



Ref No.: ADL/SE/25-26/16

Date: May 15, 2025

To,
The Manager
Corporate Relationship Department
BSE Limited
Floor 25, Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai - 400 001
BSE Scrip Code -544261

To,
The Manager
Listing Department
National Stock Exchange of India Limited
Exchange Plaza, Bandra Kurla Complex
Bandra (East),
Mumbai - 400 051
NSE Symbol :ARKADE

Dear Sir/Madam,

Sub-: Monitoring Agency Report for the quarter ended March 31, 2025

Pursuant to Regulation 32(6) of SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015 read with Regulation 41(4) of SEBI (Issue of capital and Disclosure Requirements) Regulation, 2018, please find enclosed herewith Monitoring Agency Report issued by CRISIL Rating Limited, Monitoring Agency, for the quarter ended March 31, 2025 in respect of utilization of proceeds of Initial Public offer of the company.

The same is also available on website of the company at <https://arkade.in/stock-exchange-releases/>

You are requested to take the above information on your records.

Thanking You,
For Arkade Developers Limited
(Formerly known as Arkade Developers Private Limited)



Sheetal Solani
Company Secretary and Compliance Officer
Membership No: A45964



**Monitoring Agency Report
for
Arkade Developers Limited for
the quarter ended
March 31, 2025**

CRL/MAR/AKDPL/2024-25/1369

May 15, 2025

To

Arkade Developers Limited

Arkade House Opp Bhoomi Arkade,
Next to Childrens academy, Thakur House,
Kandivali East, Mumbai- 400101, Maharashtra, India

Dear Sir,

**Monitoring Agency Report for the quarter ended March 31, 2025 - in relation to the Initial Public Offer ("IPO") of
Arkade Developers Limited ("the Company")**

Pursuant to Regulation 41(2) of SEBI (Issue of Capital and Disclosure Requirements) Regulations, 2018 ("**SEBI ICDR Regulations**") and Monitoring Agency Agreement dated September 05, 2024, enclosed herewith the Monitoring Agency Report, issued by Crisil Ratings Limited, Monitoring Agency, as per Schedule XI of the SEBI ICDR Regulations towards utilization of proceeds of IPO for the quarter ended March 31, 2025.

Request you to kindly take the same on records.

Thanking you,

For and on behalf of Crisil Ratings Limited



Sushant Sarode
Director, Ratings (LCG)

Report of the Monitoring Agency (MA)

Name of the issuer: Arkade Developers Limited

For quarter ended: March 31, 2025

Name of the Monitoring Agency: Crisil Ratings Limited

(a) Deviation from the objects: Not applicable

(b) Range of Deviation: Not applicable

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 we do not perceive any conflict of interest in such relationship/interest while monitoring and reporting the utilization of the issue proceeds by the issuer.

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.

Signature:



Name and designation of the Authorized Signatory: Sushant Sarode

Designation of Authorized person/Signing Authority: Director, Ratings (LCG)

1) Issuer Details:

Name of the issuer: Arkade Developers Limited

Names of the promoter: Mr. Amit Mangilal Jain

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

2) Issue Details

Issue Period: September 16, 2024 to September 19, 2024

Type of issue (public/rights): Initial Public Offer (IPO)

Type of specified securities: Equity Shares

IPO Grading, if any: NA

Issue size: Rs 4,100.00 million

**Note:*

Particulars	Amount (Rs. million)
Gross proceeds of the Fresh Issue	4,100.00 [#]
Less: Issue Expenses	289.35 ^{\$}
Net Proceeds	3,810.65

[#]Crisil Ratings shall be monitoring the gross proceeds.

^{\$} As per management undertaking and Statutory Auditor Certificate, Out of the issue expenses of Rs 289.35 million, the Company has spent Rs 265.37 million till the quarter ended March 31, 2025, and the remaining Rs 23.97 million are lying as balance in public issue account and monitoring account of the Company.

[^]Certificate dated May 07, 2025, issued by M/s Mittal & Associates, Chartered Accountants (Firm Registration Number: 106456W), Statutory Auditors of the Company

3) Details of the arrangement made to ensure the monitoring of issue proceeds:

