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महाराष्ट्र MAHARASHTRA

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प्रधान मुद्रांक कार्यालय, मुंबई.
 प.मु.वि.क्र. ८०००००३
 26 OCT 2023
 सक्षम अधिकारी

श्री.जे.पी.वाईकर

This Stamp Paper forms an integral part of the marketing Agency Agreement dated December 06, 2023 entered into by and amongst Sunay Estate Developers Limited and care taking Mumbai.



X



Suraj Estate Developers Limited
 3rd Floor, Aman Chambers, Century Bazaar,
 Prabhadevi, Mumbai - 400 025.
 Call : 91-22-2437 7877 / 2436 0802
 www.surajestate.com

जोडापत्र-१ Annexure - 1
 फक्त प्रतिज्ञापत्रासाठी Only for Affidavit

मुद्रांक विकत घेणाऱ्याचे नाव _____

मुद्रांक विकत घेणाऱ्याचे रहिवासी पत्ता _____

मुद्रांक विक्रीबाबतची नोंद बही अनु. क्रमांक _____

मुद्रांक विकत घेणाऱ्याची सही परवानाधारक मुद्रांक विक्रित्याची सही

परवाना क्रमांक : ८०००००३

मुद्रांक विक्रीचे ठिकाण/पत्ता : श्री. अशोक रघुनाथ कदम

२९०, शाहिद भगत सिंह रोड, २/१५, आनंद भुवन, फोर्ट, मुंबई- ०९.

शासकीय कार्यालयासमोर/न्यायालयासमोर प्रतिज्ञापत्र सादर करणेसाठी मुद्रांक कागदाची आवश्यकता नाही. (शासन आदेश दि. ०१/०७/२००४) वुसार

ज्या कारणासाठी ज्यांनी मुद्रांक अर्रेदी केला त्यांनी त्याच कारणासाठी मुद्रांक अर्रेदी केल्यापारबुल दमहिन्यात वापरणे बंधनकारक आहे.

20 NOV 2023
 20 NOV 2023



महाराष्ट्र MAHARASHTRA

2023

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प्रधान मुद्रांक कार्यालय, मुंबई.
प.मु.वि.क. ८०००००३
16 NOV 2023
सक्षम अधिकारी

श्री. जे. पी. वाईकर

This Stamp Paper forms an integral part of the
Monetising Agency Agreement dated November
05, 2023 entered into by and amongst Surg
Estate Developers Limited and Care Rating Limited.



फॉर्म-१ Annexure - I
फक्त प्रतिज्ञापत्रासाठी Only for Affidavit



मुद्रांक विकत घेणाऱ्याचे नाव _____

Suraj Estate Developers Limited

मुद्रांक विकत घेणाऱ्याचे रहिवासी पत्ता _____

3rd Floor, Aman Chambers, Century Bazaar

Prabhadevi, Mumbai - 400 025.

मुद्रांक विक्रीबाबतची नोंद वही अनु. क्रमांक _____ दिनांक _____

Call : 91-22-2437 7877 / 2436 0802

www.surajestate.com

मुद्रांक विकत घेणाऱ्याची सही _____

परवाना क्रमांक _____ विक्रीत्याची सही _____

परवाना क्रमांक : ८०००००३

मुद्रांक विक्रीचे ठिकाण/पत्ता : श्री. अशोक रघुनाथ कदम

२९०, शाहिद भगत सिंह रोड, २/१५, आनंद भुवन, फोर्ट, मुंबई - ०९.

शासकीय कार्यालयासमोर/न्यायालयासमोर प्रतिज्ञापत्र सादर करणाऱ्या मुद्रांक
दखलदायी आवश्यकता नाही. (शासन आदेश दि. ०१/०७/२००४) नुसार

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मुद्रांक अर्दी केल्यापारून दगडिव्यात वापरणे बंदयकारक आहे.

20 NOV 2023

20 NOV 2023



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प्रधान मुद्रांक कार्यालय, मुंबई.
प.मु.वि.क्र. ८०००००३
26 OCT 2023
सक्षम अधिकारी

श्री. जे. पी. वाईकर

Two Stamp paper forms are integral part of the Honorary Agency Agreement dated December 06, 2022 entered into by and amongst Suresh Estate Developers Limited and Care Rating Limited.



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जोडपत्र-१ Annexure - 1
फक्त प्रतिज्ञापत्रासाठी Only for Affidavit

Suraj Estate Developers Limited
3rd Floor, Aman Chambers, Century Bazaar,
Prabhadevi, Mumbai - 400 025.
Call : 91-22-2437 7677 / 2436 0802
www.surajestate.com

मुद्रांक विकत घेणाऱ्याचे नाव _____

मुद्रांक विकत घेणाऱ्याचे रहिवासी पत्ता _____

मुद्रांक विक्रीबाबतची नोंद बही अनु. क्रमांक _____



मुद्रांक विकत घेणाऱ्याची सही परवानाधारक मुद्रांक विक्रीत्याची सही
परवाना क्रमांक : ८०००००३

मुद्रांक विक्रीचे ठिकाण/पत्ता : श्री. अशोक रघुनाथ कदम

२९०, शाहिद भगत सिंह रोड, २/१५, आनंद भुवन, फोर्ट, मुंबई - ०१.

शासकीय कार्यालयासमोर/न्यायालयासमोर प्रतिज्ञापत्र सादर करणाऱ्या मुद्रांक
कागदाची आवश्यकता नाही. (शासन आदेश दि. ०१/०७/२००४) नुसार

ज्या कारणासाठी ज्यांनी मुद्रांक अर्दी केले त्यांनी त्याच कारणासाठी
मुद्रांक अर्दी केल्यापासून दमहिन्यात वापरणे बंदीकारक आहे.

20 NOV 2023

20 NOV 2023

THIS MONITORING AGENCY AGREEMENT (THE "AGREEMENT") is entered into this Wednesday, December 06, 2023 at Mumbai by and among:

Suraj Estate Developers Limited, a company a company incorporated under the provisions of the Companies Act, 1956, and having its registered office at 301, 3rd Floor, Aman Chambers, Veer Savarkar Marg, Opp. Bengal Chemicals, Prabhadevi, Mumbai - 400 025, Maharashtra, India, (herein after referred to as the "**Issuer**" or the "**Company**", which expression shall unless repugnant to the context or meaning thereof mean and include its successors and permitted assigns) of the **FIRST PART**;

AND

CARE Ratings Limited, a company duly incorporated under the Companies Act, 1956, and having its registered office at Godrej Coliseum, 4th Floor, Somaiya Hospital Road, Off Eastern Express Highway, Sion (East), Mumbai-400022 in the capacity of monitoring agency appointed in terms of Securities & Exchange Board of India (Issue of Capital & Disclosure Requirements) Regulations, 2018 ("**SEBI ICDR Regulations**") (as defined herein below) ("**CARE**", which expression shall, unless it is repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **SECOND PART**.

