



**SPECIALITY
RESTAURANTS LIMITED**

CIN: L55101WB1999PLC090672 Email : corporate@speciality.co.in
Morya Land Mark - 1, 4th Floor, B-25, Veera Industrial Estate, Off New Link Road, Andheri (W), Mumbai 400 053
Tel. No. (022) 62686700 Website-www.speciality.co.in

February 5, 2024

To,
**General Manager,
Listing Operations,
BSE Limited,
P.J. Tower, Dalal Street,
Mumbai - 400 001.**

**Vice President,
Listing Compliance Department,
National Stock Exchange of India Limited,
'Exchange Plaza', Bandra Kurla Complex,
Bandra (E), Mumbai - 400 051.**

Scrip Code : 534425

Scrip Code : SPECIALITY

Dear Sir/ Madam,

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

Pursuant to Regulation 32 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with Regulation 162A of the Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended, we are enclosing herewith the Monitoring Agency Report dated February 5, 2024 issued by CRISIL Ratings Limited, Monitoring Agency, for the quarter ended December 31, 2023 in respect of utilization of proceeds of the issuance of Warrants convertible into Equity Shares, on preferential basis.

This will also be hosted on Company's website at www.speciality.co.in.

We request you to kindly take the above on record.

Yours sincerely,

For **Speciality Restaurants Limited**

AVINASH
MADHUKA
R KINHIKAR

Digitally signed by
AVINASH MADHUKAR
KINHIKAR
Date: 2024.02.05
18:22:45 +05'30'

Authorized Signatory

Name: Avinash KINHIKAR
Designation: Company Secretary and Legal Head

Registered Office: 'Uniworth House' 3A, Gurusaday Road, Kolkata - 700019.

Ratings

CRISIL
An S&P Global Company

**Monitoring Agency Report
for
Speciality Restaurants Limited
for the quarter ended
December 31, 2023**

CRISIL Ratings Limited
(A subsidiary of CRISIL Limited)
Corporate Identity Number: U67100MH2019PLC326247

Registered Office: CRISIL House, Central Avenue, Hiranandani Business Park, Powai, Mumbai - 400076. Phone: +91 22 3342 3000 | Fax: +91 22 3342 3001
www.crisilratings.com

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CRI/MAR/SRPLTD/2023-24/1057

February 05, 2024

To

Speciality Restaurants Limited

Uniworth House, 3A Gurusaday Road

Kolkata, West Bengal - 700019

Dear Sir,

Monitoring Agency Report for the quarter ended December 31, 2023 - in relation to the Preferential Issue of warrants convertible into equity shares of Speciality Restaurants Limited ("the Company")

Pursuant to Regulation 162A of SEBI (Issue of Capital and Disclosure Requirements) Regulations, 2018 ("SEBI ICDR Regulations") and Monitoring Agency Agreement dated February 27, 2023, we enclose the Monitoring Agency Report, issued by CRISIL Ratings Limited, as per Schedule XI of the SEBI ICDR Regulations towards utilization of proceeds of Preferential Issue for the quarter ended December 31, 2023.

Request you to kindly take the same on records.

Thanking you,

For and on behalf of CRISIL Ratings Limited

Sushant Sarode

Director, Ratings (LCG)

CRISIL Ratings Limited
(A subsidiary of CRISIL Limited)
Corporate Identity Number: U67100MH2019PLC326247

Report of the Monitoring Agency (MA)

Name of the issuer: Speciality Restaurants Limited

For quarter ended: December 31, 2023

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)

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1) Issuer Details:

Name of the issuer: Speciality Restaurants Limited

Names of the promoter: a. Anjan Snehamoy Chatterjee
b. Suchhanda Anjan Chatterjee

Industry/sector to which it belongs: Restaurants

2) Issue Details

Issue Period: Wednesday, January 25, 2023, to Wednesday, February 1, 2023

Type of issue: Preferential Issue

Type of specified securities: Warrants convertible into equity shares

IPO Grading, if any: NA

Issue size: Rs 127.23 crore* (assuming full conversion)
Upto 60,00,000 warrants, each convertible into, or exchangeable for, one fully paid-up equity share of the Company of face value of Rs 10 each at a price of Rs 212.05 aggregating upto Rs 127.23 crore

**CRISIL Ratings shall be monitoring the proceeds raised through issue of fully convertible share warrants vide offer letter dated January 24, 2023*

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	Bank Statement, Private Placement Offer cum Application Letter in Form PAS-4, Management Undertaking, Independent Chartered Accountant Certificate [^]	Utilization is as per objects of the Preferential Issue as stated in Notice of EGM dated December 21, 2022	Yes