Particulars	Reply	Source of information/ certifications considered by Monitoring Agency for preparation of report	Comments of the Monitoring Agency	Comments of the Board of Directors
Whether all utilization is as per the disclosures in the Offer Document?	Yes	Management undertaking, Statutory Auditor certificate [^] , Prospectus, Bank Statements	No Comments	No Comments
Whether shareholder approval has been obtained in case of material deviations from expenditures disclosed in the Offer Document?	NA	Management undertaking, Statutory Auditor certificate [^]	No Comments	No Comments
Whether the means of finance for the disclosed objects of the issue has changed?	No		No Comments	No Comments
Is there any major deviation observed over the earlier monitoring agency reports?	NA		No Comments	No Comments
Whether all Government/statutory approvals related to the object(s) have been obtained?	NA		No Comments	No Comments
Whether all arrangements pertaining to technical assistance/collaboration are in operation?	NA		No Comments	No Comments
Are there any favorable events improving the viability of these object(s)?	No		No Comments	No Comments
Are there any unfavorable events affecting the viability of the object(s)?	No		No Comments	No Comments
Is there any other relevant information that may materially affect the decision making of the investors?	No		No Comments	No Comments

NA represents Not Applicable

[^]Certificate dated May 07, 2025, issued by M/s Mittal & Associates, Chartered Accountants (Firm Registration Number: 106456W), Statutory Auditors of the Company

Details of object(s) to be monitored:

i. Cost of the object(s):

No.	Item Head	Source of information/certification considered by MA for preparation of report	Original cost (as per the Offer Document) (Rs in million)	Revised Cost (Rs in million)	Comment of the Monitoring Agency	Comments of the Board of Directors		
						Reason of Cost revision	Proposed financing option	Particulars of firm arrangements made
1	Funding a part of the costs to be incurred in the development of the Ongoing Projects (viz. Arkade Nest, Prachi CHSL and C-Unit) (Funding Development Expenses)	Management undertaking, Statutory Auditor certificate [^] , Prospectus	2,500.00	NA	No revision	No Comments		
2	Funding acquisition of yet-to-be identified land for real estate projects and general corporate purposes [#]		1,310.65	NA	No revision	No Comments		
	Total		3,810.65	-	-			

[^]Certificate dated May 07, 2025, issued by M/s Mittal & Associates, Chartered Accountants (Firm Registration Number: 106456W), Statutory Auditors of the Company

[#]The amount to be utilized for Funding acquisition of yet-to-be identified land for real estate projects and general corporate purposes does not exceed 35% collectively (i.e., Rs 1,435.00 million) of the Gross Proceeds and individually GCP utilization does not exceed 25% (i.e., Rs 1,025.00 million) of Gross Proceeds

ii. Progress in the object(s):

Sr. No.	Item Head#	Source of information/ certifications considered by Monitoring Agency for preparation of report	Amount as proposed in the Offer Document (Rs in million)	Amount utilized (Rs in million)			Total unutilized amount (Rs in million)	Comments of the Monitoring Agency	Comments of the 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	Funding a part of the costs to be incurred in the development of the Ongoing Projects (viz. Arkade Nest, Prachi CHSL and C-Unit) (Funding Development Expenses)	Management undertaking, Statutory Auditor certificate^, Prospectus, Bank Statements	2,500.00	1,072.38	368.32	1,440.70	1,059.38	Amount utilized towards Approval & construction cost related to various development projects	No Comments	
2	Funding acquisition of yet-to-be identified land for real estate projects and general corporate purposes		1,310.65	429.28	861.00	1,290.38	20.37	Refer Note	No Comments	
	Total		3,810.65	1,501.66	1,229.32	2,730.98	1,079.67	-	-	

Note: The company has transferred Rs 836.13 million from its monitoring account to its other current accounts for utilization towards aforementioned objects of the issue for operational ease. The transferred proceeds stands fully utilized as at quarter ended March 31, 2025.

^Certificate dated May 07, 2025, issued by M/s Mittal & Associates, Chartered Accountants (Firm Registration Number: 106456VV), Statutory Auditors of the Company

#Brief description of objects:

Object of the Issue	Description of objects as per the offer document filed by the issuer
Funding a part of the costs to be incurred in the development of the Ongoing Projects (viz. Arkade Nest, Prachi CHSL and C-Unit) (Funding Development Expenses)	The Company is currently developing 6 Ongoing Projects and has recently executed development agreements for the redevelopment of 6 Upcoming Projects. The Company intends to utilize Rs 2,500.00 million from the Net Proceeds towards meeting a portion of the total project cost for the identified Ongoing Project and for the Upcoming Projects. The funds from the Net Proceeds will be utilised towards obtaining necessary government and statutory approvals and construction cost for Arkade Nest, Deep Shikhar C Unit CHSL and Prachi CHSL.