The Company and the Monitoring Agency are hereinafter individually referred to as a "**Party**" and collectively as "**Parties**".

WHEREAS:

A. The Company proposes to undertake an initial public offering of fresh issue of equity shares of face value of ₹ 5 each of the Company, (the "**Equity Shares**"), aggregating up to ₹ 4,000 million, (the "**Issue**"), in accordance with the Companies Act (as defined herein), the Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended (the "**SEBI ICDR Regulations**"), and other applicable laws, at such price as may be determined by the Company in consultation with the BRLMs through the book building process under the SEBI ICDR Regulations, (the "**Issue Price**") in accordance with the requirements of the Companies Act, 2013, the SEBI ICDR Regulations and other Applicable Law. The Issue includes: Issue (i) within India, to Indian institutional, non-institutional and retail investors in accordance with the SEBI ICDR Regulations, Companies Act, and other Applicable Laws and in reliance on Regulation S, ("**Regulation S**"), under the United States Securities Act of 1933, as amended (the "**U.S. Securities Act**") and in each case in accordance with the Applicable Law of the jurisdictions where such offers and sales are made. The Issue may also include allocation of Equity Shares to certain Anchor Investors, in consultation with the BRLMs, on a discretionary basis, in accordance with the SEBI ICDR Regulations.

B. The board of directors of the Company (the "**Board of Directors**") has,



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pursuant to a resolution dated May 26, 2023, approved the Issue. Further, the Issue has been approved by a special resolution adopted pursuant to Section 62 of the Companies Act, 2013 at the extra-ordinary general meeting of the shareholders of the Company held on May 30, 2023

- C. The Company has appointed ITI Capital Limited and Anand Rathi Advisors Limited to manage the Issue (the "**Lead Managers/ BRLMs**").
- D. The Company has filed the draft red herring prospectus dated July 24, 2023 with the Securities and Exchange Board of India (the "**SEBI**") for review and comments, in accordance with the SEBI ICDR Regulations, in connection with the Issue. After incorporating the comments and observations of the SEBI, the Company proposes to file a red herring prospectus ("**Red Herring Prospectus**") with the Registrar of Companies, Maharashtra at Mumbai (the "**RoC**") and the SEBI and Stock Exchanges and thereafter, upon closure of the Issue, will file a prospectus ("**Prospectus**") with the RoC (the "**Prospectus**", together with **RHP** referred to as "Issue Documents") in accordance with the Companies Act and the Securities & Exchange Board of India (Issue of Capital & Disclosure Requirements) Regulations, 2018 ("**SEBI ICDR Regulations**"). In addition, has received 'in-principle' approvals from BSE and NSE for listing of the Equity Shares pursuant to each of their letters dated September 22, 2023
- E. In connection with the Issue, the Company shall file the Issue Documents with the Securities and Exchange Board of India ("**SEBI**"), BSE Limited ("**BSE**") and National Stock Exchange of India Limited ("**NSE**", and together with BSE, the "**Stock Exchanges**") in accordance with the SEBI ICDR Regulations.
- F. In terms of Regulation 41 of the SEBI ICDR Regulations, the Company is required to appoint a monitoring agency, which shall monitor the use of the Net Proceeds (*as defined hereinafter*) of the Issue in accordance with the terms of the Objects of the Issue (*as defined hereinafter*) in the Issue Documents. Accordingly, the Company has appointed CARE to act as the "**Monitoring Agency**" for monitoring the use of the Net Proceeds in accordance with this Agreement and in accordance with the Applicable Laws.
- G. On receipt of the listing and trading approvals from each of the Stock Exchange(s), the Net Proceeds deposited in the account(s) opened and maintained by the Company with the Bankers to the Issue, namely HDFC Bank Limited and Axis Bank Limited ("**Banker to the Issue**") for this purpose, shall be transferred to the Issue Monitoring Account (*defined below*) or any other account as may be decided, as per the terms of this Agreement.
- H. This Agreement is executed and delivered to define the obligations of the Company to deposit the amount raised through the Issue in the Issue Monitoring Account(s) (*as defined hereinafter*) and the role of the Monitoring Agency to monitor the Issue Proceeds deposited in the Issue Monitoring Account(s) as per the schedule of utilization of proceeds of the Issue mentioned in the Issue Documents (the "**Utilization Schedule**").



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NOW, THEREFORE, in consideration of the foregoing and the mutual promises, covenants, and agreements set forth in this Agreement, and for other good and valuable consideration, the sufficiency of which is hereby acknowledged by the Parties, the Parties hereby agree as follows:

1. Definitions and Interpretation

1.1 Definitions:

"Applicable Laws" shall include: (i) the Companies Act, 2013 read with the rules as notified thereunder, the Securities and Exchange Board of India Act, 1992, the SEBI ICDR Regulations, the Securities Contracts (Regulation) Act, 1956, the Securities Contracts (Regulation) Rules, 1957, the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, ("**SEBI Listing Regulations**") as amended and all other applicable laws, including the law of any applicable foreign jurisdiction which may apply to the Issue; and (ii) all applicable laws which may apply to the Parties to this Agreement, including rules, circulars, directions, guidelines, bye-laws, regulations and notifications made thereunder and having the force of law, including policies and administrative and departmental regulations and guidelines of Governmental Authorities, and judgments, decrees, injunctions, writs and orders of any court, as may be in force and effect during the subsistence of this Agreement.

"Business Days" shall mean all days other than Saturday or Sunday or a public holiday on which commercial banks in Mumbai are open for business.

"Companies Act" shall mean the Companies Act, 2013 and the rules made thereunder and include any statutory modification thereto or re-enactment or replacement thereof;

"Equity Shares" shall mean equity shares of the Company of Rs. 5 each.

"Report" shall mean the report(s) issued by the Monitoring Agency (monitoring the use of Net Proceeds) that the Net Proceeds have been utilized for the purpose as mentioned in the Utilization Schedule. The Report shall be submitted to the Company in the format prescribed under Schedule XI of the SEBI ICDR Regulations.

"Gross Proceeds" shall mean total proceeds from the Issue.

"Issue Documents" shall mean the final red herring prospectus to be filed with the Stock Exchanges and SEBI;

"Objects of the Issue" or **"Objects"** shall mean the objects of the Issue as set out in the Issue Documents.



“Net Proceeds” for the purposes of this Agreement, shall mean the Gross Proceeds (including the proceeds raised for general corporate purposes) less Issue related expenses as set out in the Issue Documents.

