

Sr. No.	Name of the issuer	Sri Lotus Developers and Realty Limited	Last Updated on	12/11/2025
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1	Type of issue (IPO/FPO) Source: Prospectus dated August 01, 2025	IPO
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2	Issue size (Rs. Million)* Fresh Issue Size (Rs. Million)# Offer for Sale Component (Rs. Million) *Source: Prospectus dated August 01, 2025	7,920.00 - -
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3	Grade of issue alongwith name of the rating agency Name Grade *Source: Prospectus dated August 01, 2025	Not Applicable Not Applicable
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4	Subscription level (number of times) Source: Post Issue Report dated August 08, 2025 *the above figure is after technical rejections, multiple or duplicate Bids and Bids not banked/returned	52.01
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5	QIB holding (as a % of total outstanding capital) as disclosed to stock exchanges (i) allotment in the issue* (ii) at the end of the 1st Quarter immediately after the listing of the issue (iii) at the end of 1st FY (March 31, 2026)# (iv) at the end of 2nd FY (March 31, 2027)# (v) at the end of 3rd FY (March 31, 2028)# *Source: Reporting with the BSE. Represents holding of Institutions Category #QIB Holding not disclosed as reporting for the relevant period/fiscal year has not been completed	5.16% 5.59% Not Available Not Available Not Available
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6	Financials of the issuer	(Rs. in million)		
	Parameters	1st FY (March 31, 2026)	2nd FY (March 31, 2027)	3rd FY (March 31, 2028)*
	Income from operations	Not Available	Not Available	Not Available
	Net Profit for the period	Not Available	Not Available	Not Available
	Paid-up equity share capital	Not Available	Not Available	Not Available
	Reserves excluding revaluation reserves	Not Available	Not Available	Not Available
	*Financials not available as reporting for the relevant years has not been completed.			

7	Trading status in the scrip of the issuer Company's Equity Shares are listed on BSE Limited and National Stock Exchange of India Limited The shares have not been suspended or delisted (i) at the end of 1st FY * (ii) at the end of 2nd FY* (iii) at the end of 3rd FY* Source: NSE *Trading Status not disclosed as the relevant fiscal years have not been completed	Not Available Not Available Not Available
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8	Change, if any, in directors of issuer from the disclosures in the offer document	Name of Directors	Appointed/ Resigned
	(i) at the end of 1st F.Y (March 31, 2026)*	NA	NA
	(ii) at the end of 2nd FY (March 31, 2027)*	NA	NA
	(iii) at the end of 3rd FY (March 31, 2028)*	NA	NA
	*Relevant fiscal years have not been completed.		

9	Status of implementation of project/ commencement of commercial production (i) as disclosed in the offer document (ii) Actual Implementation (iii) Reasons for delay in implementation, if any	Not Applicable Not Applicable Not Applicable
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10	Status of utilization of issue proceeds (i) As disclosed in the Offer Document	
	Utilization of the proceeds of the Fresh Issue	(Rs. in million)
	Particulars	Amount
	Gross Proceeds From the Issue	7920.00
	Less: Issue related expenses*	597.06
	Net Proceeds	7,322.94

*the estimated expenses as per the Prospectus dated August 01, 2025

Utilization of the Net Proceeds (in ₹ million)			
Particulars	Amount to be funded from Net Proceeds	Estimated Deployment	
		Fiscal 2026	Fiscal 2027
Investment in our Subsidiaries, Richfeel Real Estate Private Limited, Dhyan Projects Private Limited and Tryksha Real Estate Private Limited for part-funding development and construction cost of our Ongoing Projects, Amalfi, The Arcadian and Varun, respectively	5,500.00	4,870.00	630.00
General Corporate Purpose	1,822.94	1,822.94	-
Total Net Proceeds	7,322.94	6,692.94	630.00

