

May 15, 2023

National Stock Exchange of India Limited The Listing Department Exchange Plaza, 5th Floor Plot C 1 – G Block Bandra-Kurla Complex, Bandra (E) Mumbai 400 051 Scrip Code: SHRIRAMPPS	BSE Limited Dept of Corporate Services Phiroze Jeejeebhoy Towers Dalal Street, Fort Mumbai 400 001 Scrip Code : 543419
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Dear Sir/Madam,

Sub: Monitoring Agency Report for the quarter ended March 31, 2023.

Pursuant to Regulation 32(6) of Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with Regulation 41(4) of Securities Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, please find attached Monitoring Agency Report for the quarter ended March 31, 2023, issued by ICICI Bank Limited.

We also submit the Statement of fund utilization together with the Certificate from Statutory Auditors.

There are no deviations to the objects mentioned in the offer document. The report of the Monitoring Agency is unqualified or without any observations.

We request you to take the above information on record.

Thanking you.

Regards

For SHRIRAM PROPERTIES LIMITED

D. Srinivasan
Company Secretary
FCS 5550

Shriram Properties Limited

"Shriram House", No.31, Old No.192, 2nd Main Road, T Chowdaiah Road, Sadashivanagar, Bengaluru - 560080
T +91-80-40229999 | F +91-80-41236222 | Web: www.shriramproperties.com

Registered Office: Lakshmi Neela Rite Choice Chamber, New No.9, Bazullah Road, T. Nagar Chennai - 600 017

GST No: 29AAFCSS5801D1ZI CIN No: L72200TN2000PLC044560



Report of the Monitoring Agency

Name of the Issuer: : Shriram Properties Limited
For quarter ended: March 31, 2023
Name of the Monitoring Agency: ICICI Bank Limited

a) Deviation from the objects: No deviation from the object

(b) Range of Deviation*: Not applicable

Declaration:

We declare that this report is based on the format prescribed by the SEBI (ICDR) Regulations, 2018, We further declare that this report provides a true and fair view of the utilization of the issue proceeds.

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 the issue proceeds by the issuer.

Signature:

Name of the Authorized Person/Signing Authority: Sagar Welekar
Designation of Authorized person/Signing Authority: Chief Manager
Seal of the Monitoring Agency:
Date: 15th May 2023



1) Issuer Details:

Name of the issuer: Shriram Properties Limited

Names of the promoter: M. Murali, Shriram Properties Holdings Private Limited and Shriram Group Executives Welfare Trust

Industry/sector to which it belongs: Real Estate Developer

2) Issue Details:

Issue Period: 08 December 2021 to 10 December, 2021

Type of issue (public/rights): Public Issue

Type of specified securities: Equity Shares

Public Issue Grading, if any: NA

Issue size (in Million): 'Equity Shares of Rs. 6000 Million

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/No	Certificate provided by Statutory Auditor	Yes	Yes
Whether shareholder approval has been obtained in case of material deviations* from expenditures disclosed in the Offer Document?	Yes/No	NA	NA	NA
Whether the means of finance for the disclosed objects of the issue has changed?	Yes/No	NA	No	No
Is there any major deviation observed over the earlier monitoring agency reports?	Yes/No	NA	NA	NA
Whether all Government/statutory approvals related to the object(s) have been obtained?	Yes/No	NA	NA	NA
Whether all arrangements pertaining to technical assistance/collaboration are in operation?	Yes/No	NA	NA	NA
Are there any favorable events improving the viability of these object(s)?	Yes/No	NA	NA	NA
Are there any unfavorable events affecting the viability of the object(s)?	Yes/No	NA	No	No
Is there any other relevant information that may materially affect the decision making of the investors?	Yes/No	NA	No	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. NA

4) Details of object(s) to be monitored:
(i) Cost of object(s)- INR in Million

Sr. No	Item Head	Source of information / certifications considered by 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
1	Repayment/ Pre-payment of borrowing	Statutory Auditor Certificate and Company Declaration	2000.00	2000.00	No Comments	NA	NA	NA
2	General Corporate Purpose	Statutory Auditor Certificate and Company Declaration	304.17	304.58	No Comments	See Note Below*	NA	NA
Total			2304.17	2304.58				

***Note:-**

- Variation due to shifting of certain applications from employee portion to retail portion and vice versa.
- After adjusting the share of expenses, a higher amount was available.

