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REBUILDING COMMUNITIES

Pranav Constructions Ltd.

Investor Presentation

Q2/H1-FY27



Snapshot

14 years +
of Redevelopment Excellence

29
Redevelopment Projects Completed

1,430
Units delivered

1.47 Mn Sq.ft.
Area Delivered

2.20 Mn Sq.ft.
Under Development

INR 43,646 Mn
Total GDV

0.26x
Debt to Equity

56.64%
2 years pre-sales CAGR

16.57%
2 years collections CAGR

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Company **Overview**



Company Overview

About Pranav Constructions Ltd

1 Specializes in

Pure play Redevelopment with

- a proven track record of **timely completion,**
- strong execution capabilities; and
- a **trusted and reliable brand** in Redevelopment projects.

2 Leading real estate company

2,940	50
Total units supplied#	Total Redevelopment projects #

3 Portfolio includes

	Completed	Under-construction	Upcoming
Number of Redevelopment projects as of September 30, 2026	**29**	**21**	**18**
Developable area (in sq. ft.)– as of September 30, 2026	**1.47 Mn**	**2.20 Mn**	**1.96 Mn**

Highlights*

#1

Highest combined supply in MCGM Redevelopment projects launched between CY21- Q1 CY26

30%

Contribution of redeveloped units supplied by the top 5 developers in Western Suburbs between CY17- Q1 CY26 with 34 MCGM Redevelopment projects

23%

Contribution of redeveloped units supplied by the top 5 developers in MCGM Region between CY17-Q1 CY26 with 37 MCGM Redevelopment projects

11%

Market share in Malad micro-market in terms of supply with MCGM - Redevelopment projects launched between CY21- Q1 CY26

9%

Market share in Santacruz micro-market in terms of supply with MCGM - Redevelopment projects launched between CY21-Q1 CY26

For completed & Under construction projects
* Source: C&W Report

Our Journey

2012

- First redevelopment project launched- ‘Plot 229’ with **30 units** in the Goregaon Micro Market of
- Total developable area of **16, 548 sq. ft.**

2015

- First project ‘Ashutosh CHSL’ launched with **20 units** in Borivali West
- Total developable area of **18,962 sq. ft.**

2017

- Launched **3** redevelopment projects in Malad Micro Market of with **112 units**
- Total developable area of **1,03,437 sq. ft.**

2019

- Received a **FDI** amounting to **INR 450 Mn** from RiverCrest India Infrastructure Pvt. Ltd.

2020

- First mid-size redevelopment project launched, with **114 units** in Borivali Micro Market
- Total developable area of **1,49,830 sq. ft.**

2022

- Launched 10 redevelopment projects with **523 units** and total developable area of **555,467 sq. ft.**

2023

- **Entered the Santacruz Micro Market** spanning developable area of 82,064 sq.ft.

2024

- Total developable area in the portfolio reached **18,61,890 sq. ft.** spread across **33** Redevelopment Projects with **1,669 units**
- Achieved **pre-sales of more than 95% of the Inventory** in Shining Star CHSL within six months of the launch of the project

2026

- Successfully Listed on National Stock Exchange & BSE.

Experienced Promoters and Professional Senior Management (1/2)

Promoters and Board of Directors



Pranav Kiran Ashar
Promoter, Chairman and Managing Director

Education: B Arch, University of Mumbai
Experience: 22 years of experience in the real estate industry



Ravi Ramalingam
Promoter & Whole-time Director

Education: B Com, CA
Experience: 17 years of experience in the field of finance and accounting



Suneet J Desai
Whole-time Director

Education: Diploma in civil engineering
Experience: 26 years of experience in the field of construction
Previous Stint: Paresh Construction



Ninad N Patkar
Whole-time Director

Education: B Arch, University of Mumbai
Experience: 18 years of experience in the field of design and architecture



Pritesh Patangia
Non-Executive Director

Education: B Com, MBA
Experience: 19 years in the field of real estate, oil and gas, IT, metal, manufacturing, agricultural commodity trading, food processing and outsourcing industries



Gautam Gulabchand Parekh
Independent Director

Education: B Com, CA
Experience: 47 years in the field of professional consultancy services



Sreedhar Muppala
Independent Director

Education: CA
Experience: 15 years of experience in the field of accountancy, taxation and auditing



Nihar Niranjan Jambusaria
Independent Director

Education: CA
Experience: 42 years of experience in the field of professional consultancy services
Previous Stint: President and Vice-President ICAI

Experienced Promoters and Professional Senior Management (2/2)

Board of Directors



Harish Gopinath Kale
Independent Director

Education: CA
Experience: 18 years in the field of financial consultancy in the areas of budgeting, cost controlling and monitoring and taxation



Nina Pradip Kapasi
Independent Director

Education: CA
Experience: 44 years of experience in the field of professional consultancy services

Key Managerial Personnel



Dilkhush Motilal Malesha
CFO

Education: B Com, CA
Experience: 14 years of experience in finance, accounting and taxation
Previous Stint: Goldmines Telefilms Private Limited



Ritu Jain
CS and Compliance Officer

Education: CS
Experience: 14 years of experience in handling secretarial and legal compliance



Akshay Prem Kripalani
Chief Sales and Marketing Officer

Education: MBA, University of Massachusetts Global
Experience: 21 years of experience in the sales and advertising in real estate sector

Established a Customer-Centric Brand in the Western Suburbs

...has led PCPL to penetrate in the micro markets of Mumbai Western Suburbs and secure new Redevelopment Projects

