

August 12, 2022

|                                                                                                                                                                                                                     |                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| National Stock Exchange of India Limited<br>The Listing Department<br>Exchange Plaza, 5 <sup>th</sup> Floor<br>Plot C 1 – G Block<br>Bandra-Kurla Complex, Bandra ( E )<br>Mumbai 400 051<br>Scrip Code: SHRIRAMPPS | BSE Limited<br>Dept of Corporate Services<br>Phiroze Jeejeebhoy Towers<br>Dalal Street, Fort<br>Mumbai 400 001<br>Scrip Code : 543419 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|

Dear Sirs

**Sub: Monitoring Agency Report for the quarter ended June 30, 2022.**

Pursuant to Regulation 32(6) of Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with Regulation 41(4) of Securities Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, please find attached Monitoring Agency Report for the quarter ended June 30, 2022, issued by ICICI Bank Limited.

We also submit the Statement of fund utilization together with the Certificate from Statutory Auditors.

The utilization of funds is without any deviation.

We request you to take the above information on record.

Thanking you.

Regards

For SHRIRAM PROPERTIES LIMITED



D. SRINIVASAN  
COMPANY SECRETARY  
FCS 5550

### Shriram Properties Limited

"Shriram House", No.31, Old No.192, 2nd Main Road, T Chowdaiah Road, Sadashivanagar, Bengaluru - 560080

T +91-80-40229999 | F +91-80-41236222 | Web: [www.shriramproperties.com](http://www.shriramproperties.com)

Registered Office: Lakshmi Neela Rite Choice Chamber, New No.9, Bazullah Road, T. Nagar Chennai - 600 017

GST No: 29AAFCS5801D1ZI CIN No: L72200TN2000PLC044560



#### Report of the Monitoring Agency

Name of the Issuer: : Shriram Properties Limited  
For quarter ended: Jun 30, 2022  
Name of the Monitoring Agency: ICICI Bank Limited

a) Deviation from the objects: No deviation from the object

(b) Range of Deviation\*: Not applicable

Declaration:

We declare that this report is based on the format prescribed by the SEBI (ICDR) Regulations, 2018, We further declare that this report provides a true and fair view of the utilization of the issue proceeds.

We declare that we do not have any direct/indirect interest in or relationship with the issuer/promoters/directors/management and also 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.

Signature:

Name of the Authorized Person/Signing Authority: Sagar Welekar  
Designation of Authorized person/Signing Authority: Chief Manager  
Seal of the Monitoring Agency:  
Date: 12 Aug 2022

**1) Issuer Details:**

Name of the issuer: Shriram Properties Limited

Names of the promoter: M. Murali, Shriram Properties Holdings Private Limited and Shriram Group Executives Welfare Trust

Industry/sector to which it belongs: Real Estate Developer

**2) Issue Details:**

Issue Period: 08 December 2021 to 10 December, 2021

Type of issue (public/rights): Public Issue

Type of specified securities: Equity Shares

Public Issue Grading, if any: NA

Issue size (in Million): 'Equity Shares of Rs. 6000 Million

**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/No | Certificate provided by Chartered Accountant                                                     | Yes                               | Yes                                |
| Whether shareholder approval has been obtained in case of material deviations* from expenditures disclosed in the Offer Document? | Yes/No | NA                                                                                               | NA                                | NA                                 |
| Whether the means of finance for the disclosed objects of the issue has changed?                                                  | Yes/No | NA                                                                                               | No                                | No                                 |
| Is there any major deviation observed over the earlier monitoring agency reports?                                                 | Yes/No | NA                                                                                               | NA                                | NA                                 |
| Whether all Government/statutory approvals related to the object(s) have been obtained?                                           | Yes/No | NA                                                                                               | NA                                | NA                                 |
| Whether all arrangements pertaining to technical assistance/collaboration are in operation?                                       | Yes/No | NA                                                                                               | NA                                | NA                                 |
| Are there any favorable events improving the viability of these object(s)?                                                        | Yes/No | NA                                                                                               | NA                                | NA                                 |
| Are there any unfavorable events affecting the viability of the object(s)?                                                        | Yes/No | NA                                                                                               | No                                | No                                 |
| Is there any other relevant information that may materially affect the decision making of the investors?                          | Yes/No | NA                                                                                               | No                                | No                                 |

\*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 fund actually utilized by more than 10% of the amount projected in the offer documents. NA

**4) Details of object(s) to be monitored:**

(i) Cost of object(s)- INR in Million

| Sr. No | Item Head                           | Original Cost (as per Offer Document) | Revised Cost   | Comments of Monitoring Agency | Comments of Board of Directors |                           |                                       |
|--------|-------------------------------------|---------------------------------------|----------------|-------------------------------|--------------------------------|---------------------------|---------------------------------------|
|        |                                     |                                       |                |                               | Reason of cost revision        | Proposed financing option | Particulars of firm arrangements made |
| 1      | Repayment/ Pre-payment of borrowing | 2000.00                               | 2000.00        | No comments                   | NA                             | NA                        | NA                                    |
| 2      | General Corporate Purpose           | 304.17                                | 304.58         | No comments                   | See Note Below*                | NA                        | NA                                    |
|        | <b>Total</b>                        | <b>2304.17</b>                        | <b>2304.58</b> |                               |                                |                           |                                       |

Note:

- Variation due to shifting of certain applications from employee portion to retail portion and vice versa.
- After adjusting the share of expenses, a higher amount was available.

