



RDB INFRASTRUCTURE AND POWER LIMITED

(formerly known as RDB Realty & Infrastructure Limited)

BIKANER BUILDING, 8/1, LAL BAZAR STREET, 1ST FLOOR, KOLKATA - 700 001 • CIN No. : L68100WB2006PLC110039

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Date: 13th November, 2025

To,
Department of Corporate Services
BSE Limited
P.J. Towers, Dalal Street,
Mumbai- 400 001

To,
The Secretary
The Calcutta Stock Exchange Limited
7, Lyons Range, Dalhousie,
Kolkata- 700 001

Scrip Code: **533285**

Scrip Code: **028393**

Sub: Monitoring Agency Report issued by Acuité Ratings and Research Limited for the utilization of funds raised through Preferential Issue of Share Warrants for quarter ended on 30th September, 2025

Dear Sir/Madam,

Pursuant to Regulation 32(6) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with Regulation 162A of the SEBI (Issue of Capital and Disclosure Requirements) Regulations, 2018, we have enclosed the Monitoring Agency Report issued by the Acuité Ratings and Research Limited, Monitoring Agency, in respect of utilization of funds raised through Preferential Issue of Share Warrants for the quarter ended on 30th September, 2025, duly reviewed by the Audit Committee and Board of Directors of the Company.

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

The same is also available on the website of the Company at www.rdbindia.com

This is for your information and record.

Thanking you,

For RDB Infrastructure and Power Limited
(Formerly Known as RDB Realty & Infrastructure Limited)

Aman Sisodia
Company Secretary & Compliance Officer

Encl: As above

Report of the Monitoring Agency (MA)

Name of the issuer	: RDB Infrastructure and Power Limited (Formerly Known as RDB Realty & Infrastructure Limited)
For quarter ended	: Q2 FY2025-26
Name of the Monitoring Agency	: Acuite Ratings and Research Limited
(a) Deviation from the objects	: No Deviation is observed.
(b) Range of Deviation*	: Not Applicable
(c) Any other material fact to be highlighted	: None

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 the issuer or between the agency and any user of this report. The MA and its affiliates also do not act as an expert as defined under Section 2(38) of the Companies Act, 2013.

The MA or its affiliates may have credit rating or other commercial transactions with the entity to which the report pertains and may receive separate compensation for its ratings and certain credit-related analyses. We confirm that there is no conflict of interest in such relationship/interest while monitoring and reporting the utilization of the issue proceeds by the issuer, or while undertaking credit rating or other commercial transactions with the entity.

We have submitted the report herewith in line with the format prescribed by SEBI, capturing our comments, where applicable. There are certain sections of the report under the title "Comments of the Board of Directors", that shall be captured by the Issuer's Management / Audit Committee of the Issuer 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.

Vikas Y Digitally signed
by Vikas Y
Mishra
Mishra Date: 2025.11.13
20:49:10 +05'30'

Signature:

Vikas Mishra
Deputy Vice President - Process Excellence

1. Issuer Details:

Name of the issuer : RDB Infrastructure and Power Limited (Formerly Known as RDB Realty & Infrastructure Limited)

Names of the promoter:

Promoters

Mr. Vinod Dugar

Industry/sector to which it belongs : Residential, Commercial Projects/ Realty

2. Issue Details:

Issue Period : November 13, 2024 to November 27, 2024

Type of issue : Private Placement

Type of specified securities : Share Warrants

IPO Grading, if any : Not Applicable

Issue size (INR Crore) : INR 277.93 Crores

3. Details of the arrangement made to ensure the monitoring of issue proceeds

Particulars	Reply from the issuer	Source of information/ certifications considered by Monitoring Agency for preparation of report	Comments of the Monitoring Agency	Comments the Board of Directors
1. Whether all utilization is as per the disclosures in the Offer Document?	Yes	As per the documents provided by the issuer, including Statutory Auditors Certificate.	Yes, utilizations in the respective objects are as per disclosure by the company.	Yes, the utilization is as per the disclosures in the Offer Document
2. Whether shareholder approval has been obtained in case of material deviations from expenditures disclosed in the Offer Document?	Not Applicable		No material deviation is observed.	No Comments Required
3. Whether the means of finance for the disclosed objects of the issue has changed?	Not Applicable		No change is observed.	No Comments Required
4. Is there any major deviation observed over the earlier monitoring agency reports?	No		The issuer has not appointed any other Monitoring Agency earlier.	No Comments Required
5. Whether all Government/statutory approvals related to the object(s) have been obtained?	Not Applicable		No Government / Statutory approval is required for the objects.	No Comments Required
6. Whether all arrangements pertaining to technical assistance/collaboration are in operation?	Not Applicable		No arrangement pertaining to technical assistance / collaboration is required with reference to the object.	No Comments Required
7. Are there any favorable events improving the viability of these object(s)?	Not Applicable		No favorable event is observed that may improve the viability of these objects.	No Comments Required
8. Are there any unfavorable events affecting the viability of the object(s)?	Not Applicable		No unfavorable event is observed affecting the viability of these objects.	No Comments Required
9. Is there any other relevant information that may materially affect the decision making of the investors?	No		No relevant information is evident that may materially affect the decision making of the investors.	No Comments Required

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

i. Cost of object(s)

Sr. No.	Item Head	Source of information / certifications considered by Monitoring Agency for preparation of report	Original cost (as per the Offer Document) [INR Crore]	Revised Cost	Comments of the Monitoring Agency	Comments of the Board of Directors		
						Reason of Cost revision	Proposed financing option	Particulars of firm arrangement
1	For Repayment of Existing debt	As per the documents provided by the issuer, including Statutory Auditors Certificate.	75.00	0.00	No change is observed.	No Comments Required	No Comments Required	No Comments Required
2	For Funding the capital expenditure requirements of the company by purchase of Land		50.00	0.00	No change is observed.	No Comments Required	No Comments Required	No Comments Required
3	To acquire/ Investment in Infrastructure Company/ Securities/ Assets and such other objects.		100.00	0.00	No change is observed.	No Comments Required	No Comments Required	No Comments Required
4	To meet working capital requirement		50.00	0.00	No change is observed.	No Comments Required	No Comments Required	No Comments Required
5	Other General Corporate Purpose		2.93	0.00	No change is observed.	No Comments Required	No Comments Required	No Comments Required
	Total		277.93					

ii. Progress in the object(s) –

Sr. No.	Item Heads	Source of information / certifications considered by the Monitoring Agency for the preparation of report	Amount as proposed in the Offer Document (INR Crore)	Amount raised (INR Crore)	Amount utilized [INR Crore]			Total unutilized amount [INR Crore]	Comments of the Monitoring Agency	Comments of the Issuer's Board of Directors	
					As at beginning of the quarter	During the quarter	At the end of the quarter			Reasons for idle funds	Proposed course of action
1	For Repayment of Existing debt	As per the documents provided by the issuer, including Statutory Auditors Certificate.**	75.00	Not Confirmed*	75.00	-	75.00	Nil	The company has fully utilized INR 75.00 Crores towards this object.	Not applicable	Not applicable
2	For Funding the capital expenditure requirements of the company by purchase of Land		50.00	Not Confirmed*	43.59	-	43.59	-	The company has utilized INR 43.59 Crores towards this object.	Not applicable	Not applicable
3	To acquire/ Investment in Infrastructure Company/ Securities/ Assets and such other objects.		100.00	Not Confirmed*	0.93	0.00	0.93	-	The company has fully utilized INR 0.93 Crores towards this object.	Not applicable	Not applicable
4	To meet working capital requirement		50.00	Not Confirmed*	25.83	3.40	29.22	-	The company has utilized INR 29.22 Crores towards this object	Not applicable	Not applicable
5	General Corporate Purpose		2.93	Not Confirmed*	0.57	1.33	1.90	-	The company has utilized INR 1.90 Crores towards this object.	Not applicable	Not applicable
Total			277.93	182.06*	145.92	4.73	150.64	31.42***			

* Out of the total INR 277.93 crores, the Company has received INR 182.06 crore till September 30, 2025. The exact amounts raised for the stated Objects remain unconfirmed as share warrants are yet to be fully subscribed.

** Statutory Auditors Certificate issued by the M/s L B Jha & Co., Chartered Accountants (Firm Registration Number: 301088E) dated October 29, 2025.