BORIVALI (E)



Pravesh CHSL



Kesar Niketan CHSL

MALAD (E)



The Malad Rajhans CHSL



Malad Marudhar CHSL

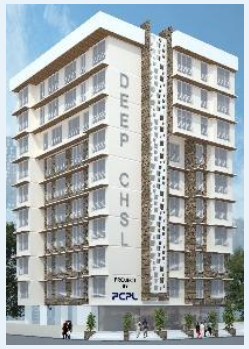


Rushabh Mahal CHSL

MALAD (W)



Rajendra Apartments CHSL



Deep (Sunder Lane) CHSL



Malad Amber CHSL



Silverene CHSL



Ramesh Mandir CHSL



Gold Coin CHSL

Completed Redevelopment Projects



Malad Marudhar CHSL

Malad (E)
Time Completion – 31 Months



Rushabh Mahal CHSL

Malad (E)
Time Completion – 24 Months



Gold Coin CHSL

Malad (W)
Time Completion – 23 Months



Pravesh CHSL

Borivali (E)
Time Completion – 39 Months

As on September 30, 2026

Micro market	No. of Redevelopment projects	Total Developable Area (sq. ft.)	Total Units
Malad	14	7,61,203	751
Borivali	8	5,13,147	457
Kandivali	1	52,136	58
Goregaon	6	1,47,741	164
Grand Total	**29**	**14,74,227**	**1,430**

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Ongoing & Upcoming **Redevelopment Project Overview**



Under-construction Redevelopment Projects as on September 30, 2026

Location	No. of projects	Total Developable Area (sq. ft.)	Sale Carpet Area (sq. ft.)	Saleable Units	GDV (INR Mn)	Sale Value of Booked Area (INR Mn)	Revenue Recognised (INR Mn)
Andheri	2	1,48,844	41,714	53	1,479	1,408	930
Bandra	2	1,48,595	35,587	34	1,737	1,737	1,432
Borivali	1	42,432	14,366	19	347	347	255
Goregaon	2	6,08,677	1,72,774	240	5,094	1,564	1,081
Kandivali	1	64,424	21,375	32	500	474	390
Mahim	1	93,524	20,435	28	989	884	472
Malad	4	4,65,254	1,37,499	176	3,580	3,284	2,724
Santacruz	6	5,23,943	1,65,661	178	6,211	6,180	5,570
Vile Parle	2	1,02,263	31,600	45	1,110	1,036	511
Grand Total	**21**	**21,97,956**	**6,41,011**	**805**	**21,047**	**16,916**	**13,366**



OM Manikanta CHSL –

Goregaon (W)



Pearl Palace –

Santacruz (W)



Kaveri CHSL –

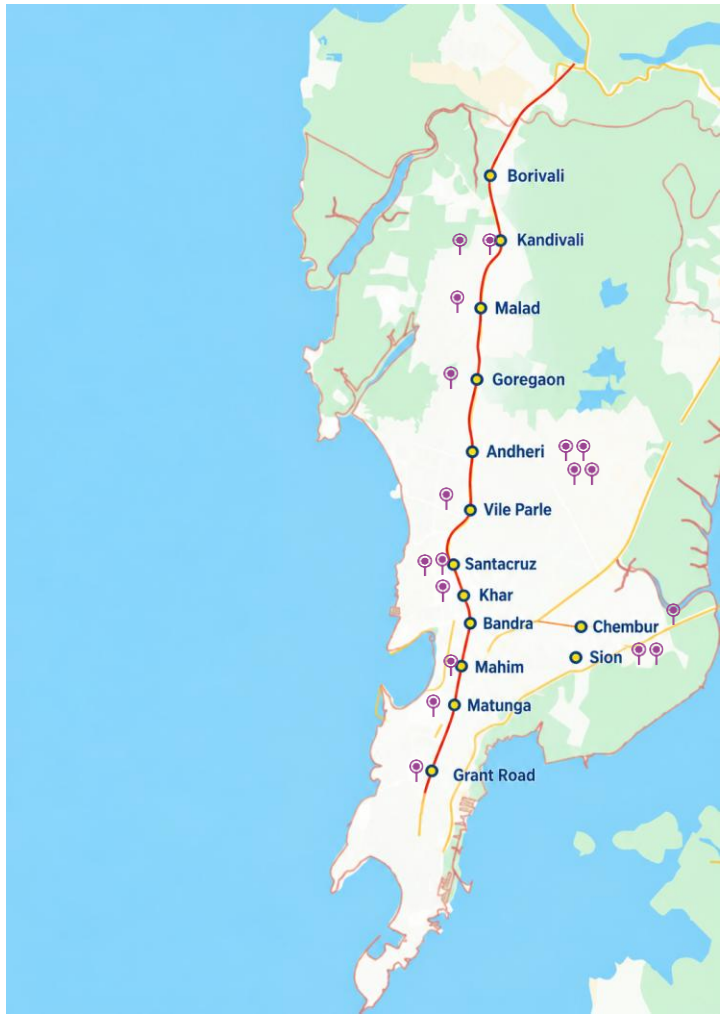
Malad (W)



Vivante –

Mahim (W)

Upcoming Redevelopment Projects



Planned Launches: Balance FY27 (October 2026 – Mar 2027)

Micro market	No. of projects	Total Developable Area (sq. ft.)	Sale Carpet Area (sq. ft.)	GDV (INR Mn)
Andheri	1	62,844	23,577	778
Chembur	1	47,067	15,817	554
Goregaon	1	57,204	25,811	723
Santacruz	1	76,853	15,791	758
Sub-total	**4**	**2,43,968**	**80,996**	**2,813**