**Regd. Office:**

(ii) Progress in the object(s)- INR in Million

| Sr. No | Item Head                           | Amount as proposed in Offer Document | Amount utilized                |                    |                           | Total unutilized Amount | Comments of Monitoring Agency | Comments of Board of Directors |                           |
|--------|-------------------------------------|--------------------------------------|--------------------------------|--------------------|---------------------------|-------------------------|-------------------------------|--------------------------------|---------------------------|
|        |                                     |                                      | As at Beginning of the quarter | During the quarter | At the end of the quarter |                         |                               | Reason of idle funds           | Proposed Course of Action |
| 1      | Repayment/ Pre-payment of borrowing | 2000.00                              | 1799.43                        | 25.23*             | 1824.66                   | 175.34                  | No comments                   | NA                             | NA                        |
| 2      | General Corporate Purpose           | 304.58                               | 304.58                         | NIL                | 304.58                    | NIL                     | No comments                   | NA                             | NA                        |
|        | <b>Total</b>                        | <b>2304.58</b>                       | <b>2104.01</b>                 | <b>25.23</b>       | <b>2129.24</b>            | <b>175.34</b>           |                               |                                |                           |

\*Repayment/Pre-payment of borrowing Rs.25.23 million during the quarter was done from company's own funds. The reimbursement of own funds used for this repayment of Loans will be claimed from monitoring agency account in the next quarter. Also, company has confirmed that any repayments in future will be made from monitoring agency account directly.

(iii) Deployment of unutilized Public Offer proceeds- INR in Million

| Sr. No | Type of instrument and name of the entity invested in | Amount invested | Maturity date | Earnings*   | Return on Investment (%) | Market Value as at the end of quarter# |
|--------|-------------------------------------------------------|-----------------|---------------|-------------|--------------------------|----------------------------------------|
| 1      | Fixed Deposit with RBL Bank                           | 156.00          | Aug 15, 2022  | 3.16        | 4.20%                    | 158.85                                 |
| 2      | Fixed Deposit with RBL Bank                           | 46.92           | Nov 21, 2022  | 0.68        | 4.58%                    | 47.54                                  |
|        | <b>Total</b>                                          | <b>202.92</b>   |               | <b>3.84</b> |                          | <b>206.39</b>                          |

Note: As on 30<sup>th</sup> June 2022, the balance in Fixed Deposit is higher than the unutilized funds by Rs 31.05 million on account of interest income earned from the fixed deposits till 30<sup>th</sup> June 2022 and loans repaid by Company through own funds.

\* Including tax deducted at source by the bank

# Including the interest accrued ( net of tax deducted at source) till June 30, 2022

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

| Object(s) Name | Completion Date       |          | Delay (No. of days/ months) | Comments of Board of Directors |                           |
|----------------|-----------------------|----------|-----------------------------|--------------------------------|---------------------------|
|                | As per Offer Document | Actual * |                             | Reason of delay                | Proposed Course of Action |
| NA             | NA                    | NA       | NA                          | No comments                    |                           |

\* In case of continuing object(s) please specify latest/revised estimate of completion date

5) Details of utilization of proceeds stated as General Corporate Purpose (GCP) amount in the offer document: (₹/Million)

| Sr. No | Item Head                 | Amount as proposed in Offer Document | Amount utilized                |                    |                           | Total unutilized Amount |
|--------|---------------------------|--------------------------------------|--------------------------------|--------------------|---------------------------|-------------------------|
|        |                           |                                      | As at Beginning of the quarter | During the quarter | At the end of the quarter |                         |
| 1      | General Corporate Purpose | 304.58                               | 304.58                         | NIL                | 304.58                    | NIL                     |

Signature:




Name of the Authorized Person/Signing Authority: Sagar Welekar  
 Designation of Authorized person/Signing Authority: Chief Manager  
 Seal of the Monitoring Agency:  
 Date: 12 Aug 2022

**Schedule IV**  
**Format of Declaration from the Company**

Date: August 12, 2022

To,  
MONITORING AGENCY  
ICICI BANK LIMITED,  
1st floor, 122,  
Mistry Bhavan Dinshaw Wachha Road  
Churchgate, Mumbai 400 020, India

For the attention of: Mr. Sagar Welkar

Re: Public offer vide its Prospectus dated December 13, 2021 of Shriram Properties Limited -  
Monitoring Agency Report as at June 30, 2022.

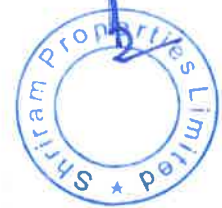
Dear Sir,

This is with respect to the Public offer by Shriram Properties Limited ("Company") vide its Prospectus dated December 13, 2021 ("**Prospectus**") and utilization of the Offer proceeds as per the objects of the Offer given in the said Prospectus. The Company and ICICI Bank Limited have entered into a Monitoring Agency Agreement dated November 30, 2021.