(ii) Progress in the object(s)- INR in Million

Sr. No	Item Head	Source of information / certifications considered by Monitoring Agency for preparation of report	Amount as proposed in Offer Document	Amount utilized			Total unutilized Amount	Comments of Monitoring Agency	Comments of Board of Directors	
				As at Beginning of the quarter	During the quarter	At the end of the quarter			Reason of idle funds	Proposed Course of Action
1	Repayment / Pre-payment of borrowing	Statutory Auditor Certificate and Company Declaration	2000.00	1850.79	37.95	1888.74	111.26	No Comments	NA	NA
2	General Corporate Purpose	Statutory Auditor Certificate and Company Declaration	304.58	304.58	NIL	304.58	NIL	No Comments	NA	NA
Total			2304.58	2155.37	37.95	2193.32	111.26			

(iii) Deployment of unutilized Public Offer proceeds- INR in Million

Sr. No	Type of instrument and name of the entity invested in	Amount invested	Maturity date	Earnings (*)	Return on Investment (%)	Market Value as at the end of quarter (#)
1	Fixed Deposit with RBL Bank	117.88	Mar 30, 2023	-	6.18%	117.88
Total		117.88		-		117.88

Note:

As on 31st March 2023, the balance in Fixed Deposit is higher than the unutilized funds by Rs 6.62 million on account of interest income earned from the fixed deposits till 31st March 2023 and loans repaid by Company through own funds.

* Including tax deducted at source by the bank.



(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
NA	NA	NA	NA	No comments	

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

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

Sr. No	Item Head	Amount as proposed in Offer Document	Amount utilized			Total unutilized Amount
			As at Beginning of the quarter	During the quarter	At the end of the quarter	
1	General Corporate Purpose	304.58	304.58	NIL	304.58	NIL

Signature:

Name of the Authorized Person/Signing Authority: Sagar Welekar
Designation of Authorized person/Signing Authority: Chief Manager
Seal of the Monitoring Agency:
Date: 15th May 2023

Schedule IV
Format of Declaration from the Company

Date: May 12, 2023

To,
MONITORING AGENCY
ICICI BANK LIMITED,
1st floor, 122,
Mistry Bhavan Dinshaw Wachha Road
Churchgate, Mumbai 400 020, India

For the attention of: Mr. Sagar Welkar

Re: Public offer vide its Prospectus dated December 13, 2021 of Shriram Properties Limited -
Monitoring Agency Report as at March 31, 2023.

Dear Sir,

This is with respect to the Public offer by Shriram Properties Limited (“Company”) vide its Prospectus dated December 13, 2021 (“**Prospectus**”) and utilization of the Offer proceeds as per the objects of the Offer given in the said Prospectus. The Company and ICICI Bank Limited have entered into a Monitoring Agency Agreement dated November 30, 2021.

With respect to the Public offer and the proceeds raised in the Public offer, I/We hereby undertake and declare as follows:

1. The total amount collected/raised through the Public offer is INR 2,500.41 million as towards fresh issue (“**Amount**”); After adjusting Rs. 195.83 million towards fresh issue expenses the net proceeds was Rs 2,304.58 million.
2. Of the total amount received (as mentioned in point 1 above), the Company the utilisation was as follows:

Period – Quarter ended	Purpose	Amount. In Mn.
December 2021	General Corporate Purpose	304.58
March 2022	Repayment/prepayment of borrowings of the Company/subsidiaries	1,799.43

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June 2022	Repayment/prepayment of borrowings of the Company/subsidiaries	25.23
September 2022	Repayment/prepayment of borrowings of the Company/subsidiaries	26.13
December 2022	No usage of funds	Nil
March 2023	Repayment/prepayment of borrowings of the Company/subsidiaries	37.95
	Total	2,193.32

The utilisation of funds is in line with the objects detailed in the Prospectus. The remaining amount is maintained in separate Bank Account and shall be subsequently utilized in accordance with the objects mentioned in the Prospectus. The complete details of the end use of the Amount along with bank statements supporting such utilization are attached to this declaration as “Annexure I”

3. We confirm that with respect to utilization of proceeds, there has been no deviation from the objects stated in the Prospectus and that the utilizations are in compliance with the Prospectus and Applicable Law.
4. We have performed necessary checks/audits to ensure the accuracy of the figures/details mentioned in Annexure I, and confirm the same to be true and correct in all respects; and

The undersigned affirms that the data, facts and statements made above and in the attached annexure are true, accurate and complete. The undersigned is affirming the genuineness of the facts and compliance with utilisation of proceeds and is fully cognizant of the liabilities that would arise pursuant to relevant provisions of the Companies Act, 2013 and other Applicable Laws in the event of any such data, fact or statement being found to be false or misleading in any manner.