Source: For further details refer to prospectus dated August 01, 2025

(ii) Actual Utilization (Rs. In Millions)				
Particulars	Amount as proposed in the offer document (Rs. In Million)	Amount utilized till March 31, 2026	Total amount utilized as on 30.09.2025	Comments from Monitoring agency
Investment in our Subsidiaries, Richfeel Real Estate Private Limited, Dhyan Projects Private Limited and Tryksha Real Estate Private Limited for part-funding development and construction cost of our Ongoing Projects, Amalfi, The Arcadian and Varun, respectively	5,500.00	-	1369.43	During Q2FY26, the company invested ₹16.00 crore in Richfeel Estate Private Limited, ₹101.71 crore in Dhyan Project Private Limited (as unsecured loans), and ₹26.00 crore in Tryksha Real Estate Private Limited by way of inter-corporate deposits (ICDs), aggregating to a total investment of ₹143.71 crore. Out of the total funds amounting to ₹16.00 crores invested in Richfeel Estate Private Limited, ₹1.45 crore is utilised towards construction costs (including vendor payments for construction materials, contractor payments, rent, etc.) and ₹13.713 crore towards permission and approval fees paid to government authorities. The remaining ₹0.838 crore is currently parked in Richfeel Estate Private Limited's current account. Further, out of the total funds amounting to ₹101.71 crore invested in Dhyan Project Private Limited, ₹2.978 crore was utilised towards development rights (covering rent paid to flat owners for vacating premises for construction), ₹87.424 crore paid to government authorities for development rights, and ₹8.088 crore paid to vendors and contractors towards construction materials, works, and related TDS payments. The
General Corporate Purpose	1,822.94	-	50.00	During the quarter under reporting the company had utilised ₹5.00 crore towards advance tax payment for assessment year 2026-2027
Total Net Proceeds	7,322.94	0.00	1,419.43	

Source: Monitoring Agency Report dated November 11, 2025

(iii) Reason for deviation, if any Not applicable
Source: Monitoring Agency Report dated November 11, 2025

11 Comments of monitoring agency

(a) Comments on use of funds

(b) Comments on deviation, if any, in the use of proceeds of the issue from the objects stated in the offer document

No comments

(c) Any other reservations expressed by the monitoring agency about the end use of funds

12 Price-related data

Issue price (Rs): Rs. 150
Designated stock exchange NSE
Listing date 6-Aug-25

Price parameters	At close of listing day (06-08-2025)	At close of 30th calendar day (04-09-2025) from listing day *	At close of 90th calendar day (03-11-2025) from listing day **	As at the end of 1st FY after the listing of the issue (31.03.2026)			As at the end of 2nd FY after the listing of the issue (31.03.2027)			As at the end of 3rd FY after the listing of the issue (31.03.2028)		
				Closing price	High (during the FY)	Low (during the FY)	Closing price	High (during the FY)	Low (during the FY)	Closing price	High (during the FY)	Low (during the FY)
Market Price (NSE)	195.67	182.76	177.17	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available
Index (of the Designated Stock Exchange): NSE Nifty 50	24,574.20	24,734.30	25,763.35	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available
Sectoral Index#	Not comparable to any of the available sectoral indices											

Source: NSE Website

Note: 1. Where the 30th day / 90th day / March 31 of a particular year falls on a NSE trading holiday, the immediately preceding trading day has been considered.

2. Where the 30th day / 90th day / March 31 of a particular year falls on the day when there is no trade in equity share of the Company, preceding trading day has been considered.