“Issue Monitoring Account” shall have the meaning given to such term in Clause 3.3 of this Agreement.

“Stock Exchanges” shall collectively mean the BSE Limited and the National Stock Exchange of India Limited.

“Utilization Schedule” shall have the meaning given to such term in Recital H of this Agreement.

- 1.2 In this Agreement, unless the context otherwise requires:
- 1.2.1 Words denoting the singular number shall include the plural and *vice versa*;
- 1.2.2 Words denoting a person shall include an individual, corporation, company, partnership, trust or other entity;
- 1.2.3 Heading and bold type face are only for convenience and shall be ignored for the purposes of interpretation;
- 1.2.4 References to the word “include” or “including” shall be construed without limitation;
- 1.2.5 References to this Agreement or to any other agreement, deed or other instrument shall be construed as a reference to such agreement, deed, or other instrument as the same may from time to time be amended, varied, supplemented or noted or any replacement or novation thereof;
- 1.2.6 References to any Party to this Agreement or any other agreement or deed or other instrument shall include its successors or permitted assigns;
- 1.2.7 References to an article, clause, section, paragraph, schedule or annexure is, unless indicated to the contrary, a reference to an article, clause, section, paragraph, schedule or annexure of this Agreement; and
- 1.2.8 Unless otherwise defined, reference to the word ‘days’ shall mean calendar days.
- 1.2.9 Capitalized terms not defined herein shall have the meaning ascribed to them in the Red Herring Prospectus or Prospectus, unless the context specifies otherwise.



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2. USE OF ISSUE PROCEEDS

The Company proposes to raise finance by way of the Issue for the following purposes as set out in the Issue Documents:

- a. Repayment/Prepayment of the aggregate outstanding borrowings of the Company and its Subsidiaries, Accord Estates Private Limited Iconic Property Developers Private Limited and Skyline Realty Private Limited;
- b. Acquisition of land or land development rights; and
- c. General corporate purposes

(Collectively, referred to herein as the “**Objects**”).

However, provided that the above shall be read in conjunction with and shall be superseded by the details mentioned in the Issue Documents.

3. The Issue Monitoring Account

- 3.1 The Company hereby appoints CARE as the Monitoring Agency for the purposes of monitoring the use of the Net Proceeds by the Company in accordance with the Objects of the Issue.
- 3.2 CARE agrees to act as the Monitoring Agency in accordance with the terms and conditions of this Agreement and in accordance with the SEBI ICDR Regulations and Applicable Law and shall be responsible for monitoring the utilisation of Issue Proceeds from the Issue immediately succeeding its appointment or date of the closure of the Issue, whichever is later
- 3.3 The appointment of CARE as the Monitoring Agency with respect to monitoring of Net Proceeds, shall be without any prejudice to any existing or future arrangement between the Company and CARE, whether in the capacity of a monitoring agency or not, and all such arrangements between the Company and CARE shall be mutually exclusive of one another and on arm's length basis, as permissible under the Applicable Law.
- 3.4 Establishment of Issue Monitoring Account

The Company will establish an account, which will be designated as Monitoring Account in which the Net Proceeds shall be deposited from the Allotment accounts, opened in terms of the Banker to the Issue Agreement after the receipt of listing and trading approval by the Company with respect to Equity Shares to be issued in the Issue (the “**Issue Monitoring Account**”). The Monitoring Agency shall be liable to monitor only Net Proceeds in terms of this Agreement and Applicable Laws.



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Within [10] calendar days of opening of the Monitoring Account as set out in Clause 3.1 above, the Company will submit to the Monitoring Agency an 'Expected Disbursement Schedule' detailing the proposed utilisation of funds and also certifying that the same is for purposes as mentioned in the chapter titled "Objects of the Issue" of the Red Herring Prospectus / Prospectus.

3.5 Deposits into and withdrawals from the Issue Monitoring Account

The Company shall submit the following information / documents to the Monitoring Agency:

- (a) Subject to Applicable Laws, the declaration to be issued by any of the following person amongst:
- (i) Chief Financial Officer or the Company Secretary and Compliance Officer; or
 - (ii) Authorized officer of the Company, who is authorized by the Board of directors of the Company or a duly authorized committee of directors, (collectively referred to as the "**Authorised Signatories**"); detailing the utilization of the Net Proceeds in accordance with the Objects of the Issue to be provided. In the event, the Company is not in a position to obtain the signatures from one or both of the Authorised Signatories, then the Monitoring Agency may, in its sole discretion, allow the Company to obtain the signature from any other authorized signatory as authorized by the board of directors/duly authorised committee of the Company.

3.6 Determination and Notice of Amounts of Deposits and Withdrawals

3.6.1 In determining any amounts that had been withdrawn, paid, allocated or deposited pursuant to this Agreement, the Monitoring Agency shall be entitled to rely on all the quarterly budgets / requisitions/information/certificate of payment of the Company as shared by the Company and certificate of the Auditor shared by the Company.



3.7 Interim Use of Net Proceeds

Pending utilization of the Net Proceeds for the purposes described in the Issue Documents, the Company shall have the flexibility to deploy the Net Proceeds in accordance with the SEBI ICDR Regulations and the Issue Documents.

3.7.1 The Company shall disclose the utilization of the Net Proceeds

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under a separate head in Company's balance sheet along with details, for all such amounts that have not been utilized or in any other manner as may be required under the SEBI Listing Regulations, the SEBI ICDR Regulations and Applicable Law.

3.8 Additional Information/Documentation

The Monitoring Agency may request for additional documents and information from the Company, which it considers necessary for the purposes of undertaking its obligations under this Agreement or as required under Applicable Laws.

4. **Appointment of Monitoring Agency**

4.1 CARE, in its capacity as the Monitoring Agency, shall fulfil such duties and obligations as may be prescribed under the SEBI ICDR Regulations and the Applicable Laws, including the following:

- (a) Delivering the Report (containing details of utilization in accordance with the Objects of the Issue set out under the Issue Documents and deviations, if any), and such other documents, agreements, instruments and certificates as are prescribed under the SEBI ICDR Regulations which are to be prepared, executed and/or delivered by a Monitoring Agency to the Company post receipt of all necessary information from the Company and the Auditor after each quarter, in the prescribed format in Schedule XI of the SEBI ICDR Regulations to the Company, and more particularly described in Schedule I of this Agreement (which shall stand amended and modified, without any further act, if there is any amendment to Schedule XI or other relevant provisions of the SEBI ICDR Regulations);
- (b) For the sake of duly fulfilling the obligations under this Agreement, CARE shall have the right to inspect all relevant and necessary records, registers and accounts of the Issuer as may be necessary for the purposes of carrying out its duties effectively, provided that the Issuer is given at least three (3) Business Days prior notice or a reasonable notice of a shorter period if the circumstances so require in this behalf.
- (c) The Monitoring Agency will depend on the declarations/information/ documents/statements provided by the management of the Issuer and the auditors/consultants appointed by the Issuer. Monitoring Agency shall not be required to verify the authenticity of such declarations/information/ documents/statements provided by the management and the auditors/consultants appointed by the Issuer. In case the Monitoring Agency is not satisfied with the responses or the representations of the Issuer, it reserves the right to issue a



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qualified report in instances where it deems fit and shall highlight its concerns along with the reasons. The Monitoring Agency also reserves the right to highlight any such concerns to SEBI.