We hereby agree and undertake to indemnify and hold harmless ICICI Bank for any losses/expenses/claims/damages incurred by ICICI Bank in connection with this declaration and/or placing reliance on this declaration.

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

 For **SHRIRAM PROPERTIES LIMITED**

Gopalakrishnan. J.
Executive Director & Group CFO
Date: May 12, 2023




D Srinivasan
Company Secretary

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May 12, 2023

Annexure I

Format of the certificate to be provided by Issuer Company

Name of the Issuer: Shriram Properties Limited	
For quarter ended: March 31, 2023	
(a) Deviation from the objects: No Deviation	
<ul style="list-style-type: none"> - Utilization different from Objects stated in OD but in line with change of objects approved by shareholders' resolution; or - Utilization neither in line with Objects stated in OD nor approved by shareholders' resolution - In case of no deviation, the fact would be stated. 	
Not applicable	
(b) Range of Deviation*: Not Applicable	
 Gopalakrishnan. J Executive Director & Group CFO	For Shriram Properties Limited  D. Srinivasan Company Secretary
Date: May 12, 2023	

1) (Give item by item description for all the objects stated in offer document separately in following format)

Particulars	Reply	Comments of the Monitoring Agency	Comments of the Board of Directors
Whether all utilization is as per the disclosures in the Offer Document?	Yes	Yes	Yes
Whether shareholder approval has been obtained in case of material deviations# from expenditures disclosed in the Offer Document?	Not applicable	Not applicable	Not applicable



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Whether the means of finance for the disclosed objects of the issue has changed?	No	No	No
Is there any major deviation observed over the earlier monitoring agency reports?	Not applicable	Nil	Nil
Whether all Government/statutory approvals related to the object(s) have been obtained?	Not applicable	Not applicable	Not applicable
Whether all arrangements pertaining to technical assistance/collaboration are in operation?	Not applicable	Not applicable	Not applicable
Are there any favorable events improving the viability of these object(s)?	Not applicable	Not applicable	Not applicable
Are there any unfavorable events affecting the viability of the object(s)?	No	No	No
Is there any other relevant information that may materially affect the decision making of the investors?	No	No	No

*Where material deviation may be defined to mean:

- Deviation in the objects or purposes for which the funds have been raised
- Deviation in the amount of fund actually utilized by more than 10% of the amount projected in the offer documents.

Not applicable

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

(i) Cost of object(s)-

(Give Item by Item Description for all the Objects Stated in Offer Document separately in following format)

Sl. No	Item Head	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
1	Repayment/pre-payment of borrowing	2,000.00	2,000.00	No Comments	Not applicable	Not applicable	Not applicable
2	General Corporate purpose	304.17	304.58	No Comments	See note below	Not applicable	Not applicable

Note:

- Variation due to shifting of certain applications from employee portion to retail portion and vice versa.
- After adjusting the share of expenses, a higher amount was available.



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(ii) Progress in the object(s)-

(Give Item by Item Description for all the Objects Stated in Offer Document separately in the following format)

Amount in Rs. Million

Sr. No	Item Head\$	Amount as proposed in OD	Amount utilized			Total unutilized Amount	Comments of Monitoring Agency	Comments of Board of Directors	
			At the beginning of the quarter	During the quarter	At the end of the quarter			Reason of idle funds	Proposed Course of Action
1	Repayment/ pre-payment of borrowings	2,000.00	1,850.79	37.95	1,888.74	111.26	Nil	Nil	N.A
2	General Corporate Purpose	304.17	304.58	Nil	304.58	Nil	Nil	Nil	N.A
Total		2,304.17	2,155.37	37,95	2,193.32	111.26			

(iii) Deployment of unutilized PUBLIC OFFER proceeds-

Sl. No	Type of instrument and name of the entity invested in	Amount invested	Maturity date	Earning (*)	Return on Investment (ROI %)	Market Value as at the end of quarter (#)
1	Current Account with RBL Bank	117.88	Not Applicable			117.88
		117.88		-	-	117.88

Note:

As at 31 March 2023, the balance in bank account is higher than the unutilised funds by ₹ 6.62 million, on account of interest income earned from the fixed deposits till 31 March 2023 and loan repaid by the Company through other funds.