3. High and Low based on intra day prices

*30th calendar day is taken as listing date plus 29 calendar days

**90th calendar day is taken as listing date plus 89 calendar days

Comparable Sectoral index is not available

13 Basis for Issue Price and Comparison with Peer Group & Industry Average

Accounting ratio	Name of company	As disclosed in the offer document	At the end of 1st FY (March 31, 2026)*	At the end of 2nd FY (March 31, 2027)*	At the end of 3rd FY (March 31, 2028)*
EPS (Basic)	Issuer: Sri Lotus Developers and Realty Limited	5.51	Not Available	Not Available	Not Available
	Peer Group:				
	Arkade Developers Limited	9.25			
	Keystone Realtors Limited	13.85			
	Suraj Estate Developers Limited	21.80			
	Sunteck Realty Limited	10.26			
	Mahindra Lifespaces Limited	3.95			
	Hubtown Limited	4.39			
	Industry Avg:	10.58			
EPS (Dilute)	Issuer: Sri Lotus Developers and Realty Limited	5.51			
	Peer Group:				
	Arkade Developers Limited	9.25			
	Keystone Realtors Limited	13.71			
	Suraj Estate Developers Limited	19.70			
	Sunteck Realty Limited	10.26			
	Mahindra Lifespaces Limited	3.95			
	Hubtown Limited	4.25			
	Industry Avg:	10.19			
P/E	Issuer: Sri Lotus Developers and Realty Limited	-			
	Peer Group:				
	Arkade Developers Limited	22.03			
	Keystone Realtors Limited	48.18			
	Suraj Estate Developers Limited	14.91			
	Sunteck Realty Limited	43.26			
	Mahindra Lifespaces Limited	91.43			
	Hubtown Limited	68.20			
	Industry Avg:	48.00			
RoNW (%)	Issuer: Sri Lotus Developers and Realty Limited	24.39%			
	Peer Group:				
	Arkade Developers Limited	17.76%			
	Keystone Realtors Limited	6.20%			
	Suraj Estate Developers Limited	11.10%			
	Sunteck Realty Limited	4.61%			
	Mahindra Lifespaces Limited	3.23%			
	Hubtown Limited	1.93%			
	Industry Avg:	7.47%			
NAV per share	Issuer: Sri Lotus Developers and Realty Limited	21.39			
	Peer Group:				
	Arkade Developers Limited	47.60			
	Keystone Realtors Limited	219.95			
	Suraj Estate Developers Limited	195.08			
	Sunteck Realty Limited	222.54			
	Mahindra Lifespaces Limited	122.26			
	Hubtown Limited	177.60			
	Industry Avg:	164.17			

Source: Prospectus dated August 01, 2025

Note : Industry average has been calculated by taking the average of peer group companies.

*Not available as the relevant fiscal years have not been completed/information not disclosed

Key ratios for the Company for the three fiscal years stated above are/shall be calculated as follows:

Basic EPS and Diluted EPS refer to the Basic EPS and Diluted EPS sourced from the financial statements of the respective company

P/E Ratio has been computed based on the closing market price of equity shares on BSE on July 10, 2025, divided by the Basic EPS

Return on Net Worth for equity shareholders (%) (RONW) = Profit for the year attributable to the equity shareholders of our Company divided by total net worth. Net Worth means the aggregate value of the paid-up share capital and all reserves created out of the profits and securities premium account and debit or credit balance of profit and loss account, after deducting the aggregate value of the accumulated losses, deferred expenditure and miscellaneous expenditure not written off, as per the audited balance sheet, but does not include reserves created out of revaluation of assets, write-back of depreciation and amalgamation
For listed peers, NAV is computed as equity attributable to owners (total equity) divided by the number of equity shares outstanding at the end of the year

14 Any other material information

Source: Filings with BSE and NSE (except the above no material information filings have been done till November 12 2025)

Note: The Company meets Investors/ Analysts/ Participants from time to time. Please refer to the website of the Stock Exchanges for the intimation of the schedule of such meetings and related details, as applicable. For further updates and information, please refer to the website of the Stock Exchanges i.e. www.bseindia.com and / or www.nseindia.com

Disclaimer:

The information compiled herein is in accordance with the disclosure requirements with regard to the track record of the public issues managed by Monarch Network Capital Limited ("Monarch") arising out of the SEBI Circular No. CIR/MIRSD/1/2012 dated January 10, 2012.

This information is gathered, inter-alia, from the Prospectus of the Issuer, as amended, and from the filings made by the Issuer with the BSE Limited ("BSE") and / or the National Stock Exchange of India Limited ("NSE" and together with the BSE, the "Stock Exchanges") from time to time, price-volume data available on the website of the Stock Exchanges, other sources as disclosed herein and information / clarifications provided by the Issuer.

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