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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 shareholder approval has been obtained in case of material deviations* from expenditures disclosed in the offer document?	Not applicable	Management Undertaking, Independent Chartered Accountant Certificate [^]	No deviations from expenditures as disclosed in the Offer Letter. Hence Shareholders approval is not required to be obtained	Not applicable
Whether the means of Finance for the disclosed objects of the issue has changed?	No		No Comments	No
Is there any major deviation observed over the earlier monitoring agency reports?	No		No Comments	No
Whether all Government/statutory approvals related to the object(s) have been obtained?	Not applicable		Government approval related to the objects are not required.	Not applicable
Whether all arrangements pertaining to technical assistance/collaboration are in operation?	Yes		The Company has taken technical assistance/collaboration with outside agencies for execution of development of new Restaurants	Yes
Are there any favourable events improving the viability of these object(s)?	Yes		The overall sentiment in the Indian economy as well as hospitality Sector is positive.	Yes
Are there any unfavourable events affecting the viability of these object(s)?	No		No Comments	No

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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
Is there any other relevant information that may materially affect the decision making of the investors?	No	Management Undertaking, Independent Chartered Accountant Certificate [^]	No Comments	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 funds actually utilized by more than 10% of the amount projected in the offer documents.

[^]Certificate dated January 11, 2024, issued by M/s Ford Rhodes Parks & Co. LLP, Independent Chartered Accountants (Firm Registration Number: 102860W/W100098).

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

i. Cost of the object(s):

Sr. No.	Item Head	Source of information/ certification considered by MA for preparation of report	Original cost (as per the Offer Document) (Rs in crore)	Revised Cost (Rs in crore)	Comment of the MA	Comments of the Board of Directors		
						Reason of Cost revision	Proposed financing option	Particulars of firm arrangements made
1	Existing Restaurants Upgrade	Management undertaking, Independent Chartered Accountant Certificate [^] , Offer Document	36.00	NA	No Revision	NA	NA	NA
2	Development of New Restaurants/ Confectionaries/ Commissaries in various cities of India - Capital Expenditure/ Lease Deposits	Management undertaking, Independent Chartered Accountant Certificate [^] , Offer Document	59.50	NA	No Revision	NA	NA	NA

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Sr. No.	Item Head	Source of information/certification considered by MA for preparation of report	Original cost (as per the Offer Document) (Rs in crore)	Revised Cost (Rs in crore)	Comment of the MA	Comments of the Board of Directors		
						Reason of Cost revision	Proposed financing option	Particulars of firm arrangements made
3	General Corporate Purpose [#]	Management undertaking, Independent Chartered Accountant Certificate ^, Offer Document	31.73	NA	No Revision	NA	NA	NA
	Total	-	127.23					

[#]The amount utilised for general corporate purposes does not exceed 25% (Rs 31.81 crore) of the gross proceeds from the Fresh Issue.

[^]Certificate dated January 11, 2024, issued by M/s Ford Rhodes Parks & Co. LLP, Independent Chartered Accountants (Firm Registration Number: 102860W/W100098).

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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 crore)	Amount utilized (Rs in crore)			Total unutilized amount (Rs in crore)	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	Existing Restaurants Upgrade	Bank Statement, Offer document, Management Undertaking, Independent Chartered Accountant Certificate^	36.00	1.64	1.48	3.12	32.88	Refer Note 1	NA	NA
2	Development of New Restaurants/ Confectionaries/ Commissaries in various cities of India - Capital Expenditure/ Lease Deposits	Bank Statement, Offer document, Management Undertaking, Independent Chartered Accountant Certificate^	59.50	11.85	2.94	14.79	44.71	Refer Note 1	NA	NA
3	General Corporate Purpose	Bank Statement, Offer document, Management Undertaking, Independent Chartered Accountant Certificate^	31.73	1.47	0.02	1.49	30.24	Refer Note 1	NA	NA
		Total	127.23	14.96	4.44	19.40	107.83	Refer Note 2		

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Note 1: During the quarter ended December 31, 2023, the Company transferred Rs 12.26 lakh instead of Rs 10.71 lakh for statutory payment to the current account maintained with Kotak Mahindra Bank. An excess amount of Rs 1.55 lakh transferred, stands unutilized and will be transferred back to the Share warrants subscription account from the Current account.

Note 2: The Company has received only Rs 49.94 crore till the quarter ended December 31, 2023. Out of unutilised proceeds of Rs 107.82 crore, Rs 30.53 crore is parked in mutual funds and lying as balance in Warrant subscription account as shown in table (iii) below. Balance is yet to be received by the Company.

