



RDB INFRASTRUCTURE AND POWER LIMITED

(formerly known as RDB Realty & Infrastructure Limited)

BIKANER BUILDING, 8/1, LAL BAZAR STREET, 1ST FLOOR, KOLKATA - 700 001 • CIN No. : L68100WB2006PLC110039

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Date: 10th August, 2026

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

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

Scrip Code: 533285

Scrip Code: 028393

Sub: Monitoring Agency Report issued by Acuité Ratings and Research Limited for the utilization of funds raised through Preferential Issue of Share Warrants for quarter ended on 30th June, 2026

Dear Sir/Madam,

Pursuant to Regulation 32(6) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with Regulation 162A of the SEBI (Issue of Capital and Disclosure Requirements) Regulations, 2018, we have enclosed the Monitoring Agency Report issued by the Acuité Ratings and Research Limited, Monitoring Agency, in respect of utilization of funds raised through Preferential Issue of Share Warrants for the quarter ended on 30th June, 2026, duly reviewed by the Audit Committee and Board of Directors of the Company.

The monitoring agency confirmed in its report that there is no deviation in utilization of proceeds of preferential issue as stated in the object of the issue.

The same is also available on the website of the Company at www.rdbindia.com

This is for your information and record.

Thanking you,

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

Shubham Vaidya
Managing Director

Encl: As above

Report of the Monitoring Agency (MA)

Name of the issuer	: RDB Infrastructure and Power Limited (Formerly Known as RDB Realty & Infrastructure Limited)
For quarter ended	: Q1 FY2026-27
Name of the Monitoring Agency	: Acuite Ratings and Research Limited
(a) Deviation from the objects	: No Deviation is observed.
(b) Range of Deviation	: Not Applicable
(C) Any other material fact to be highlighted	: None

Declaration:

We declare that this report provides an objective view of the utilization of the issue proceeds in relation to the objects of the issue based on the information provided by the Issuer and information obtained from sources believed by it to be accurate and reliable. The MA does not perform an audit and undertakes no independent verification of any information/ certifications/ statements it receives. This Report is not intended to create any legally binding obligations on the MA which accepts no responsibility, whatsoever, for loss or damage from the use of the said information. The views and opinions expressed herein do not constitute the opinion of MA to deal in any security of the Issuer in any manner whatsoever. Nothing mentioned in this report is intended to or should be construed as creating a fiduciary relationship between the MA and any issuer or between the agency and any user of this report. The MA and its affiliates also do not act as an expert as defined under Section 2(38) of the Companies Act, 2013.

The MA or its affiliates may have credit rating or other commercial transactions with the entity to which the report pertains and may receive separate compensation for its ratings and certain credit-related analyses. We confirm that there is no conflict of interest in such relationship/interest while monitoring and reporting the utilization of the issue proceeds by the issuer, or while undertaking credit rating or other commercial transactions with the entity.

We have submitted the report herewith in line with the format prescribed by SEBI, capturing our comments, where applicable. There are certain sections of the report under the title "Comments of the Board of Directors", that shall be captured by the Issuer's Management / Audit Committee of the Board of Directors subsequent to the MA submitting their report to the issuer and before dissemination of the report through stock exchanges. These sections have not been reviewed by the MA, and the MA takes no responsibility for such comments of the issuer's Management/Board.

Vikas Y Digitally signed
by Vikas Y
Mishra
Mishra Date: 2026.08.10
12:10:40 +05'30'

Signature:

Vikas Mishra
Deputy Vice President - Process Excellence

1. Issuer Details:

Name of the issuer : RDB Infrastructure and Power Limited (Formerly Known as RDB Realty & Infrastructure Limited)
Names of the promoter : Mr. Vinod Dugar
Industry/sector to which it belongs : Residential, Commercial Projects/ Realty

2. Issue Details:

Issue Period : November 13, 2024 to November 27, 2024
Type of issue : Private Placement
Type of specified securities : Share Warrants
IPO Grading, if any : Not Applicable
Issue size (INR Cr.) : 277.93

