

14th February 2026

To,

The Manager
Dept of Corporate Services
BSE Limited
Regd. Office: Floor 25, P J Towers
Dalal Street Mumbai - 400 001
BSE Scrip Code- **531381**

Dear Sir/Madam,

Sub: Monitoring Agency Report for the quarter ended December 31, 2025.

Pursuant to Regulation 32(6) of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015 and Regulation 41(4) of the SEBI (Issue of Capital and Disclosure Requirement) Regulations, 2015, we are enclosing herewith the Monitoring Agency Report for the quarter ended December 31 2025, issued by, ICRA Limited, with respect to utilization of proceeds of the preferential issue of the Company.

You are requested to kindly take the aforesaid on your record.

Thanking you.

Yours Sincerely,
For ARIHANT FOUNDATIONS & HOUSING LIMITED,

KAMAL LUNAWATH
Managing Director
DIN: 00087324

Encl: As above

MONITORING AGENCY REPORT

Name of the Issuer: Arihant Foundations & Housing Limited

For quarter ended: December 31, 2025

Name of the Monitoring Agency: ICRA Limited

(a) Deviation from the objects of the issue:

No deviation - the utilization of the issuance proceeds is in line with the objects of the issue.

(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:

**PARUL
GOYAL
NARANG** Digitally signed
by PARUL GOYAL
NARANG
Date: 2026.02.14
11:04:36 +05'30'

Parul Goyal Narang
Vice President & Head-Process Excellence

Analyst: Tiyaasha Dey

Quality Analyst: Dhvani Vinchhi

1. Issuer Details

Name of the Issuer: Arihant Foundations & Housing Limited (AFHL)

Name(s) of the promoters:

Promoters
Kamal Lunawath
Vimal Lunawath
Madhu Lunawath
Lunawath Snehalatha
Kavita Lunawath
Preethi Lunawath
Esha Lunawath
Piyush J Bhatt
Meghna Lunawath
Paresh Jagdish Bhatt
Narendra Kumar Lunawath

Source: BSE.com

Industry/ sector to which it belongs:

- Industry - Realty
- Basic Industry - Residential, Commercial Projects

2. Issue Details

Issue Period: Opening date - November 09, 2024

Closing date - November 15, 2024

Type of Issue: Preferential Allotment

Type of specified securities: Equity shares & Warrants

IPO Grading, if any: *Not applicable since it's Preferential Issue.*

Issue Size (Rs. Crore): 108.60

For Equity Share - 13,65,624 Equity shares at an issue price of Rs. 480 per Equity Share of Face Value of Re. 10 each, aggregating to Rs. 65.55 crore

For Warrants - 8,96,873 warrants for cash at a price of Rs. 480 per Warrant of Face Value of Re 10 each, aggregating to Rs. 43.05 crore

With OFS portion: Not Applicable

Excluding OFS portion: Not Applicable

Net Proceed: Rs 108.60^^ crore (1,365,624 Equity shares + 896,873 warrants * 480 Each)^

^The proceeds credited to the Preferential Issue account stood at INR 76.31 crore (INR 65.55 crore from Equity shares and INR 10.76 crore from warrants) as on 31st December 2025 as only 25% of the proceeds have been received against the warrants. ICRA has monitored INR 76.31 Crore for Q3 FY2026.

^^Issue related expenses were not quantified in the Placement document. The issuer has now considered it as a part of expense under General Corporate Purpose.

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

Particulars	Reply	Source of information, certifications considered by the Monitoring Agency for the preparation of report	Comments of the Monitoring Agency	Comments of the Issuer's Board of Directors
Whether all utilization is as per the disclosures in the Offer Document?	Yes	-Peer Reviewed CA Certificate -Confirmation from management -Bank statement of the proceeds account/ corresponding account	Issue related expenses have been incurred from funds allocated for GCP utilization.	No comments
Whether shareholder approval has been obtained in case of material deviations# from expenditures disclosed in the Offer Document?	Not Applicable	As confirmed by the Issuer's management	No comments	No comments
Whether the means of finance for the disclosed objects of the issue has changed?	No	As confirmed by the Issuer's management	No comments	No comments
Is there any major deviation observed over the earlier monitoring agency reports?	No	No deviation observed	No comments	No comments
Whether all Government/ statutory approvals related to the object(s) have been obtained?	In process	As confirmed by the Issuer's management	Till date funds have been utilised only on purchase of Land and related expenses. As understood from the management, AFHL is in the process of obtaining Environmental clearance for one of the projects of the subsidiary	No comments
Whether all arrangements pertaining to technical assistance/ collaboration are in operation?	Not Applicable	As confirmed by the Issuer's management	No comments	No comments
Are there any favorable events improving the viability of these object(s)?	No	As confirmed by the Issuer's management	As understood from the Issuer's management	No comments
Are there any unfavorable events affecting the viability of the object(s)?	No	As confirmed by the Issuer's management	As understood from the Issuer's management	No comments
Is there any other relevant information that may materially affect the decision making of the investors?	No	As confirmed by the Issuer's management	As understood from the Issuer's management	No comments

Where material deviation is defined to mean:

- (a) Deviation in the objects or purposes for which the funds had been raised
- (b) Deviation in the amount of funds actually utilized by more than 10% of the amount specified in the offer document

