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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
PHONE : +91 90384 40761 • E-MAIL : csrdbinfra@rdbindia.com • Web : www.rdbindia.com

Date: 13th November, 2026

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

Scrip Code: **533285**

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

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, 2026

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, 2026, 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.

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

RESHMA MAHESWARI
Digitally signed by RESHMA MAHESWARI
Date: 2026.11.13 10:57:52 +05'30'

Reshma Maheswari
Company Secretary & Compliance Officer
Membership No. A74149

Encl: As above

Report of the Monitoring Agency (MA) for Quarter ended September, 2026

Name of the issuer	RDB Infrastructure and Power Limited (Formerly Known as RDB Realty & Infrastructure Limited)
For quarter ended	September 2026
Name of the Monitoring Agency	Acuité 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 any issuer or between the agency and any user of this report. The MA and its affiliates also do not act as an expert as defined under Section 2(38) of the Companies Act, 2013.

The MA or its affiliates may have credit rating or other commercial transactions with the entity to which the report pertains and may receive separate compensation for its ratings and certain credit-related analyses. We confirm that 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 Board of Directors subsequent to the MA submitting their report to the issuer and before dissemination of the report through stock exchanges. These sections have not been reviewed by the MA, and the MA takes no responsibility for such comments of the issuer's Management/Board.

Vikas Y Mishra

Digitally signed by Vikas Y Mishra
Date: 2026.11.12 16:09:07 +05'30'

Signature:
Signing Authority: Vikas Mishra
Designation: Deputy Vice President - Process Excellence

Report Date: November 12, 2026

1	Issuer Details	
1.1	**Name of the issuer**	RDB Infrastructure and Power Limited (Formerly Known as RDB Realty & Infrastructure Limited)
1.2	**Names of the promoter**	Mr. Vinod Dugar
1.3	**Promoters/Promoter Group**	Ms. Kusum Devi Dugar, Ms. Manaswi Dugar, Ms. Rekha Jhabak, Ms. Sheetal Dugar, Ms. Suhasini Dugar, Mr. Sunder Lal Dugar, Mr. Yashaswi Dugar, Ankur Constructions Private Limited, BFM Industries Limited, Khatod Investments and Finance Company Limited, Loka Properties Private Limited, NTC Industries Limited and YMS Finance Private Limited
1.4	**Industry/sector to which it belongs**	Residential, Commercial Projects/ Realty

2	Issue Details	
2.1	**Issue Period**	November 13, 2024 to November 27, 2024
2.2	**Type of issue**	Private Placement
2.3	**Type of specified securities**	Share Warrants
2.4	**IPO Grading, if any**	Not Applicable
2.5	**Issue size**	INR 277.93 Cr. The amount raised is provided in the table below.

Particulars	Units Issued	INR	INR Cr.
A. Amount Received on Initial Subscription (25%)	68,62,500	101.25	69.48
B. Amount Received on Exercise/Conversion of Warrants till May 27, 2026 (75%)	50,82,500	303.75	154.38
Total Amount Raised (A+B)			**223.86**
C. Warrants Forfeited (Unexercised) - May 27, 2026	17,80,000	303.75	54.07
Total Issue Size (A+B+C)	**68,62,500**	**405.00**	**277.93**

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

Sr. No.	Particulars	Reply from the issuer	Source of information/certifications considered by Monitoring Agency for preparation of report	Comments of the Monitoring Agency	Comments of the Issuer's Audit Committee
1	Whether all utilization is as per the disclosures in the Offer Document?	Yes	Documents provided by the issuer, Fixed Deposit Certificates, Bank Statement and Statutory Auditors Certificate issued by LB Jha & Co.	Utilizations in the respective objects are as per disclosure by the issuer.	Yes, the utilization is as per the disclosure in the offer documents
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		No deviation has been reported in any of the MA reports issued for the preceding reporting periods. Further, no MA has been appointed to monitor the objects of this issue.	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 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		Warrants aggregating to INR 54.07 Cr. were forfeited due to non-exercise within the stipulated period, resulting in a shortfall in fund utilization against the proposed issue size.	Yes, Warrants aggregating to INR 54.07 Cr. were forfeited due to non-exercise within the stipulated period
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 Cr.)	Revised Cost (INR Cr.)	Comments of the Monitoring Agency	Comments of the Issuer's Audit Committee		
						Reason of Cost revision	Proposed financing option	Particulars of firm arrangement
1	For Repayment of Existing debt	Documents provided by the issuer, Fixed Deposit Certificates, Bank Statement and Statutory Auditors Certificate issued by LB Jha & Co.	75.00	-	No comment	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	-	No comment	No Comments Required	No Comments Required	No Comments Required
3	To acquire/ Investment in Infrastructure Company/ Securities/ Assets and such other objects.		100.00	-	No comment	No Comments Required	No Comments Required	No Comments Required
4	To meet working capital requirement		50.00		No comment	No Comments Required	No Comments Required	No Comments Required
5	Other General Corporate Purpose		2.93	-	No comment	No Comments Required	No Comments Required	No Comments Required
	Total		**277.93**					