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

Sr. No.	Particulars	Reply from the issuer	Source of information/ certifications considered by Monitoring Agency for preparation of report	Comments of the Monitoring Agency	Comments of the Audit Committee
1	Whether all utilization is as per the disclosures in the Offer Document?	Yes	Documents provided by the issuer, Fixed Deposit Certificates, Bank Statement, Invoices and Statutory Auditors Certificate issued by LB Jha & Co.	Utilizations in the respective objects are as per disclosure by the company.	Yes, the utilization is as per the disclosure in the offer documents
2	Whether shareholder approval has been obtained in case of material deviations from expenditures disclosed in the Offer Document?	Not Applicable		No material deviation is observed.	No Comments Required
3	Whether the means of finance for the disclosed objects of the issue has changed?	Not Applicable		No change is observed.	No Comments Required
4	Is there any major deviation observed over the earlier monitoring agency reports?	No		The issuer had not appointed any other Monitoring Agency earlier.	No Comments Required
5	Whether all Government/statutory approvals related to the object(s) have been obtained?	Not Applicable		No Government / Statutory approval is required for the objects.	No Comments Required
6	Whether all arrangements pertaining to technical assistance/collaboration are in operation?	Not Applicable		No arrangement pertaining to technical assistance / collaboration is required with reference to the object.	No Comments Required
7	Are there any favorable events improving the viability of these object(s)?	Not Applicable		No favorable event is observed that may improve the viability of these objects.	No Comments Required
8	Are there any unfavorable events affecting the viability of the object(s)?	Not Applicable		No unfavorable event is observed affecting the viability of these objects.	No Comments Required
9	Is there any other relevant information that may materially affect the decision making of the investors?	No		No relevant information is evident that may materially affect the decision making of the investors.	No Comments Required

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

i. Cost of object(s)

Sr. No.	Item Head	Source of information / certifications considered by Monitoring Agency for preparation of report	Original cost (as per the Offer Document) (INR Cr.)	Revised Cost (INR Cr.)	Comments of the Monitoring Agency	Comments of the Audit Committee		
						Reason of Cost revision	Proposed financing option	Particulars of firm arrangement
1	For Repayment of Existing debt	Documents provided by the issuer, Fixed Deposit Certificates, Bank Statement, Invoices and Statutory Auditors Certificate issued by LB Jha & Co.	75.00	-	No change is observed.	No Comments Required	No Comments Required	No Comments Required
2	For Funding the capital expenditure requirements of the company by purchase of Land		50.00	-	No change is observed.	No Comments Required	No Comments Required	No Comments Required
3	To acquire/ Investment in Infrastructure Company/ Securities/ Assets and such other objects.		100.00	-	No change is observed.	No Comments Required	No Comments Required	No Comments Required
4	To meet working capital requirement		50.00	-	No change is observed.	No Comments Required	No Comments Required	No Comments Required
5	Other General Corporate Purpose		2.93	-	No change is observed.	No Comments Required	No Comments Required	No Comments Required
	Total		277.93					

ii. Progress in the object(s) –

Sr. No.	Item Heads	Source of information / certifications considered by the Monitoring Agency for the preparation of report	Amount as proposed in the Offer Document (INR Cr.)	Amount raised (INR Cr.)	Amount utilized (INR Cr.)			Total unutilized amount (INR Cr.)	Comments of the Monitoring Agency	Comments of the Audit Committee	
					As at beginning of the quarter	During the quarter	At the end of the quarter			Reasons for idle funds	Proposed course of action
1	For Repayment of Existing debt	Documents provided by the issuer, Fixed Deposit Certificates, Bank Statement, Invoices and Statutory Auditors Certificate issued by LB Jha & Co.	75.00	75.00	75.00	-	75.00	Nil	No Comments	Not applicable	Not applicable
2	For Funding the capital expenditure requirements of the company by purchase of Land		50.00	50.00	47.17	-	47.17	2.83	No Comments	Not Applicable	Not applicable
3	To acquire/ Investment in Infrastructure Company/ Securities/ Assets and such other objects.		100.00	45.93	4.63	8.10	12.73	33.20	Issuer has acquired land worth INR 4.95 crores in Odisha for a proposed hotel project and is exploring tie-ups with hotel brands for its operation. Additionally, INR 2.20 crores have been invested in Maxim Industries for a solar cell project and INR 0.95 crores in Mec Power for EPC projects.	Not Applicable	Not Applicable
4	To meet working capital requirement		50.00	50.00	44.22	5.78	50.00	Nil	No Comments	Not applicable	Not applicable
5	General Corporate Purpose		2.93	2.93	2.93	-	2.93	Nil	No Comments	Not applicable	Not applicable
Total			277.93	223.86	173.96	13.88	187.84	36.03	INR 35.37 Crores unsecured loan given and INR 0.66 Crores invested in Fixed Deposit.		