Planned Launches: FY28 & FY29

Micro market	No. of projects	Total Developable Area (sq. ft.)	Sale Carpet Area (sq. ft.)	GDV (INR Mn)
Andheri	3	3,59,410	1,40,751	5,432
Grant Road	1	2,32,839	22,485	1,911
Kandivali	2	2,21,586	79,328	1,904
Khar	1	25,999	8,172	347
Mahim	1	3,96,150	98,173	4,909
Malad	1	1,14,655	34,070	903
Matunga	1	50,745	14,358	574
Santacruz	1	68,849	17,032	886
Sion	2	2,27,230	63,180	2,662
Vile Parle	1	23,306	6,477	259
Sub-total	**14**	**17,20,769**	**4,84,026**	**19,787**
Grand Total	**18**	**19,64,737**	**5,65,022**	**22,600**

Note: Sale carpet area represents the free-sale component only and excludes rehabilitation area. GDV is estimated at current prevailing prices, without escalation. Launch timelines are indicative and subject to receipt of regulatory approvals.

Cash Flow Potential From Collection

Identified cash flow potential
INR 36,850 Mn
Launched, completed and upcoming

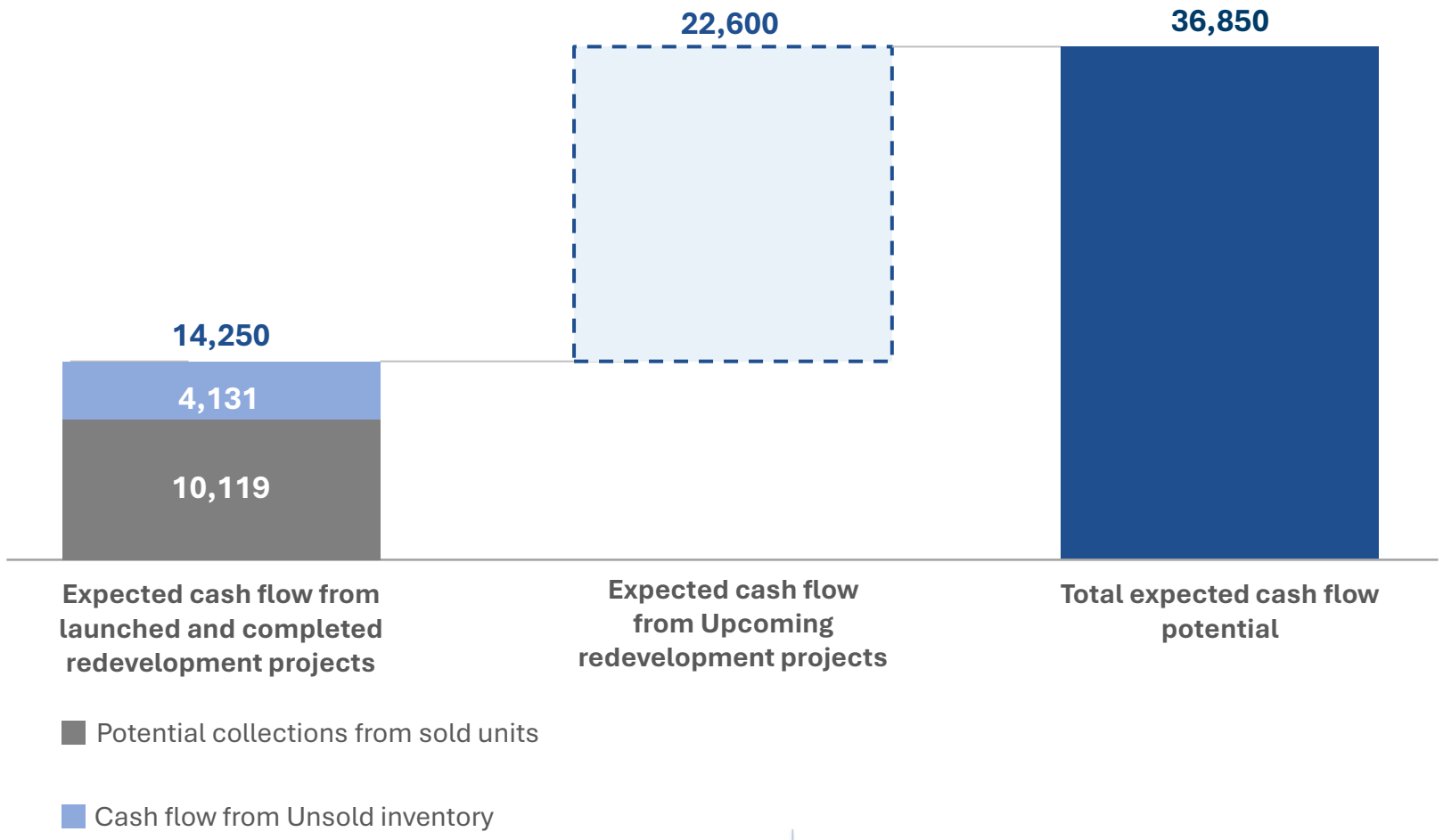


INR 14,250 Mn
Potential Cash flow embedded in launched & completed redevelopment projects

INR 10,119 Mn 71%
Pending collections from sold units

INR 4,131 Mn 29%
Potential cash flow from unsold inventory

How the potential builds up (INR Mn)