With respect to the Public offer and the proceeds raised in the Public offer, I/We hereby undertake and declare as follows:

1. The total amount collected/raised through the Public offer is INR 2,500.41 million as towards fresh issue ("**Amount**"); After adjusting Rs. 195.83 million towards fresh issue expenses the net proceeds was Rs 2,304.58 million.
2. Of the total amount received (as mentioned in point 1 above), the Company the utilisation was as follows:

| Period – Quarter ended | Purpose                                                        | Amount. In Mn. |
|------------------------|----------------------------------------------------------------|----------------|
| December 2021          | General Corporate Purpose                                      | 304.58         |
| March 2022             | Repayment/prepayment of borrowings of the Company/subsidiaries | 1,799.43       |
| June 2022              | Repayment/prepayment of borrowings of the Company/subsidiaries | 25.23          |
|                        | Total                                                          | 2,129.24       |



**Shriram Properties Limited**

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The utilisation of funds is in line with the objects detailed in the Prospectus. The remaining amount is maintained in Monitoring Agency Account and shall be subsequently utilized in accordance with the objects mentioned in the Prospectus. The complete details of the end use of the Amount along with bank statements supporting such utilization are attached to this declaration as “Annexure I”

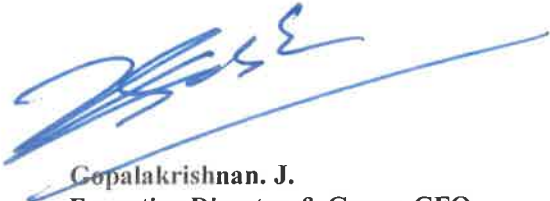
3. We confirm that with respect to utilization of proceeds, there has been no deviation from the objects stated in the Prospectus and that the utilizations are in compliance with the Prospectus and Applicable Law.
4. We have performed necessary checks/audits to ensure the accuracy of the figures/details mentioned in Annexure I, and confirm the same to be true and correct in all respects; and

The undersigned affirms that the data, facts and statements made above and in the attached annexure are true, accurate and complete. The undersigned is affirming the genuineness of the facts and compliance with utilisation of proceeds and is fully cognizant of the liabilities that would arise pursuant to relevant provisions of the Companies Act, 2013 and other Applicable Laws in the event of any such data, fact or statement being found to be false or misleading in any manner.

We hereby agree and undertake to indemnify and hold harmless ICICI Bank for any losses/expenses/claims/damages incurred by ICICI Bank in connection with this declaration and/or placing reliance on this declaration.

Capitalized terms not defined herein shall have the meaning ascribed to them in the Monitoring Agency Agreement.

**For SHRIRAM PROPERTIES LIMITED**



**Gopalakrishnan. J.**  
Executive Director & Group CFO

**Date: August 12, 2022**



**D Srinivasan**  
Company Secretary



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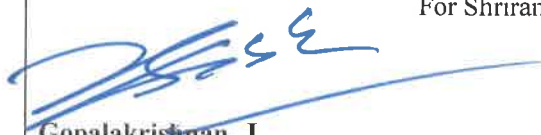
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August 12, 2022

**Annexure I**

Format of the certificate to be provided by Issuer Company

|                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name of the Issuer: Shriram Properties Limited<br>For quarter ended: June 30, 2022                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                               |
| (a) Deviation from the objects: No Deviation<br><br>– Utilization different from Objects stated in OD but in line with change of objects approved by shareholders' resolution; or<br>– Utilization neither in line with Objects stated in OD nor approved by shareholders' resolution<br>– In case of no deviation, the fact would be stated.<br><br>Not applicable |                                                                                                                                                                                                                               |
| (b) Range of Deviation*: Not Applicable<br><br>For Shriram Properties Limited                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                               |
| <br><b>Gopalakrishnan. J</b><br><b>Executive Director &amp; Group CFO</b><br><br>Date: August 12, 2022                                                                                                                                                                            | <br><b>D. Srinivasan</b><br><b>Company Secretary</b>  |

1) (Give item by item description for all the objects stated in offer document separately in following format)

| Particulars                                                                                                                       | Reply          | Comments of the Monitoring Agency | Comments of the Board of Directors |
|-----------------------------------------------------------------------------------------------------------------------------------|----------------|-----------------------------------|------------------------------------|
| Whether all utilization is as per the disclosures in the Offer Document?                                                          | Yes            | Yes                               | Yes                                |
| Whether shareholder approval has been obtained in case of material deviations# from expenditures disclosed in the Offer Document? | Not applicable | NA                                | NA                                 |
| Whether the means of finance for the disclosed objects of the issue has changed?                                                  | No             | No                                | No                                 |
| Is there any major deviation observed over the earlier monitoring agency reports?                                                 | Not applicable | Nil                               | Nil                                |
| Whether all Government/statutory approvals related to the object(s) have been obtained?                                           | Not applicable | NA                                | NA                                 |

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|                                                                                                          |                |    |    |
|----------------------------------------------------------------------------------------------------------|----------------|----|----|
| Whether all arrangements pertaining to technical assistance/collaboration are in operation?              | Not applicable | NA | NA |
| Are there any favorable events improving the viability of these object(s)?                               | Not applicable | NA | NA |
| Are there any unfavorable events affecting the viability of the object(s)?                               | No             | No | No |
| Is there any other relevant information that may materially affect the decision making of the investors? | No             | No | No |

\*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 fund actually utilized by more than 10% of the amount projected in the offer documents.