Utilization of Issue Proceeds

#	Item Head	Amount as proposed in the Offer Document (INR Cr.)	Tentative period up to which the amount shall be utilized.
1	For Repayment of Existing debt	75.00	Twelve months from the date of receipt of funds. Since the funds were received in May 2026, the expected timeline for complete utilization of the funds is May 2027.
2	For Funding the capital expenditure requirements of the company by purchase of Land	50.00	
3	To acquire/ Investment in Infrastructure Company/ Securities/ Assets and such other objects.	100.00	
4	To meet working capital requirement	50.00	
5	Other General Corporate Purpose	2.93	

ii. Progress in the object(s):

Sr. No.	Item Heads	Source of information/ certifications considered by Monitoring Agency for preparation of report	Amount as proposed in the Offer Document (INR Cr.)	Amount raised (INR Cr.)	Amount utilized (INR Cr.)			Total unutilized amount (INR Cr.)	Comments of the Monitoring Agency	Comments of the Issuer's Audit Committee	
					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	Documents provided by the issuer, Fixed Deposit Certificates, Bank Statement and Statutory Auditors Certificate issued by LB Jha & Co.	75.00	75.00	75.00	-	75.00	Nil	No comments	Not applicable	Not applicable
2	For Funding the capital Expenditure requirements of the company by purchase of Land		50.00	50.00	47.17	1.50	48.67	1.33	Funds have been utilized towards acquisition of land.	Not Applicable	Not applicable
3	To acquire/ Investment in Infrastructure Company/ Securities/ Assets and such other objects.		100.00	45.93	12.73	-	12.73	33.20	No comments	Not Applicable	Not Applicable
4	To meet working capital requirement		50.00	50.00	50.00	-	50.00	Nil	No comments	Not applicable	Not applicable
5	Other General Corporate Purpose		2.93	2.93	2.93	-	2.93	Nil	No comments	Not applicable	Not applicable
Total			**277.93**	**223.86**	**187.84**	**1.50**	**189.34**	**34.53**			

iii. Deployment of unutilised IPO/FPO/Rights/Preferential 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 Given - Sonkho Developers LLP	5.00	June 09, 2027	0.98	15.00	5.98
2	Loan Given - Rasha Ind. Private Limited	5.00	December 31, 2026	0.61	15.00	5.61
3	Loan Given - Rasha Ind. Private Limited	5.00	January 31, 2027	0.55	15.00	5.55
4	Loan Given - Sudha Distributers Private Limited	1.37	November 14, 2026	0.22	18.00	1.58
5	Loan Given - Avanir Wellness Resorts Private Limited	7.50	December 17, 2026	0.32	15.00	7.82
6	Loan Given - Somani Estate Private Limited	10.00	December 16, 2026	0.44	15.00	10.44
7	Fixed Deposit - Punjab National Bank	0.66	May 26, 2027	0.06	6.70	0.72
	Total	**34.53**		**3.17**		**37.70**

iv. Delay in implementation of the object(s):

Object(s)	Completion date		Delay [Number of days or months]	Comments of the Issuer's Audit Committee	
	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 Issuer's Audit Committee
-	-	-	Documents provided by the issuer, Fixed Deposit Certificates, Bank Statement and Statutory Auditors Certificate issued by LB Jha & Co.	Funds allocated for GCP were fully utilized by December 2025.	No Comments Required
	Total	**-**			

Disclaimer:

a) This Report is prepared by Acuité 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.