*** INR 29.96 Crores unsecured loan given and INR 1.46 Crores invested in Fixed Deposit. (refer the table of Deployment of unutilised IPO/FPO/Rights Issue Proceeds)

iii. **Deployment of unutilised IPO/FPO/Rights Issue Proceeds:**

Sr. No.	Type of instrument and name of the entity invested in	Amount invested (INR Cr)	Maturity date	Earning (INR Cr)	Return on Investment (%)	Market Value as at the end of quarter (INR Cr)
1	Loan to Sharda & Sons Baking House Private Limited	5.00	10 March, 2026	0.51	18.00	5.51
2	Loan to Axisline Financial Consultants Private Limited	3.00	10 March, 2026	0.30	18.00	3.30
3	Loan to Sonkho Developers LLP	5.00	June 09, 2026	0.28	15.00	5.28
4	Loan to Sidhhivinayak Realcon LLP	2.00	June 30, 2026	0.09	18.00	2.09
5	Loan to Nagarjuna Agri-Tech Limited	10.00	December 31, 2025	0.40	16.00	10.40
6	Loan to Ajithnath Suppliers Private Limited	4.96	May 26, 2026	0.08	16.00	5.04
7	Fixed Deposit - Punjab National Bank (117010DP00005360)	0.60	May 26, 2026	0.01	6.70	0.61
8	Fixed Deposit - Punjab National Bank (117010DP00005139)	0.66	September 30, 2025	0.01	6.40	0.67
9	Fixed Deposit - Punjab National Bank (117010DP00005379)	0.20	September 30, 2025	0.00	6.40	0.20
	Total	31.42		1.69		33.11

iv. **Delay in implementation of the object(s):** Not Applicable

Object(s)	Completion date		Delay [Number of days or months]	Comments of the Issuer's Board of Directors	
	As per the offer document	Actual*		Reason for delay	Proposed course of action
-	-	-	-		

5. Details of utilization of proceeds stated as General Corporate Purpose (GCP) amount in the offer document

Sr. No.	Item Head	Amount (INR Cr)	Source of information/certifications considered by Monitoring Agency for preparation of report	Comments of The Monitoring Agency	Comments of the Board of Directors
1	General Corporate Purposes	2.93	As per the documents provided by the issuer, including Independent Auditors Certificate.	The company has utilized INR 1.90 Crores towards this object.	No Comments Required
	Total	2.93			

Disclaimer:

- a) This Report is prepared by Acuite Ratings & Research Limited (hereinafter referred to as "Monitoring Agency/MA"). The MA has taken utmost care to ensure accuracy and objectivity while developing this Report based on the information provided by the Issuer and information obtained from sources believed by it to be accurate and reliable. The views and opinions expressed herein do not constitute the opinion of MA to deal in any security of the Issuer in any manner whatsoever.
- b) This Report has to be seen in its entirety; the selective review of portions of the Report may lead to inaccurate assessments. For the purpose of this Report, MA has relied upon the information provided by the management /officials/ consultants of the Issuer and third-party sources like statutory auditors appointed by the Issuer believed by it to be accurate and reliable.
- c) Nothing contained in this Report is capable or intended to create any legally binding obligations on the MA which accepts no responsibility, whatsoever, for loss or damage from the use of the said information. The MA is also not responsible for any errors in transmission and specifically states that it, or its directors, employees do not have any financial liabilities whatsoever to the users of this Report.
- d) The MA and its affiliates do not act as a fiduciary. The MA and its affiliates also do not act as an expert to the extent defined under Section 2(38) of the Companies Act, 2013. While the MA has obtained information from sources it believes to be reliable, it does not perform an audit and undertakes no independent verification of any information/ certifications/ statements it receives from auditors, lawyers, chartered engineers or other experts, and relies on in its reports.
- e) The MA or its affiliates may have other commercial transactions with the entity to which the report pertains. As an example, the MA may rate the issuer or any debt instruments / facilities issued or proposed to be issued by the issuer that is subject matter of this report. The MA may receive separate compensation for its ratings and certain credit-related analyses, normally from issuers or underwriters of the instruments, facilities, securities or from obligors.

About Acuité Ratings & Research

Acuité is a full-service Credit Rating Agency registered with the Securities & Exchange Board of India (SEBI). The company received RBI Accreditation as an External Credit Assessment Institution (ECAI) for Bank Loan Ratings under BASEL-II norms in the year 2012. Acuité has assigned ratings to various securities, debt instruments and bank facilities of entities spread across the country and across a wide cross section of industries. It has its Registered and Head Office in Kanjurmarg, Mumbai.