Funding acquisition of yet-to-be identified land for real estate projects and general corporate purposes	<p>The company intends to utilise up to Rs 1,310.65 million of the Net Proceeds towards funding land acquisition costs (Land acquisition) for future real estate projects and for the business requirements of Company and General corporate purposes may include, without limitation,</p> <ul style="list-style-type: none"> i. meeting ongoing general corporate contingencies, ii. meeting the business requirements, iii. funding growth opportunities, including funding any new or proposed projects iv. payment of commission and/or fees to consultants, v. and any other purpose, as may be approved by the Board or a duly constituted committee thereof from time to time, subject to compliance with applicable law, including provisions of the Companies Act <p>The quantum of utilisation of funds towards each of the above purposes will be determined by the Board of Directors of the Company, based on the amount available under this head and business requirements, from time to time.</p>
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ii. **Deployment of unutilised proceeds^:**

S. No.	Type of instrument where amount is invested	Amount invested (in Rs million)	Maturity date	Accrued Earnings as on December 31, 2024 (in Rs million)	Return on Investment (%)	Market value as at the end of Quarter (including Accrued Earnings) (in Rs million)
1	FD - 50301134016592 - HDFC Bank	30.00	06-04-2026	0.03	7.40	30.03
2	FD - 50301134015092 - HDFC Bank	30.00	27-03-2026	0.03	7.40	30.03
3	FD - 50301042166916 - HDFC Bank	364.08	25-09-2025	12.83	7.50	376.91
4	FD - 5049970772 - Kotak Mahindra Bank	70.87	26-09-2025	2.45	7.50	73.32
5	FD - 5049970208 - Kotak Mahindra Bank	0.26	25-09-2025	0.00	7.50	0.26
6	FD - 000410555804 - ICICI Bank	5.77	09-04-2025	0.06	6.50	5.83
7	FD - 5050061214 - Kotak Mahindra Bank	585.50	20-01-2026	10.33	7.45	595.83
8	Company's Monitoring Account - ICICI Bank	0.05		-		0.05
9	Company's Public issue Account - ICICI Bank	18.69	-	-	-	18.69
	Total	1,105.21*	-		-	1130.94

*Out of Rs 1,105.21 million, Rs 1,103.64 million pertains to gross proceeds of the issue, Rs 0.42 million represents earnings on matured FDs and Rs 1.16 million represents TDS related to issue expenses.

Note: Monitoring the deployment of Interest Income earned from unutilised issue proceeds does not form part of the scope of Monitoring Agency report.

^On the basis of management undertaking and Certificate dated May 07, 2025, issued by M/s Mittal & Associates, Chartered Accountants (Firm Registration Number: 106456W), Statutory Auditors of the Company.

iii. **Delay in implementation of the object(s):**

Object(s)	Completion Date		Delay (no. of days/ months)	Comments of the Board of Directors	
	As per the Offer Document	Actual		Reason of delay	Proposed course of action
Funding Development Expenses	Fiscal 2025– Rs 2,100 million	Fiscal 2025– Rs 1,440.71 million	Refer note below	No Comments	No Comments
Funding acquisition of yet-to-be identified land for real estate projects and general corporate purposes	Fiscal 2025– Rs 1,310.65 million	Fiscal 2025-Rs 1,290.28 million	Refer note below	No Comments	No Comments

Note:

As per Company's Prospectus dated September 20, 2024, the Company had **estimated** to utilize Rs 3,410.65 million for the objects of the issue by Fiscal 2025. However, based on certificate dated May 07, 2025, issued by M/s Mittal & Associates, Chartered Accountants (Firm Registration Number: 106456W), Statutory Auditors of the Company and management undertaking, the Company has utilized only an amount of Rs 2,730.98 million for the aforementioned objects as at the end of fiscal 2025, hence, there is a delay in the actual implementation compared to the estimated schedule disclosed in the Company's Prospectus. The delay is on account of delay in receipt of imported materials (aluminum shuttering) & logistic issue at site.

However, the Prospectus states that, "In the event that the estimated utilisation of the Net Proceeds in a scheduled fiscal year is not completely met, such unutilised amounts shall be utilised (in part or full) in the next fiscal year, as may be determined by our Company, in accordance with applicable laws"

4) Details of utilization of proceeds stated as General Corporate Purpose^ amount in the offer document:

Not applicable on the basis of management undertaking and Certificate dated May 07, 2025, issued by M/s Mittal & Associates, Chartered Accountants (Firm Registration Number: 106456W), Statutory Auditors of the Company.

Disclaimers:

- a) This Report is prepared by Crisil Ratings Limited (**hereinafter referred to as "Monitoring Agency" / "MA" / "CRL"**). 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 Peer-reviewed Independent Chartered Accountants (or from peer reviewed CA firms) 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.
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- 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 creditrelated analyses, normally from issuers or underwriters of the instruments, facilities, securities or from obligors.
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