- (d) Take such action and do such other acts, deeds or things as may be required under the provisions of the SEBI ICDR regulations to discharge its responsibilities as the monitoring agency. This includes seeking clarifications on the information/ documents/ statements shared by the Company, seeking additional documents/ certifications/ bank statements/ independent legal opinions, etc. to help it effectively discharge its responsibilities as a monitoring agency;
- (e) Review of the information / documents / statements (including the bank statements) received from the Company with regard to the use of the Net Proceeds including the status of activities proposed to be funded out of the Net Proceeds as stated in the Issue Documents; and
- (f) CARE shall be issuing the Report till 100% of the Net Proceeds raised through Issue are utilized as per the SEBI ICDR Regulations.
- (g) CARE shall take due care to produce monitoring reports that are free of errors to the best of its abilities and shall disclose to the extent possible the source of information in the Report.
- (h) CARE shall deploy personnel who are well-equipped to carry out the activity under this Agreement.
- (i) CARE will share a draft report with the Issuer and give reasonable time (not later than 3 working days) to the Issuer to revert with additional information or clarifications on the draft, before finalising the Report which shall be shared with the Audit Committee of the Board.
- (j) All activities of CARE as a Credit Rating Agency, including Monitoring Agency activity under this Agreement, shall be subject to policies framed by CARE (including amendment/updation from time to time) under SEBI directives including but not limited to confidentiality policy, guidelines for dealing with conflict of interest for investment/ trading by Credit Rating Agencies.

4.2 The Monitoring Agency agrees to comply with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015, as amended with respect to the Company.

4.3 Payment of Monitoring Agency Fees

The Parties have agreed that the Issuer/Company shall pay a non-refundable fee. The said fee shall be paid as follows:



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Payment Mode		
Year	Fees	
1	Agreement signing	6,00,000+GST
1	Before Quarter 3	2,25,000+GST
1	Before Quarter 4	2,25,000+GST
2	Before Quarter 1	2,25,000+GST
2	Before Quarter 2	2,25,000+GST
2	Before Quarter 3	2,25,000+GST
2	Before Quarter 4	2,25,000+GST

The above-mentioned fees shall be payable as per the instruction given in the payment table.

The Company shall make the payment and other incidental expenses, if any, within the agreed timelines, as stated aforesaid.

5. Monitoring the Use of Net Proceeds

- 5.1 The Company recognizes that compliance by the Monitoring Agency with the terms of the SEBI ICDR Regulations and any other requirements stipulated by SEBI or the Stock Exchanges is dependent upon it furnishing to the Monitoring Agency, the requisite information/documents as and when required by the Monitoring Agency.
- 5.2 The Company shall provide all the required information, as per agreed timelines between the Company and the Monitoring Agency.
- 5.3 The Company shall inform the Monitoring Agency as to the use of the Net Proceeds and shall be obliged to furnish such documents, papers and information as may be required for enabling the Monitoring Agency to effectively monitor the utilization of the Net Proceeds.
- 5.4 For Monitoring Agency to perform its role effectively, the Company will fulfil its obligations including but not limited to sharing of the required information on a timely basis and timely payment of fee. In the absence of this, the Monitoring Agency may qualify its report duly capturing any non-cooperation from the Company, in terms of sharing the requisite information or non-payment of the fee and may also inform SEBI and the Stock Exchange/s where the security of Issuer is listed, of any non-cooperation by the Company.
- 5.5 The Company shall ensure that the Net Proceeds are utilized only for the purposes as mentioned in the Objects of the Issue and shall, at its cost, as and when called upon by the Monitoring Agency, take such steps



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as may be necessary to prove the same.

- 5.6 The Monitoring Agency shall have the right to inspect the records, registers and accounts of the Company as may be necessary for the purposes of carrying out its duties in accordance with monitoring of Net Proceeds, provided that the Monitoring Agency has given at least three (3) Business Days prior notice in writing to the Company in this behalf.
- 5.7 In addition to the above, the Company shall provide all necessary assistance and infrastructure that may be required by the Monitoring Agency in connection with the performance of its duties pursuant to this Agreement.
- 5.8 The Company shall ensure that all relevant and necessary details as sought by the Monitoring Agency for preparation of the Report, is to be provided to the Monitoring Agency within 7 Business Days from the end of each quarter.
- 5.9 In accordance with Regulation 32 and any other applicable provisions of the SEBI Listing Regulations, the Company shall furnish to the Stock Exchanges, on a quarterly basis, a statement on deviations, if any, in the utilization of the Net Proceeds of the Issue.
- 5.10 The Company shall ensure that within forty-five (45) calendar days (or such other days as may be prescribed under relevant SEBI ICDR Regulations) from the end of each quarter, Report of the Monitoring Agency is publicly disseminated by uploading it on its website as well as submitting to the Stock Exchanges.

6. Representations, Warranties and Covenants

- 6.1 As of the date of this Agreement, the Company represents and warrants to the Monitoring Agency that (which representations shall continue to be true and correct on each day during the currency of this Agreement):
- 6.1.1 This Agreement constitutes a valid, legal and binding obligations on the Company and is enforceable against the Company in accordance with the terms hereof;
- 6.1.2 The execution, delivery and performance of this Agreement and any other document related hereto by it has been duly authorised and do not and will not contravene any provisions of, or constitute a default under (a) any law, regulation, judgement, decree or order of any governmental authority, (b) its organisational documents, or (c) any other agreement or instrument or undertaking to which it is a party or which is binding on it or any of its assets;
- 6.1.3 It has the requisite power to open and maintain the Issue Monitoring Account and has taken all necessary corporate and



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other actions required to authorize the opening and maintenance thereof upon the terms referred to herein and the execution of all such documents as are necessary for the purpose thereof;

6.2 The Company shall at any time and from time to time upon the reasonable written request of the Monitoring Agency promptly and duly deliver or permit the delivery of any and all such further details, information, instruments and documents as the Monitoring Agency may consider necessary for the purpose of monitoring the Net Proceeds of the Issue.