Not applicable

2) Details of object(s) to be monitored:

(i) Cost of object(s)-

(Give Item by Item Description for all the Objects Stated in Offer Document separately in following format)

| Sl. No | Item Head                          | Original Cost (as per Offer Document) | Revised Cost | Comments of Monitoring Agency | Comments of Board of Directors |                           |                                       |
|--------|------------------------------------|---------------------------------------|--------------|-------------------------------|--------------------------------|---------------------------|---------------------------------------|
|        |                                    |                                       |              |                               | Reason of cost revision        | Proposed financing option | Particulars of firm arrangements made |
| 1      | Repayment/pre-payment of borrowing | 2,000.00                              | 2,000.00     |                               | N.A                            | N.A                       | N.A.                                  |
| 2      | General Corporate purpose          | 304.17                                | 304.58       |                               | See note below                 | N.A.                      | N.A                                   |

Note:

1. Variation due to shifting of certain applications from employee portion to retail portion and vice versa.

2. After adjusting the share of expenses, a higher amount was available.

(ii) Progress in the object(s)-

(Give Item by Item Description for all the Objects Stated in Offer Document separately in the following format)

Amount in Rs. Million

| Sr. No | Item Head\$                         | Amount as proposed in OD | Amount utilized      |                                     |                     | Total unutilized Amount | Comments of Monitoring Agency | Comments of Board of Directors |                           |
|--------|-------------------------------------|--------------------------|----------------------|-------------------------------------|---------------------|-------------------------|-------------------------------|--------------------------------|---------------------------|
|        |                                     |                          | As at March 31, 2022 | During Apr 1, 2022 to June 30, 2022 | As at June 30, 2022 |                         |                               | Reason of idle funds           | Proposed Course of Action |
| 1      | Repayment/pre-payment of borrowings | 2,000.00                 | 1,799.43             | 25.23                               | 1,824.66            | 175.34                  | Nil                           | Nil                            | N.A                       |

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|                 |                           |                 |                 |              |                |               |     |     |     |
|-----------------|---------------------------|-----------------|-----------------|--------------|----------------|---------------|-----|-----|-----|
| 2               | General Corporate Purpose | 304.17          | 304.58          | Nil          | 304.58*        | Nil           | Nil | Nil | N.A |
| <b>Subtotal</b> |                           | <b>2,304.17</b> | <b>2,104.01</b> | <b>25.23</b> | <b>2129.24</b> | <b>175.34</b> |     |     |     |

(iii) Deployment of unutilized PUBLIC OFFER proceeds-

| Sl. No | Type of instrument and name of the entity invested in | Amount invested | Maturity date | Earning (*) | Return on Investment (ROI %) | Market Value as at the end of quarter (#) |
|--------|-------------------------------------------------------|-----------------|---------------|-------------|------------------------------|-------------------------------------------|
| 1      | Fixed Deposit with RBL bank                           | 156.00          | Aug 15, 2022  | 3.16        | 4.20%                        | 158.85                                    |
| 2      | Fixed Deposit with RBL bank                           | 46.92           | Nov 21, 2022  | 0.68        | 4.58%                        | 47.54                                     |
|        |                                                       | <b>202.92</b>   |               | <b>3.84</b> |                              | <b>206.39</b>                             |

Note:

As at 30<sup>th</sup> June 2022, the balance in Fixed deposits is higher than the unutilized funds by Rs. 31.05 million, on account of interest income earned from the fixed deposits till 30<sup>th</sup> June 2022 and loans repaid by Company through own funds.

The reimbursement of own funds used for repayment of Loans in 1<sup>st</sup> Quarter ended June 2022 will be claimed in next quarter, also any repayments which will be made in 2<sup>nd</sup> Quarter of Financial year 2022-23, reimbursements will be taken in the same quarter and going forward Company will break the Fixed Deposit created out of IPO funds, monitored by monitoring agency in the same quarter of repayment.

\* Including tax deducted at source by the bank

# including the interest accrued ( net of tax deducted at source) till June 30, 2022

(i) Delay in implementation of the object(s)- No Delay

| Object(s)<br>Name | Completion Date          |          | Delay (No.<br>of days/<br>months) | Comments of Board of Directors |                              |
|-------------------|--------------------------|----------|-----------------------------------|--------------------------------|------------------------------|
|                   | As per Offer<br>Document | Actual * |                                   | Reason of<br>delay             | Proposed Course of<br>Action |
| Not applicable    |                          |          |                                   |                                |                              |

\* In case of continuing object(s) please specify latest/revised estimate of completion date.