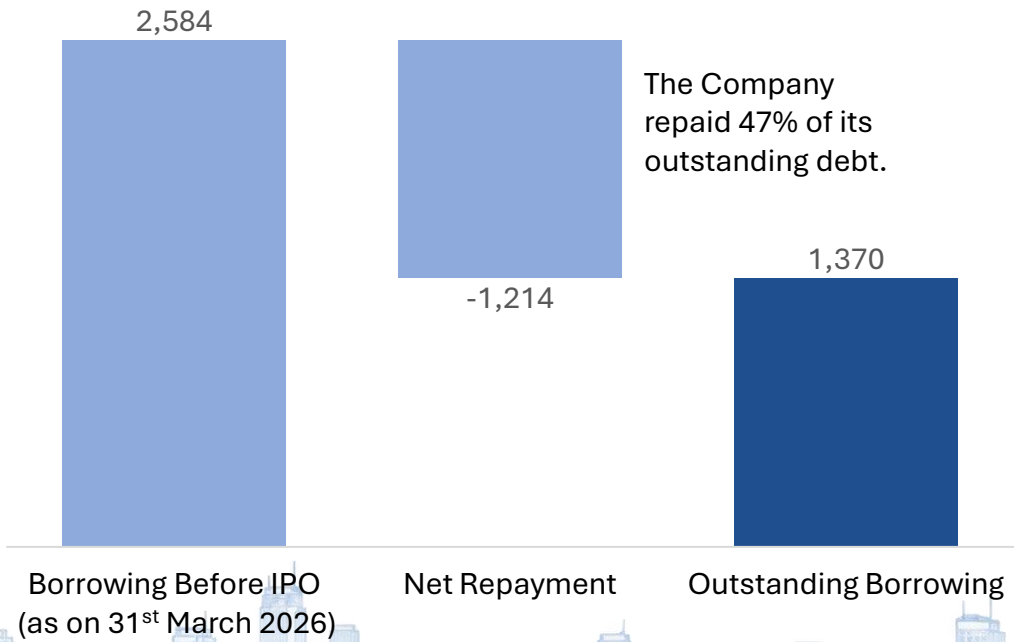


Update On IPO Proceeds

Object of the fund raising	Amount (INR Mn)
Gross proceeds from the Fresh Issue	3,156.00
(-) Offer related expenses in relation to the Fresh Issue	(358.08)
Net Proceeds	**2,797.92**

Object of the fund raising (INR Mn)	Allocated	Utilised	Balance Amount
Government approvals, additional FSI and member compensation	1,457.18	32.87	1,424.31
Repayment of borrowings	915.00	915.00	-
Future acquisitions and general corporate purpose	425.74	172.65	253.09
Total net proceeds	2,797.92	1,120.52	1,677.40

Debt reduction trend (INR Mn)



The Company repaid 47% of its outstanding debt.

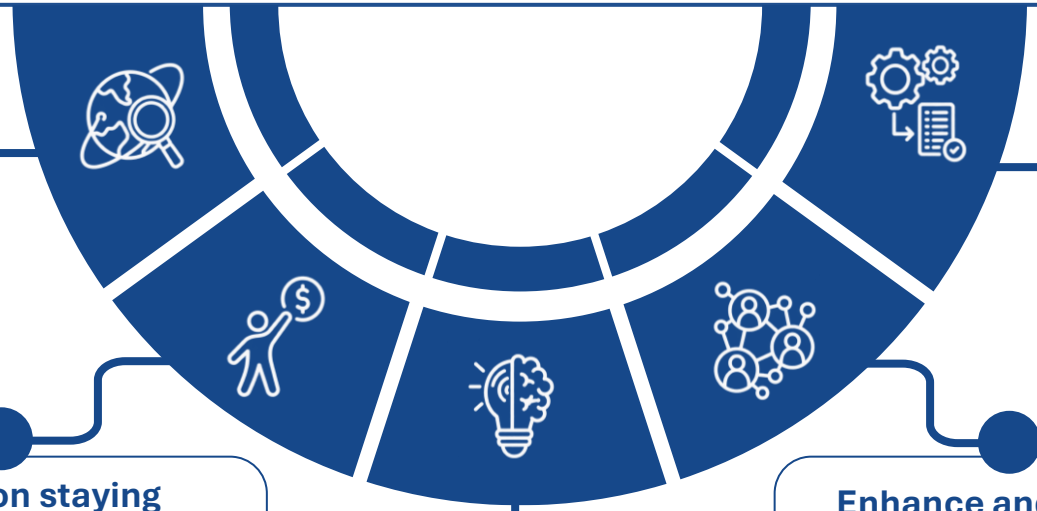
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Competitive **Strengths**



Business Strategies



Focus on redevelopment

- **41 active bids for Redevelopment Projects** in various CHSL across MCGM as of September 30, 2026.
- **Leverage existing market position** and understanding of customer preferences to deepen our penetration in **other MCGM Regions**

Focus on staying asset-light

- Asset-light model **reduces interest costs,** accelerates project cycles, enhancing investor IRR & allowing faster capital recycling.
- Enables **more efficient capital deployment**, allowing the Company to undertake more Redevelopment Projects within the available capital pool.

Tech upgrades for efficiency and quality

- Implementing **advanced construction tech** like building information modelling & construction quality control software
- **Leveraging an Enterprise Resource Planning system** streamline operations and investing in data analytics.