6.3 As of the date of this Agreement, the Monitoring Agency represents and warrants to the Company that (which representations shall continue to be true and correct on each day during the currency of this Agreement:

6.3.1 This Agreement constitutes a valid, legal and binding obligations on it and is enforceable against it in accordance with the terms hereof; and

6.3.2 The execution, delivery and performance of this Agreement and any other document related hereto by it has been duly authorised and do not and will not contravene any provisions of or constitute a default under (a) any law, regulation, judgement, decree or order of any governmental authority, (b) its organisational documents, or (c) any other agreement or instrument or undertaking to which it is a party or which is binding on it or any of its assets.

6.3.3 It shall perform its duties with the highest standards of integrity and fairness and shall act in an ethical manner in all its dealings with the Company;

6.3.4 It shall act with due diligence, care and skill while discharging the work assigned to it in relation to the Net Proceeds;

6.3.5 It will not take up any activities which are likely to be in conflict with its own interests, interests of the Company, the Issue, its activities as the Monitoring Agency or contrary to the directions issued by SEBI or under any other Applicable Laws;

6.3.6 It shall carry out its duties/responsibilities and complete all the formalities including corporate action within the specified time limits as required under law, including with respect to relevant statutes, guidelines issued by SEBI, stock exchange regulations, etc.; and

6.3.7 It has due authority and valid registration as required under Applicable Law to act as the monitoring agency for the Issue and it is not prohibited from acting as a monitoring agency by any judicial, regulatory or administrative body.



7. Directions of Stock Exchanges / SEBI / Statutory Authorities

In the event any instructions are received from any of the Stock Exchanges or SEBI or any other statutory authorities to the effect that the Issue Monitoring Account shall be frozen or that the Company shall not be allowed to make any payments to any of the specified parties then the Banker to Issue shall be bound by such instructions and the Company acknowledges the same and shall also abide by such instructions, however, the Monitoring Agency undertakes to immediately intimate, within 7 Business Day the Company of such instruction/restriction unless such intimation is prohibited by Applicable Law or order of the court.

8. Rights and duties of Monitoring Agency and Indemnity

8.1 Particular rights and duties of the Monitoring Agency

8.1.1 The Monitoring Agency:

- (a) Shall, except to such extent as may otherwise be provided herein, refrain from exercising any right, power or discretion vested in it as agent;
- (b) Shall review the information/ documents/ statements (including bank statements) received from the Issuer showing use of the Net Proceeds including the status of implementation of the activities proposed to be funded out of the Net Proceeds, as stated in the final Issue Documents.
- (c) Shall take such action and do such other acts, deeds or things as may be required under the provisions of the ICDR regulations to discharge its responsibilities as the monitoring agency. This includes seeking clarifications on the information/ documents/ statements provided by the Issuer, seeking additional documents/ certifications/ bank statements/ independent legal opinions, etc. to help it effectively discharge its responsibilities as a monitoring agency.
- (d) Shall deliver the monitoring report to the Issuer in the format as prescribed in the SEBI ICDR regulations, on a quarterly basis (or any other frequency as prescribed by SEBI in its ICDR regulations from time to time.
- (e) Undertakes to perform only such duties as are specifically set forth in this Agreement and no implied covenants or obligations shall be read into this Agreement against the Monitoring Agency unless required under Applicable Law;
- (f) Shall not be required to expend or risk its own funds or



otherwise incur any financial liability in the performance of any of its duties hereunder, or in the exercise of any of its rights or powers, if there is reasonable ground for believing that the repayment of such funds or indemnity satisfactory to it against such risk or liability is not reasonably assured to it;

- (g) May rely on and shall be fully protected in acting on, or in refraining from acting in accordance with, any resolution, certificate, certificate of auditors approved by the Company, or any other statement, instrument, opinion, report, notice, request, direction, consent, order, appraisal or other paper or document believed by it to be genuine and to have been signed or presented to it pursuant to this Agreement by the proper party or parties;
- (h) Shall be entitled to refrain from taking any action in accordance with any intimation given under this Agreement to the extent (and during the time that) such intimation is, in the reasonable determination of the Monitoring Agency, uncertain, ambiguous, incorrect, or inconsistent with the Objects of the Issue and the Utilization Schedule, provided that the Monitoring Agency shall not later than three (3) Business Days after the receipt of any such intimation, notify the Company of such uncertainty, ambiguity, incorrectness or inconsistency, and until such time as the aforesaid uncertainty, ambiguity, incorrectness or inconsistency is resolved, the Monitoring Agency shall not be required to take action in accordance with such intimation as aforesaid, and shall be protected by the Company from any liability in connection therewith if such uncertainty, ambiguity, incorrectness or inconsistency has not been rectified by the Company within three (3) Business Days of the intimation received from the Monitoring Agency, save and except in case of any default, bad faith, fraud or negligence on the part of the Monitoring Agency;
- (i) May execute any of the powers hereunder or perform any duties hereunder through agents or attorneys, at its own cost and the Monitoring Agency shall be responsible for any misconduct or negligence on the part of any agent or attorneys appointed by it hereunder, provided the Company has been given prior intimation of appointment of such agents or attorneys and the Monitoring Agency has entered into arrangements / agreements with such agents or attorneys to indemnify the Monitoring Agency and the Company for all claims, losses, expenses and liabilities that the Monitoring Agency and / or Company might incur due the misconduct or negligence on the part of any such agent or attorneys;
- (j) The Monitoring Agency shall fulfil such rights, duties and



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obligations as may be required to be fulfilled by it in such capacity under the SEBI ICDR Regulations and Applicable Law, including the following:

- (a) Delivering the quarterly monitoring agency report(s) ("**Monitoring Agency Report(s)**"), containing details of utilization in accordance with the Objects of the Issue set out under the Prospectus, to the Company in the format by SEBI, on a quarterly basis till 100% (hundred percent) of the Net Proceeds have been utilized. For the preparation of final Monitoring Agency Report for the relevant quarter, the Monitoring Agency shall, at least 10 (ten) days prior to the submission of such final Monitoring Agency Report, share the draft report with the Company to confirm the factual information and provide additional information, if required, with respect to such factual information captured therein; and
- (b) Taking such action and doing such other acts, deeds or things as may be required under the provisions of the SEBI ICDR Regulations and as required by the BSE, NSE and the SEBI and/or in accordance with this Agreement to discharge its responsibilities as the Monitoring Agency;
- (c) Reviewing the information/ documents/ statements received from the Company with regard to the use of the Net Proceeds, including the status of implementation of the activities proposed to be funded out of the Net Proceeds, as stated in the Prospectus.