For Shriram Properties Limited



**Gopalakrishnan. J.**  
**Executive Director & Group CFO**

Date: August 12, 2022  
Bengaluru



**D. Srinivasan**  
**Company Secretary**

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# Walker Chandiok & Co LLP

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**Walker Chandiok & Co LLP**  
Unit No – 1, 10th Floor,  
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## **Independent Auditor's Certificate on the Statement of utilisation of proceeds from initial public offer of equity shares, for the period from 01 April 2022 to 30 June 2022**

To  
The Board of Directors  
Shriram Properties Limited  
No. 31, 2nd Main Road,  
T.Chowdaiah Road, Sadashivanagar,  
Bengaluru – 560 080

1. This certificate is issued in accordance with the terms of our engagement letter dated 17 January 2022 with Shriram Properties Limited ('the Company').
2. The accompanying Statement of utilisation of proceeds from initial public offer of equity shares (the 'offer'), for the period from 01 April 2022 to 30 June 2022 ('the Statement') has been prepared by the Company's management, pursuant to the requirements of clause 2.4.1 of Monitoring agency agreement entered into between the Company and ICICI Bank Limited ('the Monitoring Agency') dated 30 November 2021 (hereinafter referred as the 'Monitoring Agency Agreement') for the purpose of submission to the Monitoring Agency. We have initialled the Statement for identification purposes only.

### **Management's Responsibility for the Statement**

3. The preparation of the Statement, including the preparation and maintenance of all accounting and other relevant supporting records and documents, is solely the responsibility of the Management of the Company. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the Statement and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.
4. The Management is also responsible for ensuring that the Company complies with the requirements of the Monitoring Agency Agreement for the purpose of furnishing this Statement and for providing all relevant information to the Monitoring Agency.

### **Auditor's Responsibility**

5. Pursuant to the requirements stated in paragraph 2 above, it is our responsibility to provide limited assurance in the form of a conclusion as to whether any matter has come to our attention that causes us to believe that the information included in the accompanying Statement is, in all material respects, not in agreement with the unaudited financial information, underlying books of accounts and other relevant records and documents maintained by the Company for the period from 01 April 2022 to 30 June 2022, which have not been subjected to either audit or review.

# Walker Chandiook & Co LLP

6. We conducted our examination of the Statement, on a test check basis, in accordance with the Guidance Note on Reports or Certificates for Special Purposes (Revised 2016) ('the Guidance Note'), issued by the Institute of Chartered Accountants of India ('the ICAI'). The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.
7. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements, issued by the ICAI.
8. The procedures performed in a limited assurance engagement vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement; and consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed. The procedures selected depend on the auditor's judgment, including the assessment of areas where a material misstatement of the subject matter information is likely to arise. We have performed the following procedures in relation to the Statement:
  - a) Obtained the unaudited financial information and other relevant records and documents maintained by the Company for the period from 01 April 2022 to 30 June 2022, which have been prepared and certified by the management and have not been subjected to either audit or review.
  - b) Obtained the Prospectus ('Offer document') dated 13 December 2021 filed by the Company in connection with the initial public offering of equity shares and verified the 'Objects of the Offer' section in the Offer document for the purpose and amounts proposed to be raised;
  - c) Obtained bank statement of 'Monitoring Agency account' (the 'bank account') for the period from 01 April 2022 to 30 June 2022, to corroborate, the details of funds raised as per the books and records obtained in the above source;
  - d) Obtained the details of source of funds from the management and traced the amounts to the information mentioned in point (b) and (c) above;
  - e) Obtained workings for 'gross proceeds' and 'net proceeds' from the offer as defined in the Monitoring Agency Agreement;
  - f) Obtained bank statement of Monitoring Agency Account for the period from 01 April 2022 to 30 June 2022, to corroborate, the details of funds utilized as per the books and records obtained in the above procedures;
  - g) Traced the details of funds utilised till 31 March 2022 and objects of the offer, to our certificate dated 20 April 2022
  - h) Obtained details of application of funds for the purposes mentioned and traced the amount of application of funds mentioned in the Statement to the information mentioned in point (a) above and ensured that the proceeds have been utilised by the Company, as set out in the Statement and the Monitoring Agency Agreement; and
  - i) Obtained necessary representations from the Management of the Company.

## Conclusion

9. Based on the procedures performed as above, evidences obtained, and the information and explanation provided to us, along with the representations provided by the Management, nothing has come to our attention that causes us to believe that the information contained in the accompanying Statement is, in all material respects, not in agreement with the unaudited financial information, underlying books of accounts and other relevant records and documents maintained by the Company for the period from 01 April 2022 to 30 June 2022, which have not been subjected to either audit or review.