Enhance and leverage the 'PCPL' brand

- Through strategic **branding initiatives, consumer engagement programs, and integrated marketing campaigns.**
- Conduct **digital marketing campaigns for sale of units in our Redevelopment Projects**

Focus on environmental friendly solutions

- **Recognized by THRECO** for initiative for recycling our e-waste in an eco-friendly manner.
- **Intend to obtain green building certification** for Upcoming Redevelopment Projects, introduce e-waste, paper and plastic waste and water management.

In-House Functional Expertise

Business model that integrates in-house expertise

Expertise areas

Business Development

- Business development & Marketing Team aid in **identifying and bidding for redevelopment projects**.
- Architecture Team involved in **preliminary feasibility** studies and preparing a design for CHS presentation.

Architecture and design

- In-house team of **25 architects** ensure plans and designs considering technical, financial, and environmental factors.
- Customization has helped achieve **selling additional area/units, early sales** and **benchmark prices.**

Legal & Regulatory Compliance

- In-house legal and compliance team supported by external consultants works with civic authorities for **timely approvals.**
- **FSI secured** during the initial construction phase to avoid delays or risks.

Construction Management

- Execution Redevelopment Projects; procure resources at the right time and cost; and manage timely execution.
- Established **connections with suppliers and contractors** with proven capacity

Sales & Marketing

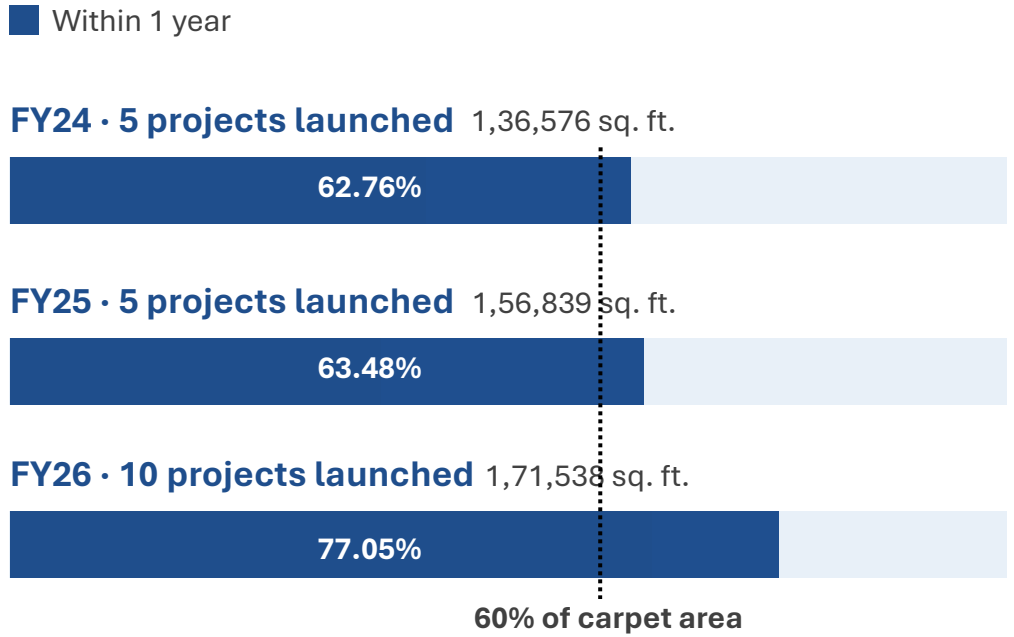
- In-house sales team with deep micro-market insight, customer-centric product design and a trusted brand for timely delivery.
- Enabled ~79.01% pre-sales across under-construction redevelopment projects as on Sep 30, 2026.

Expert Consultants

- **Rasik P Hingoo & Associates, liasioning architect,** assist in obtaining approvals and licenses from MCGM and **Shanghvi and Associates Consultants Pvt. Ltd, structural consultants,** assist in supervising and designing the structure of Redevelopment Projects.

Effective management of the sales pipeline

> 60% of carpet area sold within the first year, in each of the last three financial years



Sales shown as a percentage of the total carpet area of projects launched in each financial year.

Capital Efficient Business Model with High Barriers to Entry

Core aspect of our business

1. Redevelopment agreements with Co-operative Housing Societies



2. With capital efficiency as a priority, outflows are restricted, compared to land acquisitions



3. This approach helps reduce lead time, usually observed in title clearance of land



Ratio of initial capital investment to sales value (Under-construction Redevelopment Projects)

~10-15%

Average initial capital investment prior to vacating, as a % of total sales value



~10-15% initial capital 100% total sales value

Note: Initial Capital Investment refers to the expenditure incurred up to the date of launch of the Redevelopment project.

Our business approach enables us to focus on an asset-light business model, reducing our dependence on debt financing for land acquisitions and undertake multiple redevelopment projects

Industry Entry Barriers

1. Require strong track record and short construction cycles
2. Complex regulatory approval and clearance process
3. Ageing residential properties are present in well-developed localities that are served by micro-market-focused developers.

PCPL's Competitive Edge

1. Proven track record and execution capabilities
2. In-house regulatory expertise enabling streamlined approvals and compliance
3. Strong presence in multiple established micro-markets with high redevelopment potential.