(d)

8.2 Indemnity

- a) The Company shall indemnify and hold harmless the Monitoring Agency against all direct and reasonable costs, losses and damages incurred, including any third party claims and/or any claims for any taxes payable by the Company which are made on the Monitoring Agency in respect of all or any part of the Issue Monitoring Account and which the Monitoring Agency may incur either as a consequence of breach of the terms and conditions of this Agreement, including any breach of representations and warranties by the Company, unless such breach is not rectified within thirty (30) Business Days from the date of notice thereon, provided further that the Company shall not be liable for any losses suffered by the Monitoring Agency arising out of misconduct, negligence, wilful default or failure on the part of the of the Monitoring Agency.
- b) It is hereby clarified that neither Party shall be liable to the other for any indirect, incidental, consequential, special, exemplary, damages arising out of or in connection with this Agreement even if the other Party has been advised of the possibility of such damage.



- c) This Clause 8.2 shall survive three (3) years from termination of this Agreement and / or resignation of the Monitoring Agency.

9. Limitation of Liability

9.1 The Monitoring Agency shall be at liberty to accept a certificate signed by any of the authorized signatories of the Company as to any fact or matter prima facie within the knowledge of the Company as sufficient evidence thereof and other than as required by applicable laws, the Monitoring Agency shall not be in any way bound in any case to call for further evidence or be responsible for any loss that may be occasioned by their failing to do so.

9.2 The Monitoring Agency undertakes to perform only such duties (and the ancillary duties in connection therewith) as are specifically set forth in this Agreement and as are required by applicable laws.

9.3 Monitoring Agency shall have no responsibility, other than as required by Applicable Laws, to verify the authenticity of any order of a competent body, court or tribunal or any ruling of any arbitrator/s in proceedings between or concerning the other Parties and may rely, in good faith and without any liability, upon the contents thereof; Other than as required by Applicable Laws or by order of a court, tribunal, the Monitoring Agency shall not be required to expend or risk its own funds or otherwise incur any financial liability in the performance of any of its duties hereunder, or in the exercise of any of its rights or powers, if there is reasonable ground for believing that the repayment of such funds or indemnity satisfactory to it against such risk or liability is not reasonably assured to it.

9.4 The Monitoring Agency may, to the extent permitted by Applicable Laws, rely on any resolution, certificate, certificate of auditors approved by the Company, or any other statement, instrument, opinion, report, notice, request, direction, consent, order, appraisal or other paper or document believed by it to be genuine and to have been signed or presented to it pursuant to this Agreement by the Company or its authorized official and whose specimen signatures are contained herein or any other persons as may be authorized by the Company in writing from time to time.

9.5 The Monitoring Agency, to the extent permitted by Applicable Laws, shall be entitled to refrain from taking any action in accordance with any intimation given under this Agreement to the extent (and during the time that) such intimation is in the reasonable determination of the Monitoring Agency, uncertain, ambiguous, incorrect, or inconsistent with the Objects of the Issue and the Utilization Schedule, provided that the Monitoring Agency shall not later than three (3) Business Days after the receipt of any such intimation, notify the Company of such



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uncertainty, ambiguity, incorrectness or inconsistency, and until such time as the aforesaid uncertainty, ambiguity, incorrectness or inconsistency is resolved, the Monitoring Agency shall not be required to take action in accordance with such intimation as aforesaid, and shall be protected by the Company from any liability in connection therewith;

9.6 The recitals contained herein shall be taken as the statements of the Company, and the Monitoring Agency shall not be liable, to the extent permitted by Applicable Laws, for the use or any application by the Company of the Net Proceeds it receives pursuant to the Objects of the Issue and Utilization Schedule hereinafter;

9.7 Notwithstanding anything to the contrary contained herein, the Parties agree that, to the extent permitted by applicable laws, in no event shall either Party be liable for any indirect, incidental or consequential damages, or for any amounts claimed for lost business, opportunities or profits of the other Party, except in case of default, fraud, misrepresentation or negligence by such Party.

10. Termination

10.1 Neither Party has right to terminate this Agreement, except for the reasons as prescribed under the SEBI Rules or Regulations or Guidelines framed thereunder from time to time, till CARE submit report confirming 100% utilization of the Net proceeds.

10.2 Both the Parties shall have an option to terminate this Agreement, by providing 30 days prior written notice to other Party. The Party terminating this Agreement shall intimate SEBI and the Stock Exchange/s, in which the security of the Issuer is listed, the reason for termination of this Agreement along with the termination notice/letter. The termination shall be effective after 30 days from the date of the termination notice or due date of publication of next Monitoring Agency Report, whichever is later.

10.3 During the termination notice period, CARE shall capture the reason for termination of the Agreement, in the report issued to the Issuer, during such period. The Monitoring Agency will display on its website regarding information of the termination of this Agreement.

10.4 A copy of the termination notice shall also be sent to the SEBI, by the Party initiating the termination.

10.5 The Monitoring Agency shall promptly display on its website receipt/issuance of notice of termination of its formal agreement with the Company.

10.6 The Monitoring Agency shall issue a report on status of co-operation by the Company from the date of commencement of arrangement between the Company and the Monitoring Agency till the date of termination of such arrangement, and share it with the Company.



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10.7 The Company shall promptly inform its Board of Directors and the stock exchanges where securities of the Company are listed, immediately on issue/ receipt of the termination letter.

10.8 On the appointment of a new monitoring agency, the Monitoring Agency shall extend all such support as may be required by the Company or the newly appointed monitoring agency towards taking over duties and responsibilities as the monitoring agency and shall hand over all relevant details and information as it may have in relation to the use of the Net Proceeds by the Company to the new monitoring agency. Subject to the receipt of certificate from Statutory Auditors or independent chartered accountant in accordance with the Schedule II, the Monitoring Agency shall be required to submit the certificate for the period commencing from the date of its appointment, or the period covered in last certificate, whichever is later, till the date of resignation or removal within 10 (ten) Business Days from the date of the resignation or removal becoming effective. Further, on the appointment of a new monitoring agency, the Company and Monitoring Agency shall extend all such support as may be required by newly appointed monitoring agency towards taking over duties and responsibilities as the monitoring agency and shall handover all documents and information in its possession arising out of / connected with this Agreement and in relation to the use of the Net Proceeds.

11. Disclaimer

11.1 The Monitoring Report is intended for the jurisdiction of India only. This report does not constitute an offer of services. Without limiting the generality of the foregoing, nothing in the report is to be construed as CARE providing or intending to provide any services in jurisdictions outside India, where it does not have the necessary licenses and/or registration to carry out its business activities referred to above.