# Walker Chandiok & Co LLP

## Restriction on distribution or use

10. Our work was performed solely to assist you in meeting your responsibilities in relation to your compliance with the requirements of the Monitoring Agency Agreement. Our obligations in respect of this certificate are entirely separate from, and our responsibility and liability are in no way changed by, any other role we may have as statutory auditors of the Company or otherwise. Nothing in this certificate, nor anything said or done in the course of or in connection with the services that are the subject of this certificate, will extend any duty of care we may have in our capacity as statutory auditors of the Company.
11. The certificate is addressed to and provided to the Board of Directors of the Company solely for the purpose of enabling it to comply with the requirements of the Monitoring Agency Agreement which requires it to submit this certificate along with the accompanying Statement to the Monitoring Agency, and should not be used, referred to or distributed for any other purpose or to any other party without our prior written consent. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other party to whom this certificate is shown or into whose hands it may come without our prior consent in writing.

For **Walker Chandiok & Co LLP**

Chartered Accountants

Firm Registration No: 001076N/N500013

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by NIKHIL VAID  
Date:  
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**Nikhil Vaid**

Partner

Membership No.: 213356

UDIN: 22213356ANHJDR6910

Hyderabad

20 July 2022

**Statement of utilisation of proceeds from initial public offer of equity shares for the period from 01 April 2022 to 30 June 2022** (prepared in the format prescribed in SCHEDULE II of the Monitoring Agency Agreement)

Name of the Issuer : SHRIRAM PROPERTIES LIMITED  
Period covered : 01 April 2022 to 30 June 2022

**Issue Details**

Issue Period : 08 December 2021 To 10 December 2021  
Type of issue (public/rights) : PUBLIC OFFER  
Type of specified securities : EQUITY SHARES  
Public offer Grading, if any : NOT APPLICABLE  
Issue size (₹ in Millions) : 2,500.00 – Fresh issue

**Details of objects to be monitored**

(₹) in Million

Gross proceeds : 2,500.41 (including additional amount received due to shifting of certain application from employee portion to retail and vice versa)  
**Less:** Proportionate issue expenses : 195.83  
Funds raised towards General : 2,304.58  
Corporate Purpose and loan repayment/ prepayment

**Shriram Properties Limited**

No.31, Old No.192, 2nd Main Road, T Chowdaiah Road, Sadashivanagar, Bangalore – 560080

T +91-80-40229999 | F +91-80-41236222 | Web: [www.shriramproperties.com](http://www.shriramproperties.com)

Registered Office: Lakshmi Neela Rite Choice Chamber, New No.9, Bazullah Road, T. Nagar Chennai – 600 017

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(i) **Amount allocated for objects:**

The proceeds of ₹ 2,304.58 Million, after adjusting ₹ 195.83 Million towards fresh issue expenses are proposed to be met as follows:

(₹) in Million

| Sl. No | Item Head                                                                                                                                                                                                                                                                                                                    | Original Cost (as per Offer Document) | Revised Cost | Comments of the Management                                                                               |                           |                                       |
|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|--------------|----------------------------------------------------------------------------------------------------------|---------------------------|---------------------------------------|
|        |                                                                                                                                                                                                                                                                                                                              |                                       |              | Reason of cost revision                                                                                  | Proposed financing option | Particulars of firm arrangements made |
| 1      | Repayment/ prepayment, in full or in part, of certain borrowings availed by the Company, and its subsidiaries viz., Shriprop Structures Private Limited, Global Entropolis (Vizag) Private Limited and Bengal Shriram Hi-Tec City Private Limited (Description of the borrowing attached, as per offer document, Annexure 1) | 2,000.00                              | No revision  | N. A                                                                                                     | Not applicable            | Not applicable                        |
| 2      | General Corporate Purpose                                                                                                                                                                                                                                                                                                    | 304.17                                | 304.58       | Variation due to shifting of certain applications from employee portion to retail portion and vice versa | Not applicable            | Not applicable                        |

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**(ii) Progress in the objects:**

(₹) in Million

| Sl. No | Item Head                                                                                                                                                                                                                                                                                                                    | Amount proposed | Amount utilized     |                                      |                    | Total unutilized Amount |
|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|---------------------|--------------------------------------|--------------------|-------------------------|
|        |                                                                                                                                                                                                                                                                                                                              |                 | As at 31 March 2022 | During 01 April 2022 to 30 June 2022 | As at 30 June 2022 |                         |
| 1      | Repayment/ prepayment, in full or in part, of certain borrowings availed by the Company, and its subsidiaries viz., Shriprop Structures Private Limited, Global Entropolis (Vizag) Private Limited and Bengal Shriram Hi-Tec City Private Limited (Description of the borrowing attached, as per offer document, Annexure 1) | 2,000.00        | 1,799.43            | 25.23                                | 1,824.66           | 175.34                  |
| 2      | General Corporate Purpose                                                                                                                                                                                                                                                                                                    | 304.58          | 304.58              | Nil                                  | 304.58             | Nil                     |
|        |                                                                                                                                                                                                                                                                                                                              | <b>2,304.58</b> | <b>2,104.01</b>     | <b>25.23</b>                         | <b>2,129.24</b>    | <b>175.34</b>           |

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(iii) **Deployment of unutilized Public offer proceeds** : Unutilised funds of ₹ 175.34 million are lying in fixed deposits with RBL Bank Limited.