4. Details of the object(s) to be monitored.
(i) Cost of object(s)

S.N.	Item Head	Source of information, certifications considered by the Monitoring Agency for the preparation of report	Original cost (as per the offer document) [Rs. Crore]	Revised cost [Rs. Crore]	Comments of the Monitoring Agency	Comments of the Issuer's Board of Directors		
						Reason for cost revision	Proposed financing option	Particulars of firm arrangements made
1	Towards acquisition & development of new real estate Projects by the Company	Postal Ballot Notice	45.61	Not Applicable	Not Applicable	No comments		
2	Investment in Subsidiaries for undertaking investments in or providing loans to the subsidiaries of the Company for the purposes of acquisition and development of new real estate projects, either in the form of equity / quasi equity / unsecured loan	Postal Ballot Notice	20.41	Not Applicable	Not Applicable	No comments		
3	Repayment of loans from Banks/ Financial Institutions	Postal Ballot Notice	10.86	Not Applicable	Not Applicable	No comments		
4	Towards working capital requirements including approvals and development costs	Postal Ballot Notice	15.86	Not Applicable	Not Applicable	No comments		
5	Towards General Corporate Purposes and contingencies, expenses of the Company as may be permissible under applicable laws	Postal Ballot Notice	15.86	Not Applicable	Not Applicable	No comments		
Total			108.60					

(ii) Progress in the object(s)

S. N.	Item Head	Source of information, certifications considered by the Monitoring Agency for the preparation of report	Amount as proposed in the offer document [Rs. Crore]	Amount utilized [Rs. Crore]			Total unutilized amount [Rs. Crore]	Comments of the Monitoring Agency	Comments of the Issuer's Board of Directors	
				As at the beginning of the quarter	During the quarter	At the end of the quarter			Reasons for idle funds	Proposed course of action
1	Towards acquisition & development of new real estate Projects by the Company	-Postal Ballot Notice -Bank statement of the proceeds account - Peer Reviewed CA Certificate	45.61	45.61	-	45.61	Nil	No comments	No comments	
2	Investment in Subsidiaries for undertaking investments in or providing loans to the subsidiaries of the Company for the purposes of acquisition and development of new real estate projects, either in the form of equity / quasi equity / unsecured loan**	- Bank statement of the proceeds account and account statement of subsidiary	20.41	16.57	-	16.57	3.84	No comments	No comments	
3	Repayment of loans from Banks/ Financial Institutions	- Bank statement of the proceeds account -Agreement Deed	10.86	10.22	-	10.22	0.64	No comments	No comments	
4	Towards working capital requirements including approvals and development costs	-Postal Ballot Notice -Bank statement of the proceeds account - Peer Reviewed CA Certificate	15.86	0.89	-	0.89	14.97	No comments	No comments	
5	Towards General Corporate Purposes and contingencies,	-Postal Ballot Notice	15.86	3.02	-	3.02	12.84	No comments	No comments	

S. N.	Item Head	Source of information, certifications considered by the Monitoring Agency for the preparation of report	Amount as proposed in the offer document [Rs. Crore]	Amount utilized [Rs. Crore]			Total unutilized amount [Rs. Crore]	Comments of the Monitoring Agency	Comments of the Issuer's Board of Directors	
				As at the beginning of the quarter	During the quarter	At the end of the quarter			Reasons for idle funds	Proposed course of action
	expenses of the Company as may be permissible under applicable laws	-Bank statement of the proceeds account - Peer Reviewed CA Certificate								
Total			108.60	76.31	-	76.31	32.29*			

**Actual unutilised amount is Nil. The issuer has fully utilised the amount which has been received till date (25% of the proceeds have been received against the warrants as on 31st December, 2025). Remaining amount of INR 32.29 crore is yet to be received.*

***The company has given loans to Escapade Services LLP, Vilaya Properties LLP (Substantially Controlled entities), Escapade Real Estate Private Limited & Verge Reality Pvt. Ltd. (Wholly owned subsidiary)*

(iii) Deployment of unutilized proceeds

S.N.	Type of instrument and name of the entity invested in	Amount invested. [Rs. Crore]	Maturity date	Earning [Rs. Crore]	Return on Investment [%]	Market Value as at the end of quarter* [Rs. Crore]
1.	Amount lying In ICICI Bank (Preferential allotment account); as on 31.12.2025	0.21	-	-	-	0.21
Total		0.21**				0.21

Source: As certified by S L S M & Co

*As on Quarter ended December 31, 2025

**Pertains to Interest income from Fixed Deposits

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

Object(s)	Completion date		Delay [Number of days or months]	Comments of the Issuer's Board of Directors	
	As per the offer document	Actual		Reason for delay	Proposed course of action
<i>Not Applicable*</i>					

Source: As confirmed by the Issuer's management

*No specific Completion date for the objects, but the proceeds should be utilized within 2 years from the date of receipt of funds

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

S.N.	Item Head	Amount [Rs. Crore]	Source of information, certifications considered by the Monitoring Agency for the preparation of report	Comments of the Monitoring Agency	Comments of the Issuer's Board of Directors
1	Issue Related expense (Q3 FY2025)	0.01	-Peer Reviewed CA Certificate -Bank statement of the proceeds account/ Corresponding Account Statements	No Comments	No comments
2	Advance Tax Payment (Q4 FY2025)	3.00	Same as above	No Comments	No comments
3	Stamp duty and Corporate action fees for CDSL for credit of Warrants and other Issue Related expenses (Q4 FY2025)	0.01	Same as above	No Comments	No comments
	Total	3.02			