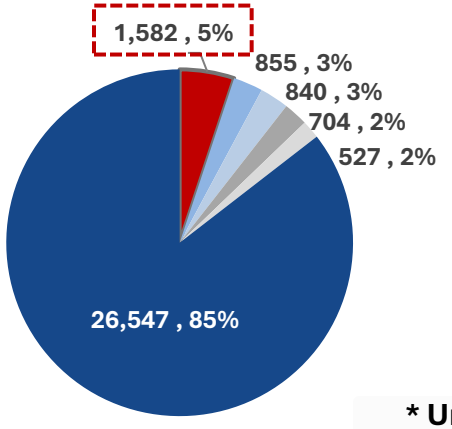
Leading Real Estate Redevelopment in Mumbai's Western Suburbs

29 Completed, 21 Under construction & 18 Upcoming

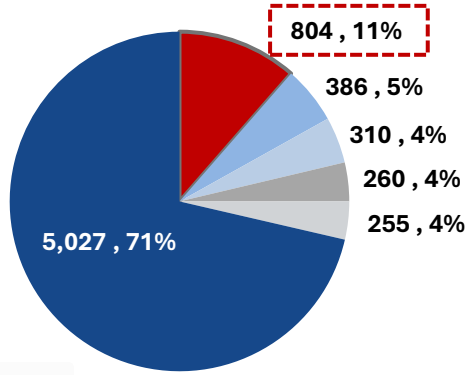


PCPL – Share in MCGM Redevelopment - U/C and Completed (CY21- Q1 CY26)

#1 in Malad, Goregaon, Borivali, Santacruz, Andheri, Mahim and Bandra

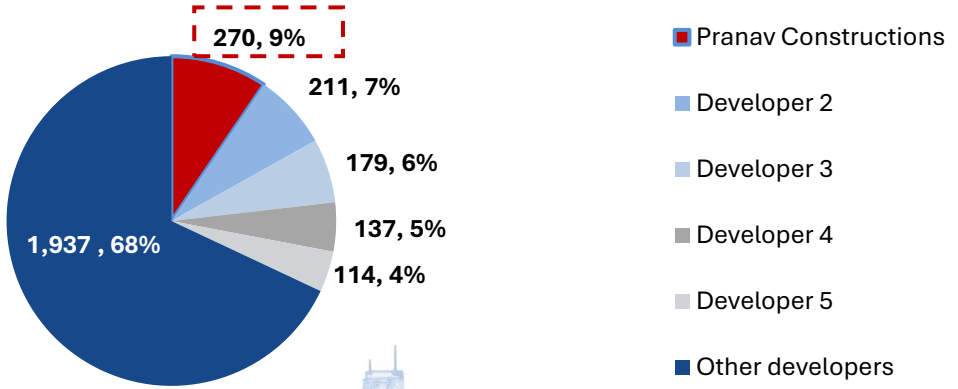


#1 in Malad Region



*** Under Construction**

#1 in Santacruz Region



(Supply Units, Market Share)

Source: C&W Report
U/C – Under Construction Projects

Demonstrated Project Execution Capabilities...

*Average project construction cycle was **26 months** as of September 30, 2026*

Sr. No.	Project	Completion time (months)*
1	Plot 229	16
2	Prachiti CHSL	16
3	Ashutosh CHSL	13
4	New Lata Apartments CHSL	15
5	Rajendra Apartments CHSL	15
6	Deep (Sunder Lane) CHSL	26
7	Ulka CHSL	18
8	The Malad Rajhans CHSL	32
9	Navchandrakunj CHSL	22
10	Abhiram CHSL	35
11	Pravesh CHSL	39
12	Pushapwadi CHSL	20
13	Mettivilla CHSL	31
14	Borivali Shivdarshan CHSL	30

Sr. No.	Project	Completion time (months)*
15	Malad Amber CHSL	42
16	Silverene CHSL	22
17	Plot 212	20
18	Sparsh CHSL	27
19	Gold Coin CHSL	23
20	Gala Apartments CHSL	34
21	Ramesh Mandir CHSL	27
22	New Shalimar Apartments CHSL	24
23	Rushabh Mahal CHSL	24
24	Popular Terrace CHSL	35
25	Malad Marudhar CHSL	31
26	Tiara CHSL	29
27	Kesar Niketan CHSL	34
28	UBI Employees Ankur CHSL	31
29	Lakshman Tower CHSL	31

* From date of first commencement certificate to the date of grant of occupation certificate

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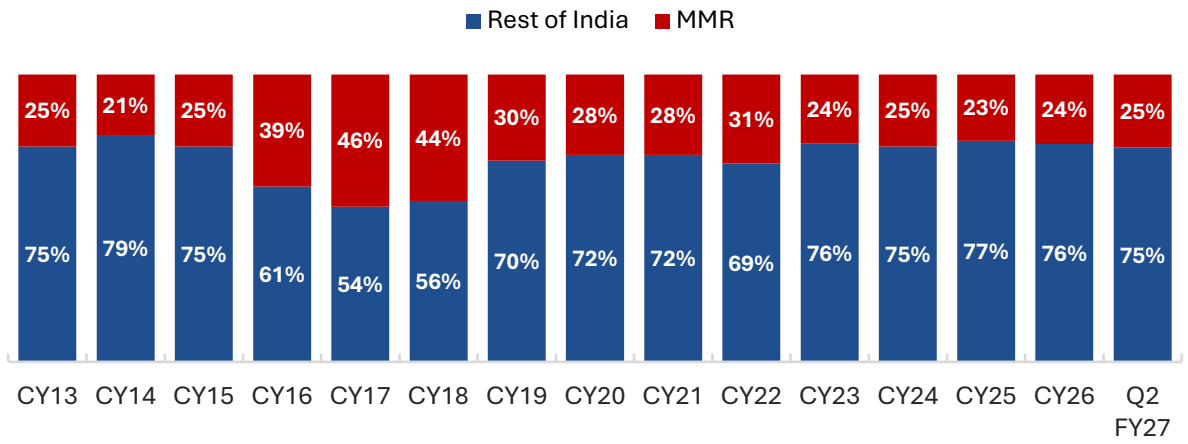
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Industry **Overview**