(₹) in Million

| Sl. No | Type of instrument and name of the entity invested in | Amount invested | Maturity date    | Earning (*) | Return on Investment (ROI %) | Market Value as at the end of quarter (#) |
|--------|-------------------------------------------------------|-----------------|------------------|-------------|------------------------------|-------------------------------------------|
| 1      | Fixed Deposit with RBL bank                           | 156.00          | 15 August 2022   | 3.16        | 4.20%                        | 158.85                                    |
| 2      | Fixed Deposit with RBL bank                           | 46.92           | 21 November 2022 | 0.68        | 4.58%                        | 47.54                                     |
|        |                                                       | <b>202.92</b>   |                  | <b>3.84</b> |                              | <b>206.39</b>                             |

**Note:**

As at 30 June 2022, the balance in fixed deposits is higher than the unutilised funds by ₹ 31.05 million, on account of interest income earned from the fixed deposits till 30 June 2022 and loan repaid by the Company through other funds.

(\*) including tax deducted at source by the bank

(#) including the interest accrued (net of tax deducted at source) till 30 June 2022

**For SHRIRAM PROPERTIES LIMITED**

Gopalakrishnan  
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Gopalakrishnan  
Jagadeeswaran  
Date: 2022.07.20  
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**Gopalakrishnan J**  
**Executive Director & Chief Financial Officer**

20 July 2022  
Bengaluru

Duraiswamy  
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Duraiswamy  
Srinivasan  
Date: 2022.07.20  
15:25:17 +05'30'

**D. Srinivasan**  
**Company Secretary**

20 July 2022  
Bengaluru

**Shriram Properties Limited**

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**Annexure I to Statement of utilisation of proceeds from initial public offer of equity shares for the period from 01 April 2022 to 30 June 2022**

**Description of the borrowings proposed to be repaid/ prepaid from the proceeds of initial public offer**

| Sr. No. | Name of the Lender                                                                                   | Name of the Borrower       | Nature of Borrowing and date of the Sanction Letter / Document                                                                                                                                | Purpose                                                                                                               | Amount as per the objects of the offer | Amount utilised till 30 June 2022                         | Repayment Date / Schedule                                                                                                         | Interest Rate (%)                                             | Pre-payment penalty                                                         |
|---------|------------------------------------------------------------------------------------------------------|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|----------------------------------------|-----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|-----------------------------------------------------------------------------|
|         |                                                                                                      |                            |                                                                                                                                                                                               |                                                                                                                       | (₹ in million)                         |                                                           |                                                                                                                                   |                                                               |                                                                             |
| 1.      | Business Ecosystems Pvt Ltd as Anchor Investor                                                       | Shriram Properties Limited | Debenture trust deed dated November 25, 2019 read along with First Amendment dated February 25, 2020 and first supplementary dated November 26, 2020                                          | For meeting of the general Corporate Purposes requirements, including towards certain ongoing projects of the Company | 300.00                                 | 108.92<br>(Including interest till the date of repayment) | The principal amount of Debentures shall be repaid in one single bullet payment at the end of 732 days from the date of allotment | 16.75%                                                        | Prepayment charges levied 2% of the principal amounts                       |
| 2.      | Business Ecosystems Pvt Ltd, as anchor investor                                                      | Shriram Properties Limited | Debenture trust deed dated November 25, 2019 read along with amendment dated February 25, 2020, Investor Agreement dated September 10, 2020 and Second Supplementary dated September 08, 2021 | For meeting of general corporate purpose requirements, including towards certain ongoing projects of the Company      | 90.00                                  | 90.51<br>(Including interest till the date of repayment)  | The principal amount of Debentures shall be repaid in one single bullet payment                                                   | 16.75%                                                        | Prepayment charges levied 2% of the principal amounts                       |
| 3.      | Nisus Finance Services Co Pvt Ltd, who has since been replaced by Capital Nxt LLP as anchor investor | Shriram Properties Limited | Debenture trust deed dated February 25, 2020 read with first supplementary dated March 5, 2021                                                                                                | For meeting of general corporate purpose requirements including towards certain ongoing projects of the Company       | 200.00                                 | 200.00                                                    | The principal amount of Debentures shall be repaid in one single bullet payment at the end of 732 days from the date of allotment | 16.75%                                                        | Prepayment charges levied 2% of the principal amounts                       |
| 4.      | LIC Housing Finance Limited                                                                          | Shriram Properties Limited | Term Loan pursuant to loan agreement dated November 13, 2017, and Amendment                                                                                                                   | To repay loan taken loan from Vijaya Bank and the balance for the construction                                        | 181.51                                 | 175.39                                                    | Repayment to begin from April 2023, to be paid in 8 monthly instalments of ₹19.50 million                                         | 13.85% p.a. being the project LHPLR. Current project LHPLR is | Prepayment charges will be levied @ 2% of the outstanding principal amount. |

