Dalal Street Mumbai - 400 001 BSE Scrip code: 533274
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Dear Sir/Madam

**Sub: Disclosure pursuant to Regulation 32(6) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("the Regulations")**

**Ref: Qualified Institutional Placement ("QIP") proceeds utilization Report.**

Pursuant to Regulation 32(6) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed herewith the Monitoring Agency Report with respect to the utilisation of Issue proceeds for the quarter ended December 31, 2024, issued by ICRA Limited.

The monitoring agency confirmed in its report that there is no deviation in utilization of proceeds of QIP as stated in the object of the issue.

This is for your information and records.

Thanking You,

Yours sincerely

For **Prestige Estates Projects Limited**

**Manoj Krishna J V**  
Company Secretary and Compliance Officer

Encl: a/a.

## MONITORING AGENCY REPORT

**Name of the Issuer:** Prestige Estates Projects 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:  
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Parul Goyal Narang

Vice President & Head-Process Excellence

Analyst: Sweety Shaw

QA: Subhechha Banerjee

**1. Issuer Details**

**Name of the Issuer:** Prestige Estates Projects Limited

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

Promoters
<i>Mr. Irfan Razack</i>
<i>Mr. Rezwan Razack</i>
<i>Mr. Noaman Razack</i>

Source: Letter of Offer

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

**2. Issue Details**

**Issue Period:** Opening date- August 29, 2024

Closing date- September 04, 2024

**Type of Issue:** QIP

**Type of specified securities:** Equity shares

**Issue Size (Rs. Crore): 5000 Crore**

With OFS portion: Not Applicable; Excluding OFS portion: Not Applicable.

Gross Proceeds: INR 5000 Crore (Including Issue Related Expenses amounting INR 99.40 Crore) \*

\*The net proceeds have been revised downwards to INR 4899.17 Crore, as actual issue related expenses (IRE) are higher by 1.43 Crore as on 31st December 2024.

**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>	<i>Placement Document</i>	<i>No deviation observed</i>	<i>No Comments</i>
Whether shareholder approval has been obtained in case of material deviations <sup>#</sup> from expenditures disclosed in the Offer Document?	<b>Not Applicable</b>	<i>As confirmed by the Issuer's management</i>	<i>No comments</i>	<i>No comments</i>
Whether the means of finance for the disclosed objects of the issue has changed?	<b>No</b>	<i>As confirmed by the Issuer's management</i>	<i>No deviation observed.</i>	<i>No comments</i>
Is there any major deviation observed over the earlier monitoring agency reports?	<b>No</b>	<i>No deviation observed.</i>	<i>No comments</i>	<i>No comments</i>
Whether all Government/ statutory approvals related to the object(s) have been obtained?	<b>Not Applicable</b>	<i>As confirmed by the Issuer's management</i>	<i>No comments</i>	<i>No comments</i>
Whether all arrangements pertaining to technical assistance/ collaboration are in operation?	<b>Not Applicable</b>	<i>As confirmed by the Issuer's management</i>	<i>No comments</i>	<i>No comments</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>	<i>No comments</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>	<i>No comments</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>	<i>No comments</i>

**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	Repayment / pre-payment, in full or in part, of certain outstanding borrowings availed by the Company and/or certain of its Subsidiaries	Placement Document	1500	Not Applicable	No comments	N.A.	N.A.	N.A.
2	Acquisition of land or land development rights	Placement Document	1000	Not Applicable	No comments	N.A.	N.A.	N.A.
3	Investment in Subsidiaries and Joint Ventures for funding some of its Ongoing Projects and one Upcoming Project which will be undertaken by such Subsidiaries and Joint Ventures	Placement Document	1250	Not Applicable	No comments	N.A.	N.A.	N.A.
4	General Corporate Purpose	Placement Document	1150.60	1149.17	Revision in General Corporate Purpose is on account of actual issue related expenditure being higher by INR 1.43 Crore	N.A.	N.A.	N.A.
<b>Total</b>			<b>4900.60</b>	<b>1149.17</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
	<i>Issue Related Expenses</i>	<i>-Placement Document -Peer Reviewed CA Certificate -Bank statement of the proceeds account</i>	<i>100.83</i>	<i>71.20</i>	<i>29.63</i>	<i>100.83</i>	<i>NIL</i>	<i>Issue related expenditure is increased by INR 1.43 Crore</i>	<i>No comments</i>	<i>No comments</i>
<i>Objects for utilization of Net Proceeds</i>										
<b>1</b>	<i>Repayment / pre-payment, in full or in part, of certain outstanding borrowings availed by the Company and/or certain of its Subsidiaries</i>	<i>-Placement Document -Peer Reviewed CA Certificate -Bank statement of the proceeds account</i>	<i>1500</i>	<i>871.90</i>	<i>628.10</i>	<i>1500.00</i>	<i>NIL</i>	<i>No comments</i>	<i>No comments</i>	<i>No comments</i>