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(i) Delay in implementation of the object(s)- No Delay

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
Not applicable					

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

For Shriram Properties Limited



Gopalakrishnan. J.
Executive Director & Group CFO

Date: May 12, 2023

Place : Bengaluru



D. Srinivasan
Company Secretary

Shriram Properties Limited

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Walker ChandioK &Co LLP

Walker ChandioK & Co LLP
Unit No – 1, 10th Floor,
My Home Twitza, APIIC,
Hyderabad Knowledge City,
Raidurg (Panmaktha) Village,
Serilingampally Mandal,
Ranga Reddy District,
Hyderabad – 500 081
Telangana

T +91 40 4859 7178
F +91 40 6630 8230

Independent Auditor’s Certificate on the Statement of utilisation of proceeds from initial public offer of equity shares, for the period from 01 January 2023 to 31 March 2023

To
The Board of Directors
Shriram Properties Limited
No. 31, 2nd Main Road,
T.Chowdaiah Road, Sadashivanagar,
Bengaluru – 560 080

1. This certificate is issued in accordance with the terms of our engagement letter dated 17 January 2022 with Shriram Properties Limited (‘the Company’).
2. The accompanying Statement of utilisation of proceeds from initial public offer of equity shares (the ‘offer’), for the period from 01 January 2023 to 31 March 2023 (‘the Statement’) has been prepared by the Company’s management, pursuant to the requirements of clause 2.4.1 of Monitoring agency agreement entered into between the Company and ICICI Bank Limited (‘the Monitoring Agency’) dated 30 November 2021 (hereinafter referred as the ‘Monitoring Agency Agreement’) for the purpose of submission to the Monitoring Agency. We have initialled the Statement for identification purposes only.

Management’s Responsibility for the Statement

3. The preparation of the Statement, including the preparation and maintenance of all accounting and other relevant supporting records and documents, is solely the responsibility of the Management of the Company. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the Statement and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.
4. The Management is also responsible for ensuring that the Company complies with the requirements of the Monitoring Agency Agreement for the purpose of furnishing this Statement and for providing all relevant information to the Monitoring Agency.

Auditor’s Responsibility

5. Pursuant to the requirements stated in paragraph 2 above, it is our responsibility to provide limited assurance in the form of a conclusion as to whether any matter has come to our attention that causes us to believe that the information included in the accompanying Statement is, in all material respects, not in agreement with the unaudited financial information, underlying books of accounts and other relevant records and documents maintained by the Company for the period from 01 January 2023 to 31 March 2023, which have not been subjected to either audit or review.

Walker Chandiook & Co LLP

6. We conducted our examination of the Statement, on a test check basis, in accordance with the Guidance Note on Reports or Certificates for Special Purposes (Revised 2016) ('the Guidance Note'), issued by the Institute of Chartered Accountants of India ('the ICAI'). The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.
7. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements, issued by the ICAI.
8. The procedures performed in a limited assurance engagement vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement; and consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed. The procedures selected depend on the auditor's judgment, including the assessment of areas where a material misstatement of the subject matter information is likely to arise. We have performed the following procedures in relation to the Statement:
 - a) Obtained the unaudited financial information and other relevant records and documents maintained by the Company for the period from 01 January 2023 to 31 March 2023, which have been prepared and certified by the management and have not been subjected to either audit or review.
 - b) Obtained the Prospectus ('Offer document') dated 13 December 2021 filed by the Company in connection with the initial public offering of equity shares and verified the 'Objects of the Offer' section in the Offer document for the purpose and amounts proposed to be raised;
 - c) Obtained bank statement of 'Monitoring Agency account' (the 'bank account') for the period from 01 January 2023 to 31 March 2023, to corroborate, the details of funds raised as per the books and records obtained in the above source;
 - d) Obtained the details of source of funds from the management and traced the amounts to the information mentioned in point (b) and (c) above;
 - e) Obtained workings for 'gross proceeds' and 'net proceeds' from the offer as defined in the Monitoring Agency Agreement;
 - f) Obtained bank statement of Monitoring Agency Account for the period from 01 January 2023 to 31 March 2023, to corroborate, the details of funds utilized as per the books and records obtained in the above procedures;
 - g) Traced the details of funds utilised till 31 December 2022 and objects of the offer, to our certificate dated 19 January 2023.
 - h) Obtained details of application of funds for the purposes mentioned and traced the amount of application of funds mentioned in the Statement to the information mentioned in point (a) above and ensured that the proceeds have been utilised by the Company, as set out in the Statement and the Monitoring Agency Agreement;
 - i) Obtained the statements of fixed deposits and bank accounts wherein the unutilised funds have been deposited; and
 - j) Obtained necessary representations from the Management of the Company.