|    |                             |                     |                                                                                                      |                                                                                                                                                                         |          |        |                                                                                                                                                             |                                                                          |                                                                                                                                 |
|----|-----------------------------|---------------------|------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
|    |                             |                     | Agreement dated June 30, 2021                                                                        | of the project “Shriram One City”, Chennai                                                                                                                              |          |        | each and the last instalment of ₹29.85 million.                                                                                                             | 15.80 %                                                                  | Prepayment charges waived if paid from IPO proceeds, as per NOC                                                                 |
|    |                             |                     | ECLGS pursuant to Loan Agreement dated July 08, 2021                                                 | Towards construction of the project “Shriram One City”, Chennai                                                                                                         | 70.00    | 70.00  | Repayment to begin after moratorium period of 12 months from the date of first disbursement and to be paid in 48 monthly instalments of ₹1.46 million each. | 14.00% p.a.                                                              | Nil                                                                                                                             |
| 5. | LIC Housing Finance Limited | Shriprop Structures | Term Loan pursuant to loan agreement dated October 27, 2017, amendment agreement dated June 30, 2021 | For the repayment of loan taken from IFCI Limited not more than ₹733 million and to use the balance towards the construction of the project “Shriram Shankari”, Chennai | 987.65   | 670.00 | Repayment to begin from May 2023, to be paid in 17monthly instalments of ₹55.60 million each and the last instalment of ₹111.80 million.                    | 13.85% p.a being the project LHPLR. Current project LHPLR is 15.80% p.a. | Prepayment charges will be levied @ 2% of the principal amount. Prepayment charges waived if made from IPO proceeds, as per NOC |
|    |                             |                     | Term Loan pursuant to loan agreement dated April 10, 2019, amendment agreement dated June 30, 2021   | For the construction of the project “Shriram Shankari”, Chennai                                                                                                         | 158.55   | 111.55 | Repayment to begin from May 2023 to be paid in 17 monthly instalments of ₹27.70 million each and the last instalment of ₹37.60 million.                     | 13.85% p.a being the project LHPLR Current project LHPLR is 15.80% p.a   | Prepayment charges will be levied @ 2% of the principal amount. Prepayment charges waived if made from IPO proceeds, as per NOC |
|    |                             |                     | ECLGS pursuant to loan agreement dated March 29, 2021                                                | Towards construction of the project “Shriram Shankari”, Chennai                                                                                                         | 230.00   | 10.86  | Repayment to begin after moratorium period of 12 months from the date of first disbursement and to be paid in 48 monthly instalments of ₹4.79 million each. | 14.00% p.a.                                                              | Nil                                                                                                                             |
| 6. | LIC Housing Finance Limited | Global Entropolis   | Term Loan pursuant to loan Agreement dated March 22, 2018,                                           | For the repayment of the loan taken from Aditya Birla Finance                                                                                                           | 1,251.34 | Nil    | Repayment to begin from June, 2022, to be paid in 23monthly                                                                                                 | 14.35 % p.a. being the project LHPLR Current                             | Prepayment charges will be levied @ 2% of the principal                                                                         |

|    |                             |                |                                                                                                    |                                                                                                                                    |        |          |                                                                                                                                                             |                                                                       |                                                                                                                                             |
|----|-----------------------------|----------------|----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|--------|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
|    |                             |                | Amendment Agreement dated June 30, 2021.                                                           | Limited not more than ₹1072 million and to use the balance towards the construction of the project “Shriram Panorama Hills”, Vizag |        |          | instalments of ₹52.00 million and the last instalment of ₹63.80 million                                                                                     | project LHPLR is 15.80 % p.a.                                         | amount. Prepayment charges waived if made from IPO proceeds, as per NOC                                                                     |
|    |                             |                | ECLG pursuant to loan agreement dated March 31, 2021                                               | Towards construction of the project “Shriram Panorama Hills”, Vizag                                                                | 304.10 | 14.37    | Repayment to begin after moratorium period of 12 months from the date of first disbursement and to be paid in 48 monthly instalments of ₹6.34 million each. | 14.00% p.a.                                                           | Nil                                                                                                                                         |
| 7. | LIC Housing Finance Limited | Bengal Shriram | Term Loan pursuant to loan agreement dated April 26, 2016 amendment agreement dated June 30, 2021. | For the construction of the project “Shriram Grandcity Phase-I” Kolkata                                                            | 253.06 | 253.06   | Repayment to begin from Oct 2022, to be paid in 11 monthly instalments of ₹20 million each and the last instalments of ₹33.10 million.                      | 14% p.a. being the project LHPLR Current project LHPLR is 15.80% p.a. | Prepayment charges will be levied @ 2% of the principal outstanding amount. Prepayment charges waived if made from IPO proceeds, as per NOC |
|    |                             |                | ECLGS pursuant to loan agreement dated May 15, 2021                                                | Towards construction of the project “Shriram Grand City Phase I”, West Bengal                                                      | 120.00 | 120.00   | Repayment to begin after moratorium period of 12 months from the date of first disbursement and to be paid in 48 monthly instalments of ₹2.5 million each.  | 14.00% p.a.                                                           | Nil                                                                                                                                         |
|    |                             |                |                                                                                                    |                                                                                                                                    | Total  | 1,824.66 |                                                                                                                                                             |                                                                       |                                                                                                                                             |