2	<i>Acquisition of land or land development rights</i>	<i>Same as above</i>	1000	144.86	855.14	1000.00	NIL	No comments	No comments	No comments
3	<i>Investment in Subsidiaries and Joint Ventures for funding some of its Ongoing Projects and one Upcoming Project which will be undertaken by such Subsidiaries and Joint Ventures</i>	<i>Same as above</i>	1250	87	334.50	421.50	828.50	No comments	No comments	No comments
4	<i>General Corporate Purpose</i>	<i>Same as above</i>	1149.17	144.42	883.76	1028.18	120.99	No comments	No comments	No comments
<b>Total</b>			<b>5000.00</b>	<b>1319.38</b>	<b>2731.13</b>	<b>4050.51</b>	<b>949.49</b>			

Note: Revised cost as per point no 4(i) above

**(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 ICICI Bank- A/c Number- 000210867692	143.00	13th October 2024	0.41	5.85%	143.41
2	Fixed Deposit with Kotak Bank- Deposit Number- A/c Number- 000210867692	129.48	29 <sup>th</sup> January 2025	1.41	7.00%	130.89
3	Fixed Deposit with SBI Bank- A/c Number- 43667532700	254.17	4th February 2025	0.04	6.25%	254.21
4	Fixed Deposit with SBI Bank- A/c Number- 43667503360	254.17	4th February 2025	0.04	6.25%	254.21
5	Fixed Deposit with HDFC Bank- A/c Number- 50301052804760	200.00	14 <sup>th</sup> March 2025	2.73	7.00%	202.73
4	Balance lying in Escrow Account-000205038721(ICICI Bank)	2.24	-	-	-	2.24
5	Balance lying in Monitoring Account-000205038716(ICICI Bank)	1.74	-	-	-	1.74
	<b>Total</b>	<b>984.80*</b>		<b>4.63</b>	-	<b>989.43</b>

Source: As certified by MOJ & Associates

\*Fixed deposits include investments of INR 35.31 Crore from internal accruals and interest received from FDs

## (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 <sup>^</sup>		Reason for delay	Proposed course of action
<i>Repayment / pre-payment, in full or in part, of certain outstanding borrowings availed by the Company and/or certain of its Subsidiaries</i>	<b>31<sup>st</sup> March 2025</b>	<b>On Schedule</b>	N.A.	No Comments	No Comments
<i>Acquisition of land or land development rights</i>	<b>31<sup>st</sup> March 2026</b>	<b>On Schedule</b>	N.A.	No Comments	No Comments
<i>Investment in Subsidiaries and Joint Ventures for funding some of its Ongoing Projects and one Upcoming Project which will be undertaken by such Subsidiaries and Joint Ventures</i>	<b>31<sup>st</sup> March 2026</b>	<b>On Schedule</b>	N.A.	No Comments	No Comments
<i>General Corporate Purpose</i>	<b>31<sup>st</sup> March 2026</b>	<b>On Schedule</b>	N.A.	No Comments	No Comments

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	<i>Funding for working capital</i>	<b>432.50</b>	- Bank statement of the proceeds account - Peer Reviewed CA- Certificate	<b>No Comments</b>	<b>No Comments</b>
2	<i>Land acquisition</i>	<b>148.94</b>	<i>Same as above</i>	<b>No Comments</b>	<b>No Comments</b>
3	<i>Loan Repayment</i>	<b>224.79</b>	<i>Same as above</i>	<b>No Comments</b>	<b>No Comments</b>
4	<i>Dividend</i>	<b>77.53</b>	<i>Same as above</i>	<b>No Comments</b>	<b>No Comments</b>
	<b>Total</b>	<b>883.76</b>			