Conclusion

9. Based on the procedures performed as above, evidences obtained, and the information and explanation provided to us, along with the representations provided by the Management, nothing has come to our attention that causes us to believe that the information contained in the accompanying Statement is, in all material respects, not in agreement with the unaudited financial information, underlying books of accounts and other relevant records and documents maintained by the Company for the period from 01 January 2023 to 31 March 2023, which have not been subjected to either audit or review.

Walker Chandiook & Co LLP

Restriction on distribution or use

10. Our work was performed solely to assist you in meeting your responsibilities in relation to your compliance with the requirements of the Monitoring Agency Agreement. Our obligations in respect of this certificate are entirely separate from, and our responsibility and liability are in no way changed by, any other role we may have as statutory auditors of the Company or otherwise. Nothing in this certificate, nor anything said or done in the course of or in connection with the services that are the subject of this certificate, will extend any duty of care we may have in our capacity as statutory auditors of the Company.
11. The certificate is addressed to and provided to the Board of Directors of the Company solely for the purpose of enabling it to comply with the requirements of the Monitoring Agency Agreement which requires it to submit this certificate along with the accompanying Statement to the Monitoring Agency, and should not be used, referred to or distributed for any other purpose or to any other party without our prior written consent. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other party to whom this certificate is shown or into whose hands it may come without our prior consent in writing.

For **Walker Chandiook & Co LLP**

Chartered Accountants

Firm Registration No: 001076N/N500013

NIKHIL
VAID

Digitally signed
by NIKHIL VAID
Date: 2023.04.20
19:16:02 +05'30'

Nikhil Vaid

Partner

Membership No.: 213356

UDIN: 23213356BGXLXJ3032

Chennai

20 April 2023

Statement of utilisation of proceeds from initial public offer of equity shares for the period from 01 January 2023 to 31 March 2023 (prepared in the format prescribed in SCHEDULE II of the Monitoring Agency Agreement)

Name of the Issuer : SHRIRAM PROPERTIES LIMITED
Period covered : 01 January 2023 to 31 March 2023

Issue Details

Issue Period : 08 December 2021 To 10 December 2021
Type of issue (public/rights) : PUBLIC OFFER
Type of specified securities : EQUITY SHARES
Public offer Grading, if any : NOT APPLICABLE
Issue size (₹ in Millions) : 2,500.00 – Fresh issue

Details of objects to be monitored

(₹) in Million

Gross proceeds : 2,500.41 (including additional amount received due to shifting of certain application from employee portion to retail and vice versa)
Less: Proportionate issue expenses : 195.83
Funds raised towards General : 2,304.58
Corporate Purpose and loan repayment/
prepayment

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(i) **Amount allocated for objects:**

The proceeds of ₹ 2,304.58 Million, after adjusting ₹ 195.83 Million towards fresh issue expenses are proposed to be met as follows:

(₹) in Million

SI. No	Item Head	Original Cost (as per Offer Document)	Revised Cost	Comments of the Management		
				Reason of cost revision	Proposed financing option	Particulars of firm arrangements made
1	Repayment/ prepayment, in full or in part, of certain borrowings availed by the Company, and its subsidiaries viz., Shriprop Structures Private Limited, Global Entropolis (Vizag) Private Limited and Bengal Shriram Hi-Tec City Private Limited (Description of the borrowing attached, as per offer document, Annexure 1)	2,000.00	No revision	N. A	Not applicable	Not applicable
2	General Corporate Purpose	304.17	304.58	Variation due to shifting of certain applications from employee portion to retail portion and vice versa	Not applicable	Not applicable

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(ii) Progress in the objects:

(₹) in Million

Sl. No	Item Head	Amount proposed	Amount utilized			Total unutilized Amount
			As at 31 December 2022	During 01 January 2023 to 31 March 2023	As at 31 March 2023	
1	Repayment/prepayment, in full or in part, of certain borrowings availed by the Company, and its subsidiaries viz., Shriprop Structures Private Limited, Global Entropolis (Vizag) Private Limited and Bengal Shriram Hi-Tec City Private Limited (Description of the borrowing attached, as per offer document, Annexure 1)	2,000.00	1,850.79	37.95	1,888.74	111.26
2	General Corporate Purpose	304.58	304.58	Nil	304.58	Nil
		2,304.58	2,155.37	37.95	2,193.32	111.26

