

ISIN: INE632Q01018

SIGNATURE OF BRLM

INSTRUCTIONS FOR ANCHOR INVESTORS

Participation by Anchor Investor in the Anchor Investor Portion and the subsequent Allotment of Equity Shares will be subject to the RHP and the Abridged Prospectus including the following key terms:

- a) Anchor Investors shall mean QIBs applying under the Anchor Investor Portion in accordance with the requirements specified in the SEBI ICDR Regulations and the RHP.
- b) The Bid must be for a minimum of such number of Equity Shares so that the Bid Amount exceeds INR 200 Lakhs and in multiples of 1,600 Equity Shares. A Bid cannot be submitted for more than 60% of the QIB Portion under the Anchor Investor Portion. In terms of the Securities and Exchange Board of India (Foreign Portfolio Investors) Regulations, 2019, as amended, and the Foreign Exchange Management (Non-debt Instruments) Rules, 2019 (“FEMA Rules”), investments by FPIs in the Equity Shares is subject to certain limits, i.e., the individual holding of an FPI (including its investor group (which means multiple entities registered as foreign portfolio investors and directly or indirectly, having common ownership of more than 50% or common control)) shall be below 10% of our post-Issue Equity Share capital on a fully diluted basis.
- In case the total holding of an FPI or investor group increases beyond 10% of the total paid-up Equity Share capital of our Company, on a fully diluted basis, the total investment made by the FPI or investor group will be re-classified as FDI subject to the conditions as specified by SEBI and the RBI in this regard and our Company and the investor will be required to comply with applicable reporting requirements. Further, the total holdings of all FPIs put together, with effect from April 1, 2020, can be up to the sectoral cap applicable to the sector in which our Company operates (i.e., up to 100%). In terms of the FEMA Rules, for calculating the aggregate holding of FPIs in a company, holding of all registered FPIs shall be included.
- c) In addition, pursuant to the Press Note No. 3 (2020 Series), dated April 17, 2020, issued by the DPIIT, which has been incorporated as the proviso to Rule 6(a) of the FEMA Rules, investments or subscription by entities, investments under the foreign direct investment route by entities of a country which shares land border with India or where the beneficial owner of the Equity Shares is situated in or is a citizen of a country which shares land border with India, can only be made through the Government approval route, as prescribed in the Consolidated FDI Policy dated October 15, 2020 and the FEMA Rules. These investment restrictions shall also apply to subscribers of offshore derivative instruments. Each Bidder should seek independent legal advice about its ability to participate in the Issue. In the event prior approval of the Government of India is required, and such approval has been obtained, the Bidder shall intimate our Company and the Registrar to the Issue in writing about such approval along with a copy thereof within the Bid/Issue Period.
- d) In case of a Mutual Fund, separate Bids by various schemes of a Mutual Fund will be aggregated to determine the minimum application size of ₹ 2 cores.
- e) The BRLM shall accept the Bids from Anchor Investors during the Anchor Investor Bid/ Issue Date i.e. one Working Day prior to the Bid/Issue Opening Date and the Bidding shall be completed on the same day, which is : Monday, August 11, 2025 till 3:00 PM. Completed Anchor Investor Application Forms should be submitted to :

BOOK RUNNING LEAD MANAGER
FAST TRACK FINSEC PRIVATE LIMITED CIN: U65191DL2010PTC200381 SEBI Registration No. INM000012500 Office No. V-116,1st Floor, New Delhi House, 27, Barakhamba Road, New Delhi - 110001 IN Tel No.: +91-11-43029809 Contact Person: Ms. Sakshi Email: mb@ftfinsec.com; investor@ftfinsec.com Website: www.ftfinsec.com

- f) The Company in consultation with the BRLM, will finalise the Anchor Investor Allocation Price which will be equal to or higher than the Issue Price but not higher than the Cap Price, without the prior approval of, or intimation to, the Anchor Investors. The Company in consultation with the BRLM, reserves the right to reject Bids received from the Anchor Investors without assigning any reason thereof, in accordance with applicable law.
- g) The number of Equity Shares allocated to Anchor Investors and Anchor Investor Allocation Price, shall be made available in the public domain before the Bid/ Issue Opening Date by intimating the Stock Exchanges.
- h) Anchor Investors are not allowed to Bid through the ASBA process. Anchor Investors are required to pay the full Bid Amount at the time of submission of the Bid.
- i) Anchor Investors cannot withdraw their Bids or lower the size of their Bids (in terms of quantity of Equity Shares or the Bid Amount) at any stage, after the Anchor Investor Bid/Issue Period.
- j) In case Anchor Investor Allocation Price is lower than the Issue Price, the balance amount shall be payable by the pay-in date mentioned in the revised CAN. In case the Issue Price is lower than the Anchor Investor Allocation Price, the amount in excess of the Issue Price paid by the Anchor Investor, shall not be refunded to them.
- k) 50% of the Equity Shares Allotted to Anchor Investors in the Anchor Investor Portion shall be locked in for a period of 90 days from the date of Allotment and the remaining 50% of the Equity Shares Allotted to Anchor Investors in the Anchor Investor Portion shall be locked in for a period of 30 days from the date of Allotment.
- l) The BRLM or any of their associates cannot apply in the Issue under the Anchor Investor Portion, except for Mutual Funds sponsored by entities which are associates of the BRLM or insurance companies promoted by entities which are associates of the BRLM or AIFs sponsored by the entities which are associates of the BRLM or FPIs (other than individuals, corporate bodies and family offices) sponsored by entities which are associates of the BRLM. Further, members of the Syndicate, Promoters or the Promoter Group and any person related to them shall not participate in the Issue, except in accordance with the applicable law.
- m) Bids by QIBs under the Anchor Investor Portion and the QIB Portion shall not be considered as multiple Bids.
- n) The payment instruments for payment into the Escrow Account should be drawn in favour of:

Bank	IFSC	Account No.	Category	Name of Escrow Account
ICICI Bank Limited	ICIC0000004	000405164141	Resident	“MAHENDRA REALTORS & INFRASTRUCTURE LIMITED ANCHOR R ACCOUNT”
		000405164140	Non-Resident	“MAHENDRA REALTORS & INFRASTRUCTURE LIMITED ANCHOR NR ACCOUNT”

- o) A physical book will be prepared by the Registrar to the Issue on the basis of the Anchor Investor Application Forms received from the Anchor Investors. Based on the physical book and at the discretion of the Company in consultation with the BRLM, selected Anchor Investors will be sent a CAN and if required, a revised CAN. In the event that the Issue Price is higher than the Anchor Investor Allocation Price, the Anchor Investors will be sent a revised CAN within one day of the pricing date indicating the number of Equity Shares allocated to such Anchor Investor and the pay-in date for payment of the balance amount. Anchor Investors are then required to pay any additional amounts, being the difference between the Issue Price and the Anchor Investor Issue Price, as indicated in the revised CAN within the pay-in date referred to in the revised CAN which shall in no event be later than two working days after the Bid/Issue Closing Date. The revised CAN will constitute a valid, binding and irrevocable contract (subject to issue of Allotment Advice) for the Anchor Investor to pay the difference between the Issue Price and the Anchor Investor Allocation Price and accordingly the Allotment Advice will be issued to such Anchor Investors. In the event the Issue Price is equal to or lower than the Anchor Investor Allocation Price, the Anchor Investors who have been Allotted Equity Shares will directly receive Allotment Advice. The dispatch of Allotment Advice shall be deemed a valid, binding and irrevocable contract for the Allotment of Equity Shares to such Anchor Investors.

The final allocation is subject to the physical application being valid in all respects along with receipt of stipulated documents, the Issue Price being finalised and allotment by the Board of Directors or a committee constituted by the Board of Directors.

- p) QIB who has any of the following rights shall be deemed to be a “person related to the Promoter/ Promoter Group”: (a) rights under a shareholders’ agreement or voting agreement entered into with the Promoter/ Promoter Group; (b) veto rights; or (c) right to appoint any nominee director on the Board of the Company. Further, an Anchor Investor shall be deemed to be an associate of a BRLM, if: (a) either of them controls, directly or indirectly through its subsidiary or holding company, not less than 15% of the voting rights in the other; or (b) either of them, directly or indirectly, by itself or in combination with other persons, exercises control over the other; or (c) there is a common director, excluding a nominee director, amongst the Anchor Investor and the BRLM.
- q) Allocation of Equity Shares to Anchor Investors at the Anchor Investor Allocation Price will be at the discretion of the Company in consultation with the BRLM, subject to compliance with the following requirements:
- i. not more than 60% of the QIB Portion will be allocated to Anchor Investors;
- ii. one-third of the Anchor Investor Portion shall be reserved for domestic Mutual Funds, subject to valid Bids being received from domestic Mutual Funds at or above the price at which allocation is being done to other Anchor Investors; and
- iii. allocation to Anchor Investors shall be on a discretionary basis and subject to:
- maximum of 2 such investors shall be permitted for allocation up to two crore rupees;
 - minimum of 2 and maximum of 15 such investors shall be permitted for allocation above two crores rupees and up to twenty five crore rupees, subject to minimum allotment of one crore rupees per such investor;
 - in case of allocation above twenty five crore rupees; a minimum of 5 such investors and a maximum of 15 such investors for allocation up to twenty five crore rupees and an additional 10 such investors for every additional twenty five crore rupees or part thereof, shall be permitted, subject to a minimum allotment of one crore rupees per such investor.
- r) In the event of under-subscription or non-allotment in the Anchor Investor Portion, the balance Equity Shares will be added to the Net QIB Portion.
- s) This Anchor Investor Application Form is being issued to you on basis that you (i) agree to abide by (1) this Anchor Investor Application Form and (2) the RHP (if you are resident in India), together with the terms and conditions contained therein.

For further details, please see "Issue Procedure" beginning on page 314 of the RHP.

Note : Capitalised terms used and not defined herein shall have the respective meanings ascribed to them in the RHP and the Abridged Prospectus, as the case maybe.

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All future communication in connection with Bids made in the Issue should be addressed to the Registrar to the Issue with a copy to the relevant BRLM with whom the Anchor Investor formerly submitted the Anchor Investor Application Form quoting the full name of the Bidder, PAN, Anchor Investor Application Form number, Bidder's Depository Account Details, number of Equity Shares applied for, date of Anchor Investor Application Form, name of the BRLM with whom the Bid was submitted and payment details thereof at the following address:

MUFG INTIME INDIA PRIVATE LIMITED
(Formerly Link Intime India Private Limited)
(UNIT : MAHENDRA REALTORS & INFRASTRUCTURE LIMITED)
(Formerly Mahendra Realtors & Infrastructure Private Limited)
CIN: U67190MH1999PTC118368; **SEBI Registration No.** INR000004058
Address: C 101, 247 Park, L.B.S. Marg, Vikhroli West, Mumbai- 400083
Tel No: +91 810 811 4949 | **Fax No:** 022-49186060 | **Contract Person:** Mr. Shanti Gopalkrishnan
Email: mahendrarealtors.smeipo@in.mpms.mufg.com
website: www.in.mpms.mufg.com