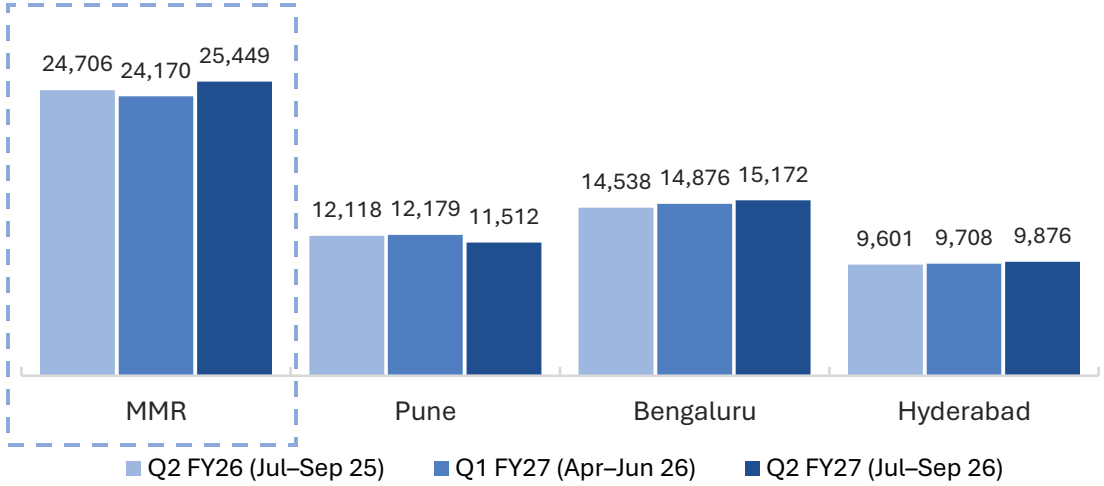


Industry Overview- Indian Real Estate Residential Market

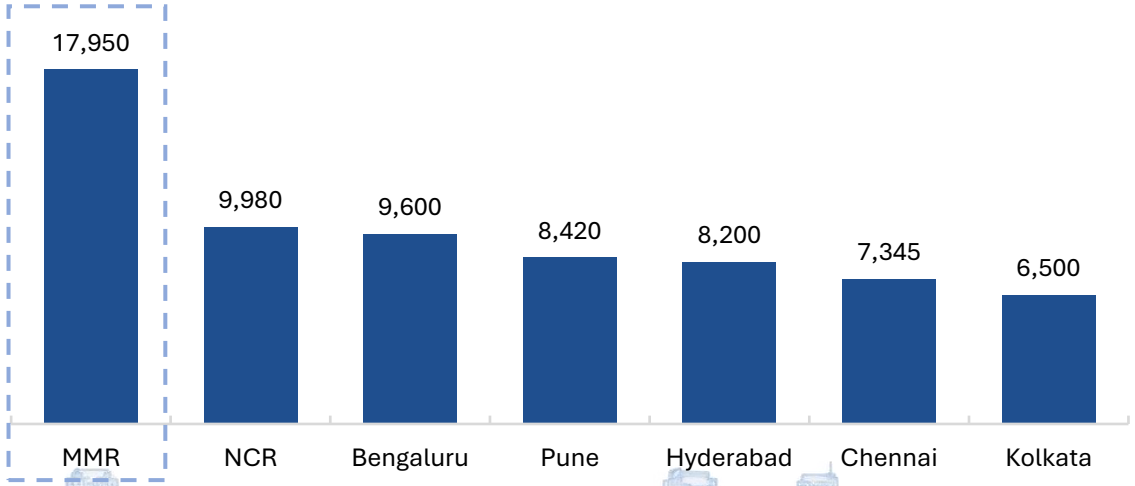
MMR's share compared to other major cities (based on New Units Launched, as a %)



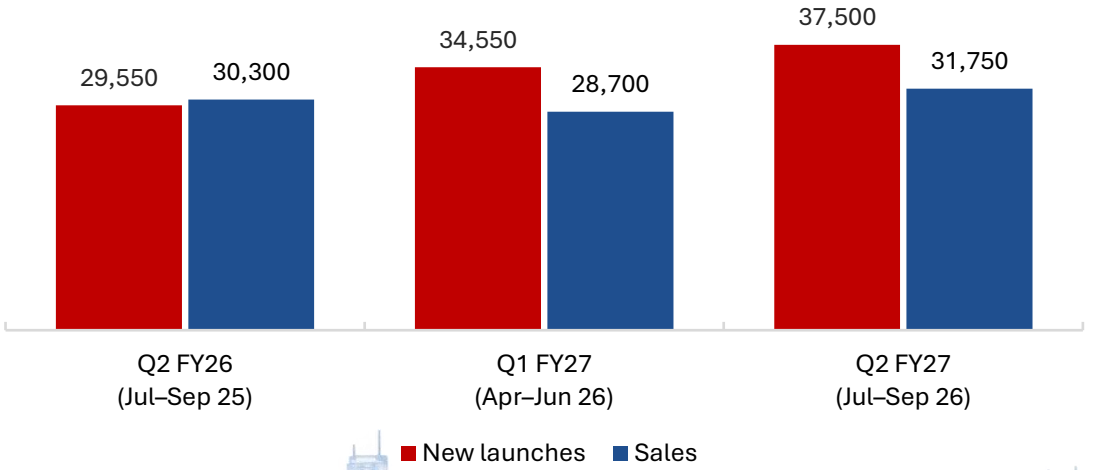
Units sold – Q2 FY27 vs. previous quarter and last year