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- (iii) **Deployment of unutilized Public offer proceeds:** Unutilised funds of ₹ 111.26 million are deposited in current account of Global Entropolis (Vizag) Private Limited (a wholly owned subsidiary of Shriram Properties Limited) held with RBL Bank Limited for the purpose of proposed repayment to LIC Housing Finance Limited, which was a part of the objects of the offer.

(₹) in Million

Sl. No	Type of instrument and name of the entity invested in	Amount deposited	Maturity date	Earning	Return on Investment (ROI %)	Market Value as at the end of quarter
1	Current account with RBL bank	117.88		Not applicable		117.88
		117.88				117.88

Note:

As at 31 March 2023, the balance in bank account is higher than the unutilised funds by ₹ 6.62 million, on account of interest income earned from the fixed deposits till 31 March 2023 and loan repaid by the Company through other funds.

For SHRIRAM PROPERTIES LIMITED

Gopalakrishnan Jagadeeswaran
Digitally signed by Gopalakrishnan Jagadeeswaran
Date: 2023.04.20 18:03:19 +05'30'

Gopalakrishnan J
Executive Director & Chief Financial Officer

20 April 2023
Bengaluru

Duraiswamy Srinivasan
Digitally signed by Duraiswamy Srinivasan
Date: 2023.04.20 18:02:28 +05'30'

D. Srinivasan
Company Secretary

20 April 2023
Bengaluru

Shriram Properties Limited

“Shriram House”, No.31, Old No.192, 2nd Main Road, T Chowdaiah Road, Sadashivanagar, Bengaluru – 560080
T +91-80-40229999 | F +91-80-41236222 | Web: www.shriramproperties.com

Registered Office: Lakshmi Neela Rite Choice Chamber, New No.9, Bazullah Road, T. Nagar Chennai – 600 017

GST No: 29AAFCS5801D1ZI CIN No: L72200TN2000PLC044560

Annexure I to Statement of utilisation of proceeds from initial public offer of equity shares for the period from 01 January 2023 to 31 March 2023

Description of the borrowings proposed to be repaid/ prepaid from the proceeds of initial public offer

Sr. No.	Name of the Lender	Name of the Borrower	Nature of Borrowing and date of the Sanction Letter / Document	Purpose	Amount as per the objects of the offer	Amount utilised till 31 March 2023	Repayment Date / Schedule	Interest Rate (%)	Pre-payment penalty
					(₹ in million)				
1.	Business Ecosystems Pvt Ltd as Anchor Investor	Shriram Properties Limited	Debenture trust deed dated November 25, 2019 read along with First Amendment dated February 25, 2020 and first supplementary dated November 26, 2020	For meeting of the general Corporate Purposes requirements, including towards certain ongoing projects of the Company	300.00	108.92 (Including interest till the date of repayment)	The principal amount of Debentures shall be repaid in one single bullet payment at the end of 732 days from the date of allotment	16.75%	Prepayment charges levied 2% of the principal amounts
2.	Business Ecosystems Pvt Ltd, as anchor investor	Shriram Properties Limited	Debenture trust deed dated November 25, 2019 read along with amendment dated February 25, 2020, Investor Agreement dated September 10, 2020 and Second Supplementary dated September 08, 2021	For meeting of general corporate purpose requirements, including towards certain ongoing projects of the Company	90.00	90.51 (Including interest till the date of repayment)	The principal amount of Debentures shall be repaid in one single bullet payment	16.75%	Prepayment charges levied 2% of the principal amounts
3.	Nisus Finance Services Co Pvt Ltd, who has since been replaced by Capital Nxt LLP as anchor investor	Shriram Properties Limited	Debenture trust deed dated February 25, 2020 read with first supplementary dated March 5, 2021	For meeting of general corporate purpose requirements including towards certain ongoing projects of the Company	200.00	200.00	The principal amount of Debentures shall be repaid in one single bullet payment at the end of 732 days from the date of allotment	16.75%	Prepayment charges levied 2% of the principal amounts
4.	LIC Housing Finance Limited	Shriram Properties Limited	Term Loan pursuant to loan agreement dated November 13, 2017, and Amendment	To repay loan taken from Vijaya Bank and the balance for the construction	181.51	175.39	Repayment to begin from April 2023, to be paid in 8 monthly instalments of ₹19.50 million	13.85% p.a. being the project LHPLR. Current project LHPLR is	Prepayment charges will be levied @ 2% of the outstanding principal amount.