^Certificate dated January 11, 2024, issued by M/s Ford Rhodes Parks & Co. LLP, Independent Chartered Accountants (Firm Registration Number: 102860W/W100098).

iii. Deployment of unutilized Preferential Issue proceeds[^]:

(Rs in crore)

Sr. No:	Type of instrument and name of the entity invested in	Amount invested	Earnings [#]	Return on investment (%)	Market Value as at 31-December-2023
1	SBI-Savings Fund-Direct Growth	11.70	0.27	6.96	13.00
2	SBI-Arbitrage Opportunity-Direct PG	18.17	0.26	6.65	18.74
3	Warrants Subscription Account	0.66	-	-	0.66
4	Kotak Mahindra Bank Current Account balance*	0.02	-	-	0.02
Total		30.53	0.53		32.42

** During the quarter ended December 31, 2023, the Company transferred Rs 12.26 lakh instead of Rs 10.71 lakh for statutory payment to the current account maintained with Kotak Mahindra Bank. An excess amount of Rs 1.55 lakh transferred, stands unutilized and will be transferred back to the Share warrants subscription account from the Current account.*

#The amount of earnings received during the quarter inclusive of notional gain of Rs.0.48 Crores.

^On the basis of management undertaking and Certificate dated January 11, 2024, issued by M/s Ford Rhodes Parks & Co. LLP, Independent Chartered Accountants (Firm Registration Number: 102860W/W100098). Also, refer note 2 above.

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

Object(s)	Completion date as per offer document	Actual completion date (In case of continuing object(s), specify latest/revised estimate of the completion date)	Delay (No. of days/ months)	Comments of Board of Directors	
				Reason of delay	Proposed course of action
Existing Restaurants Upgrade	FY 2022-23 Estimated: Rs 6.00 crores Actual spent: Rs 0.31 crore FY 2023-24 Estimated: Rs 18.00 crores Actual spent - Rs 0.49 crore	Estimated to be utilized during FY 2023-24	-	-	Progressively to be utilized
Development of New Restaurants/ Confectionaries/ Commissaries in various cities of India - Capital Expenditure/ Lease Deposits	FY 2022-23 5.00 Crores Actual Spent - Rs 3.52 crore FY 2023-24 Rs 40.50 crores Actual Spent - Rs 5.67 crore	Estimated to be utilized during FY 2023-24	-	-	Progressively to be utilized
General Corporate Purpose - 25% of the funds to be raised	FY 2022-23 Rs 31.73 crore Actual Spent- Rs 0.13 crore FY 2023-24 Rs 31.60 Actual Spent - Rs 1.13 crore	Estimated to be utilized during FY 2023-24	-	-	Progressively to be utilized

^On the basis of management undertaking and Certificate dated October 26, 2023, issued by M/s Ford Rhodes Parks & Co. LLP, Independent Chartered Accountants (Firm Registration Number: 102860W/W100098)

Note:

As per the management undertaking, the schedule of deployment as set out in the table above is based on internal management estimates of the Company, assessed in light of current circumstances of the Company's business. The schedule of deployment is, however, dependent upon various factors beyond the Company's control, such as delays in execution by external contractors, availability of raw materials on commercially acceptable terms or at all, general economic conditions and political conditions and force majeure. Accordingly, the actual amounts to be spent in a particular financial year for the proposed object may be different than the amount set out in the table above. Furthermore, to the extent the Company is unable to utilise any portion of the funds towards the aforementioned object as per the

estimated schedule of deployment set out above, such surplus amounts shall be deployed in subsequent financial years towards the aforementioned object.

Interim Use of Proceeds

Pending utilization for the purpose set forth above, the Company intends to invest the funds in high-quality interest-bearing liquid instruments including deposits with banks and investments in mutual funds/Bonds/INVIT for the necessary duration. The management in accordance with policies established by the Board from time to time, will have flexibility in deploying the Proceeds of the issue.

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

S. No.	Item heads	Amount (Rs in crores)	Remarks
1	Any other expenses of corporate nature	0.02	The Board of Directors of the Company in their meeting held on January 17, 2024, approved and ratified the utilization of proceeds for payments under GCP.

^On the basis of management undertaking and Certificate dated January 11, 2024, issued by M/s Ford Rhodes Parks & Co. LLP, Independent Chartered Accountants (Firm Registration Number: 102860W/W100098)

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Disclaimers:

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CRISIL Ratings Limited
(A subsidiary of CRISIL Limited)
Corporate Identity Number: U67100MH2019PLC326247

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