* The warrants totalling Rs. 54.07 crores (6,75,000 warrants) were not exercised within the stipulated timeframe and consequently have been forfeited in accordance with the terms of their issuance. Consequently, the unexercised warrants were forfeited by the Company in accordance with the terms of issue, as approved by the Board on 27 May 2026.

iii. **Deployment of unutilised IPO/FPO/Rights/Preferential Issue Proceeds:**

Sr. No.	Type of instrument and name of the entity invested in	Amount invested (INR Cr.)	Maturity date	Earning (INR Cr.)	Return on Investment (%)	Market Value as at the end of quarter (INR Cr.)
1	Loan Given - Sonkho Developers LLP	5.00	June 06, 2027	0.80	15.00	5.80
2	Loan Given - Rasha Ind. Private Limited	5.00	December 31, 2026	0.42	15.00	5.42
3	Loan Given - Rasha Ind. Private Limited	5.00	January 31, 2027	0.36	15.00	5.36
4	Loan Given - Sudha Distributers Private Limited	2.87	November 14, 2026	0.32	18.00	3.19
5	Loan Given - Avanir Wellness Resorts Private Limited	7.50	December 17, 2026	0.04	15.00	7.54
6	Loan Given - Somani Estate Private Limited	10.00	December 12, 2026	0.06	15.00	10.06
7	Fixed Deposit - Punjab National Bank	0.66	May 26, 2027	0.05	6.70	0.71
	Total	36.03		2.04		38.07

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

Object(s)	Completion date		Delay [Number of days or months]	Comments of the Audit Committee	
	As per the offer document	Actual		Reason for delay	Proposed course of action
-	-	-	-		

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

Sr. No.	Item Head	Amount (INR Cr.)	Source of information/certifications considered by Monitoring Agency for preparation of report	Comments of The Monitoring Agency	Comments of the Audit Committee
-	-	-	-	Funds allocated for GCP were fully utilized by December 2025.	No Comments
	Total	-			

Disclaimer:

- a) This Report is prepared by Acuite Ratings & Research Limited (hereinafter referred to as "Monitoring Agency/MA"). The MA has taken utmost care to ensure accuracy and objectivity while developing this Report based on the information provided by the Issuer and information obtained from sources believed by it to be accurate and reliable. The views and opinions expressed herein do not constitute the opinion of MA to deal in any security of the Issuer in any manner whatsoever.
- b) This Report has to be seen in its entirety; the selective review of portions of the Report may lead to inaccurate assessments. For the purpose of this Report, MA has relied upon the information provided by the management /officials/ consultants of the Issuer and third-party sources like statutory auditors appointed by the Issuer believed by it to be accurate and reliable.
- c) Nothing contained in this Report is capable or intended to create any legally binding obligations on the MA which accepts no responsibility, whatsoever, for loss or damage from the use of the said information. The MA is also not responsible for any errors in transmission and specifically states that it, or its directors, employees do not have any financial liabilities whatsoever to the users of this Report.
- d) The MA and its affiliates do not act as a fiduciary. The MA and its affiliates also do not act as an expert to the extent defined under Section 2(38) of the Companies Act, 2013. While the MA has obtained information from sources it believes to be reliable, it does not perform an audit and undertakes no independent verification of any information/ certifications/ statements it receives from auditors, lawyers, chartered engineers or other experts, and relies on in its reports.
- e) The MA or its affiliates may have other commercial transactions with the entity to which the report pertains. As an example, the MA may rate the issuer or any debt instruments / facilities issued or proposed to be issued by the issuer that is subject matter of this report. The MA may receive separate compensation for its ratings and certain credit-related analyses, normally from issuers or underwriters of the instruments, facilities, securities or from obligors.

About Acuite Ratings & Research

Acuite is a full-service Credit Rating Agency registered with the Securities & Exchange Board of India (SEBI). The company received RBI Accreditation as an External Credit Assessment Institution (ECAI) for Bank Loan Ratings under BASEL-II norms in the year 2012. Acuite has assigned ratings to various securities, debt instruments and bank facilities of entities spread across the country and across a wide cross section of industries. It has its Registered and Head Office in Kanjurmarg, Mumbai.