11.2 Access or use of this report does not create a client relationship between CARE and the user.

11.3 CARE will not be aware that any user intends to rely on the Report or of the manner in which a user intends to use the Report. In preparing the Report, CARE will not have taken into consideration the objectives or particular needs of any particular user.

11.4 Neither CARE nor its affiliates, third-party providers, as well as their directors, officers, shareholders, employees or agents guarantee the accuracy, completeness or adequacy of the Report, and shall not have any liability for any errors, omissions or interruptions therein, regardless of the cause, or for the results obtained from the use of any part of the Report. CARE and each aforesaid party disclaim any and all express or implied warranties, including but not limited to any warranties of merchantability, suitability or fitness for a particular purpose or use or use.

11.5 CARE or its associates may have other commercial transactions with



the Issuer to which the Report pertains. CARE 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. CARE 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.

11.6 Unless required under any applicable law, this Report should not be reproduced or redistributed to any other person or in any form without prior written consent from CARE.

11.7 The Monitoring Agency Report does not constitute a commentary on the quality of the objects of the Issue, reasonableness of costs or spending by the Issuer against any objects/heads or assurance on outcome of such spending.

11.8 The Monitoring Agency will not be required to either verify or comment on the appropriateness of the usage of proceeds.

11.9 The Monitoring Agency, based on its due consideration, may accept a certificate signed by one of the authorised signatories of the Company/Issuer as sufficient evidence.

11.10 The Monitoring Agency is neither construed to be nor acting under the capacity or nature of an 'expert' as defined under Section 2(38) of the Companies Act, 2013. The Monitoring Agency is issuing the Report solely in the capacity of a Monitoring Agency and that the same shall not be construed to be an opinion of an expert, as it relies on certificates, confirmations and representations of reliable stakeholders such as auditors, banks and others.

11.11 The Monitoring Agency's role does not comprise, nor does it have wherewithal, to ensure that funds withdrawn from the Monitoring Account are actually applied for the purpose for which they were withdrawn. The Monitoring Agency shall rely on the certificates submitted by the Auditors and information/document shared by the Company to submit its report on utilization of proceeds in relation to the objects of the issue.

11.12 The Monitoring Agency does not have the authority to approve/disapprove any withdrawals of monies from bank accounts as the same is outside its scope of responsibilities.

11.13 Neither the Monitoring Agency nor any of its directors, officers, agents and employees shall be deemed to be a trustee for or have any fiduciary relationship with the Company, or any other person. Where the Monitoring Agency has acted in accordance with SEBI's ICDR Regulations and its Agreement with the Issuer, it shall be deemed to have acted as if instructed to do so by the Company.

11.14 The Monitoring Agency rely on the due diligence conducted by



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Statutory Auditors or other experts, the users of the Monitoring Agency Report shall not hold Monitoring Agency liable for any loss or liability arising out of their use of the Report.

11.15 The Disclaimer mentioned in the Clause shall be read together with the Disclaimer mentioned in the Report.

12. Miscellaneous

12.1 Partial Invalidity and Exercise of Remedies

If any provision hereof is invalid or unenforceable in any jurisdiction, then, to the fullest extent permitted by law, (i) the other provisions hereof shall remain in full force and effect in such jurisdiction and shall be liberally construed in order to carry out the intentions of the parties hereto in respect of and including any provision hereof which is invalid or unenforceable as nearly as may be possible; and (ii) the invalidity or unenforceability of any provision hereof in any jurisdiction shall not affect the validity or enforceability of such provision in any other jurisdiction.

12.2 Assignment

This Agreement shall be binding upon and inure to the benefit of each Party hereto and its successors and assigns. This Agreement is not intended to confer upon any Person other than the Parties hereto any rights or remedies.

However, a Party to this Agreement shall not assign its rights and/or duties under this Agreement without prior written consent of the other Party.

12.3 Notices

Any notice, demand, communication or other request (individually, a "**Notice**") to be given or made under this Agreement shall be in writing in the English language. Such Notice shall be delivered by hand, airmail (postage prepaid), recognized overnight courier service, email, facsimile or registered post to the party to which it is addressed at such party's address specified below or at such other address as such party shall from time to time have designated by fifteen (15) Business Days' written Notice to the party giving such Notice, and shall be deemed to have been duly given or made when delivered as aforesaid.

For the Company:

Suraj Estate Developers Limited
301, 3rd Floor, Aman Chambers,



Veer Savarkar Marg, Opp. Bengal Chemicals,
Prabhadevi, Mumbai - 400 025,
Maharashtra, India,

For the Monitoring Agency:

CARE Ratings Limited

4th Floor, Godrej Coliseum,
Somaiya Hospital Road, Off Eastern Express Highway,
Sion (East), Mumbai-400022

13. Governing Law and Dispute Resolution

13. This Agreement is governed by, and shall be construed in accordance with, the laws of the Republic of India.

(a) In the event of any grievance, difference, claim or dispute between the parties arising out of the activities under this Agreement, the parties will endeavour in the first instance to settle the dispute amicably through discussions between the parties involved;

(b) If the dispute is not settled through mutual discussions / negotiations within 30 (Thirty) days of the commencement of negotiations or if the outcome of such discussions is not satisfactory, the dispute may be referred to the SCORES Portal in accordance with the SCORES guidelines issued by SEBI from time to time;

(c) If any party is not satisfied with the outcome of (a) and/or (b) above, the dispute shall then be referred to online conciliation and/or online arbitration as per dispute resolution mechanism provided by SEBI vide its circular issued and as amended from time to time;

14. Amendments and Waiver

14.1 Any amendments of any provision of this Agreement shall be in writing and signed by the parties hereto and shall have the same effect as if they were a part of these presents, unless decided otherwise.

14.2 Notwithstanding anything stated in this Agreement, the Parties to this agreement may, from time to time, or at any time, by mutual consent (in writing) waive such terms and conditions of this Agreement, so long as the same is not in contravention of the terms of the SEBI ICDR Regulations or Applicable Law.

15. English Language

This Agreement and all documents to be furnished or communications to be given or made under this Agreement shall be in the English language or, if



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in another language, shall be accompanied by a translation into English certified by a representative of the respective Party, which translation shall be the governing version thereof.

16 Confidentiality

The Monitoring Agency shall not make public and disclose any information received by it from the Company to any other party, without prior written consent from the Company, which shall not be unreasonably withheld, however, the Monitoring Agency may disclose information to SEBI, Stock Exchange/s where the security of the Issuer is listed or to any government, judicial, regulatory authority, if required under SEBI ICDR Regulations or Applicable Law, without prior approval of the Company, but shall intimate the Company as soon as reasonably practicable. However, this does not preclude the credit ratings activity utilizing the insights gained from the monitoring agency activity in general and post publication of Monitoring Agency report, utilizing the information received from the issuer in specific, for forming credit opinions.