			Agreement dated June 30, 2021	of the project "Shriram One City", Chennai			each and the last instalment of ₹29.85 million.	15.80 %	Prepayment charges waived if paid from IPO proceeds, as per NOC
			ECLGS pursuant to Loan Agreement dated July 08, 2021	Towards construction of the project "Shriram One City", Chennai	70.00	70.00	Repayment to begin after moratorium period of 12 months from the date of first disbursement and to be paid in 48 monthly instalments of ₹1.46 million each.	14.00% p.a.	Nil
5.	LIC Housing Finance Limited	Shriprop Structures	Term Loan pursuant to loan agreement dated October 27, 2017, amendment agreement dated June 30, 2021	For the repayment of loan taken from IFCI Limited not more than ₹733 million and to use the balance towards the construction of the project "Shriram Shankari", Chennai	987.65	670.00	Repayment to begin from May 2023, to be paid in 17monthly instalments of ₹55.60 million each and the last instalment of ₹111.80 million.	13.85% p.a being the project LHPLR. Current project LHPLR is 15.80% p.a.	Prepayment charges will be levied @ 2% of the principal amount. Prepayment charges waived if made from IPO proceeds, as per NOC
			Term Loan pursuant to loan agreement dated April 10, 2019, amendment agreement dated June 30, 2021	For the construction of the project "Shriram Shankari", Chennai	158.55	111.55	Repayment to begin from May 2023 to be paid in 17 monthly instalments of ₹27.70 million each and the last instalment of ₹37.60 million.	13.85% p.a being the project LHPLR Current project LHPLR is 15.80% p.a	Prepayment charges will be levied @ 2% of the principal amount. Prepayment charges waived if made from IPO proceeds, as per NOC
			ECLGS pursuant to loan agreement dated March 29, 2021	Towards construction of the project "Shriram Shankari", Chennai	230.00	22.12	Repayment to begin after moratorium period of 12 months from the date of first disbursement and to be paid in 48 monthly instalments of ₹4.79 million each.	14.00% p.a.	Nil
6.	LIC Housing Finance Limited	Global Entropolis	Term Loan pursuant to loan Agreement dated March 22, 2018,	For the repayment of the loan taken from Aditya Birla Finance	1,251.34	37.95	Repayment to begin from June, 2022, to be paid in 23monthly	14.35 % p.a. being the project LHPLR Current	Prepayment charges will be levied @ 2% of the principal

			Amendment Agreement dated June 30, 2021.	Limited not more than ₹1072 million and to use the balance towards the construction of the project "Shriram Panorama Hills", Vizag			instalments of ₹52.00 million and the last instalment of ₹63.80 million	project LHPLR is 15.80 % p.a.	amount. Prepayment charges waived if made from IPO proceeds, as per NOC
			ECLG pursuant to loan agreement dated March 31, 2021	Towards construction of the project "Shriram Panorama Hills", Vizag	304.10	29.24	Repayment to begin after moratorium period of 12 months from the date of first disbursement and to be paid in 48 monthly instalments of ₹6.34 million each.	14.00% p.a.	Nil
7.	LIC Housing Finance Limited	Bengal Shriram	Term Loan pursuant to loan agreement dated April 26, 2016 amendment agreement dated June 30, 2021.	For the construction of the project "Shriram Grandcity Phase-I" Kolkata	253.06	253.06	Repayment to begin from Oct 2022, to be paid in 11 monthly instalments of ₹20 million each and the last instalments of ₹33.10 million.	14% p.a being the project LHPLR Current project LHPLR is 15.80% p.a.	Prepayment charges will be levied @ 2% of the principal outstanding amount. Prepayment charges waived if made from IPO proceeds, as per NOC
			ECLGS pursuant to loan agreement dated May 15, 2021	Towards construction of the project "Shriram Grand City Phase I", West Bengal	120.00	120.00	Repayment to begin after moratorium period of 12 months from the date of first disbursement and to be paid in 48 monthly instalments of ₹2.5 million each.	14.00% p.a.	Nil
					Total	1,888.74			