17 Effectiveness of Agreement

This Agreement shall be effective on and from the date first hereinabove written as the date of execution and shall be in force for a period up to such date till 100% of the Net Proceeds are utilized in accordance with Clause 3 of this Agreement and the Issue Documents or till the termination as per the provisions of this Agreement.

IN WITNESS WHEREOF, the Parties have entered into this Monitoring Agency Agreement on the date mentioned above

For Suraj Estate Developers Limited

For CARE Ratings Limited

Authorized Signatory



***Mr. Ankur Sachdeva
Senior Director***

Name of the Signing Authority

Rajan Meenathakonil Thomas

Designation Managing Director

Date: December 6, 2023

Place: Mumbai

Schedule I

Format of the Monitoring Agency Report to be submitted

Front Page:

Report of the Monitoring Agency
Name of the Issuer: For quarter ended: Name of the Monitoring Agency:
(a) Deviation from the objects: – Utilization different from Objects stated in the offer document but in line with change of objects approved by shareholders' resolution; or – Utilization neither in line with Objects stated in the offer document nor approved by shareholders' resolution – In case of no deviation, the fact would be stated.
(b) Range of Deviation*: <i>Indicate range of percentage deviation from the amount of issue proceeds earmarked for objects. For example, up to 10%, 10 - 25%, 25-50%, 50-75%, 75-100%, not ascertainable etc.</i> <i>* Range of Deviation may be computed by taking weighted average of financial deviation of each object in the ratio of issue proceeds allocated for it. Non-financial deviation may be indicated separately by way of notes.</i>
Declaration: <i>I/We hereby declare that this report is based on the format as prescribed by SEBI (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended. I/We further declare that this report provides true and fair view of the utilization of issue proceeds.</i> <i>I/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 issue proceeds by the issuer.</i>
Signature: Name of the Authorized Person/Signing Authority: Designation of Authorized person/Signing Authority: Seal of the Monitoring Agency: Date:

Subsequent Pages:

1) Issuer Details: Name of the issuer: The names of the promoters of the issuer: Industry/sector to which it belongs:
2) Issue Details: Issue Period: Type of issue (public/rights): Type of specified securities: Grading: Issue size (` in Crores):
3) Details of the arrangement made to ensure the monitoring of issue proceeds:



(Give item by item description for all the objects as well as the sub-heads (if any) given under objects, stated in offer document separately in following format)

Particulars	Reply	Source of information/certifications considered by the Monitoring Agency for preparation of the report	Comments of Monitoring Agency	Comments of Board of Directors
Whether all the utilization is as per disclosure in Offer Document?	Yes/No			
Whether Shareholder approval is obtained in case of material deviations# from expenditures disclosed in Offer Document?	Yes/No			
Whether means of finance for disclosed objects of the Issue has changed?	Yes/No			
Any major deviation observed over the earlier monitoring agency reports?	Yes/No			
Whether all Government / Statutory approvals related to the object(s) obtained?	Yes/No			
Whether all arrangements pertaining to technical assistance/collaboration in operation?	Yes/No			
Any favorable events improving object(s) viability	Yes/No			
Any unfavorable events affecting object(s) viability	Yes/No			
Any other relevant information that may materially affect the decision making of the investors	Yes/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.

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

(i) Cost of object(s):

(Give item by item description for all the objects as well as for the sub-heads (if any) given under objects, stated in Offer Document separately in following format)

Sl. No	Item Head	Source of information / certification considered by the Monitoring Agency for preparation of report	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

(ii) Progress in the object(s):

(Give item by item description for all the objects stated in Offer Document separately in following format)

Sl. No	Item Head	Source of information / certification considered by the Monitoring Agency	Amount as proposed in Offer Document	Amount utilized	Total unutilized Amount	Comments of Monitoring Agency	Comments of Board of Directors



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		for preparation of report							
			As at Beginning of the quarter	During the quarter	At the end of the quarter			Reason of idle funds	Proposed Course of Action

\$ Provide following details under Item Head:

(a) Name of the object(s):

(b) Brief description of the object(s):

(c) Location of the object(s) (if applicable):

(iii) Deployment of unutilized proceeds:

Sl. No	Type of instrument where amount invested*	Amount invested	Maturity date	Earnings	Return on Investment (ROI %)	Market Value as at the end of quarter**

* Also indicate name of the party/company in which amounts have been invested

** Where market value is not practical to find, provide NAV/NRV/Book Value of the same

(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

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

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

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Schedule II

CERTIFICATE BY THE STATUTORY AUDITORS OR INDEPENDENT CHARTERED ACCOUNTANT

To,
[•],

For the attention of _____

Dear Sir,

1. We have verified the unaudited books of account and other relevant records of **Suraj Estate Developers Limited** (“**Company**”), as at _____, [date] in connection with its initial public offer vide its Prospectus and utilization of the Net Proceeds as per the objects of the Offer given in the said Prospectus.
2. We have verified the details of the utilization of the IPO Proceeds submitted by the Company and are as per Annexure to this certificate, initialed by us for identification purposes only, based on the un/audited books of account and relevant records referred to in paragraph 1 above. We have agreed the amounts included in the Annexure with the un/audited books of account and relevant records of the Company as at _____ [date]. We have verified the accuracy of the Annexure. Our responsibility is to verify the factual accuracy of the facts stated in the Annexure.
3. We conducted our procedures in accordance with the Guidance Note on Audit Reports and Certificates for Special Purposes issued by the Institute of Chartered Accountants of India.
4. We have performed necessary audit so as to ensure the accuracy of figures mentioned in the Annexure. We also confirm that the utilization of proceeds of the Fresh Issue is in line with the chapter titled ‘*Objects of the Offer*’ mentioned in the Prospectus.
5. On the basis of the unaudited books of account and relevant records, information and explanations provided to us and representation from the management of the Company, we certify the utilization of the Net Proceeds more particularly as described in the Red Herring Prospectus and the Prospectus as given in the accompanying Annexure.
6. I/We hereby declare that this report is based on the format as prescribed by Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended. I/We further declare that this report provides true and fair view of the utilization of Net proceeds.
7. I/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 Net proceeds by the Company.
8. This certificate is furnished solely for submission to [•] (the Monitoring Agency) regarding the utilization of the Net Proceeds in terms of paragraph __ of section __ of the Monitoring Agency Agreement dated _____ between the Company and [•], (“**Monitoring Agency Agreement**”), and is not to be used for any other purpose or to be distributed to any other parties without our prior written consent.

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

For [•]

Firm registration number: _____
Chartered Accountants

Partner

Membership No.: _____
_____, 2022

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