Average Price Realization- INR per sq. ft. (BSP on SBUA) – Q2 FY27



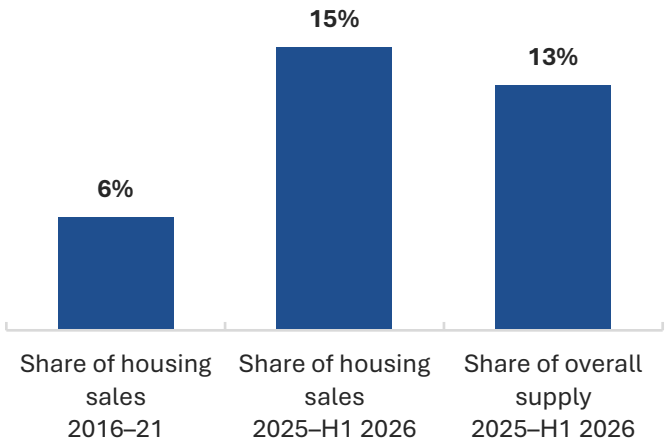
MMR – New launches vs. sales (units)



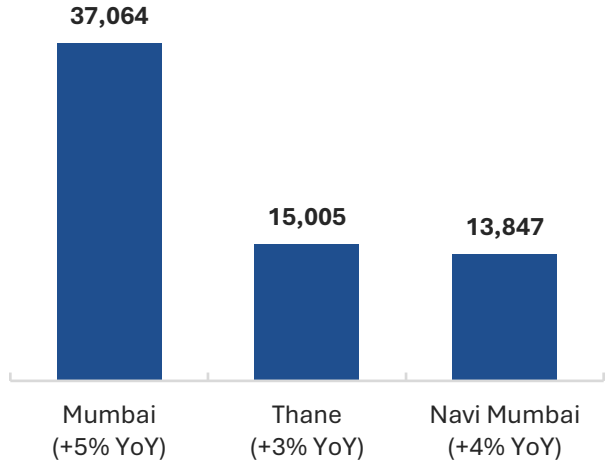
Source: Knight Frank Research, Anarock Research & Advisory

MMR – Redevelopment Overview: Mumbai Market Context

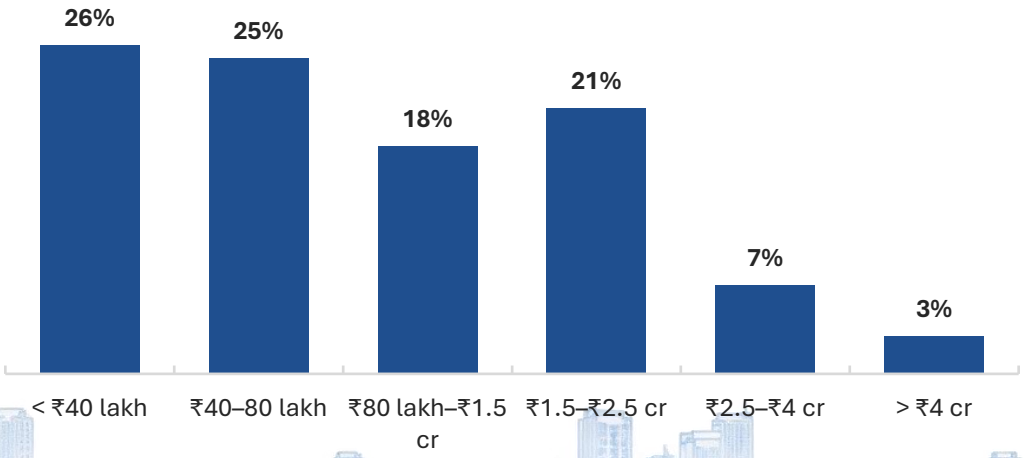
Redevelopment is a growing share of the Mumbai housing market (%)



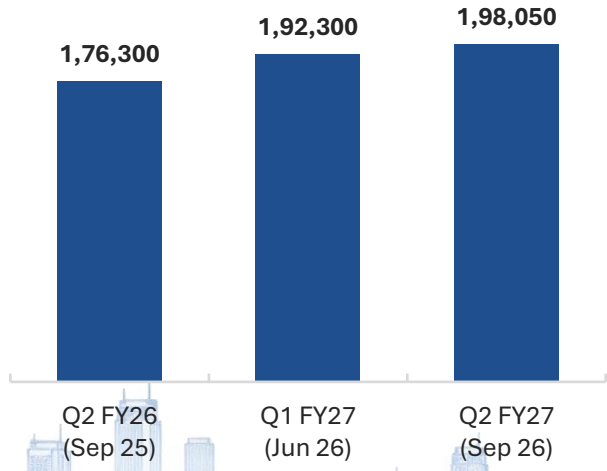
Weighted-average price by MMR sub-market – Q2 FY27 (INR/sq ft)



MMR – New launches by budget segment, Q2 FY27 (% of launches)



MMR – Available inventory (units); overhang 19 months at Q2 FY27



Source: JLL–NAREDCO, Knight Frank Research and Anarock Research & Advisory.

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Financial **Overview**



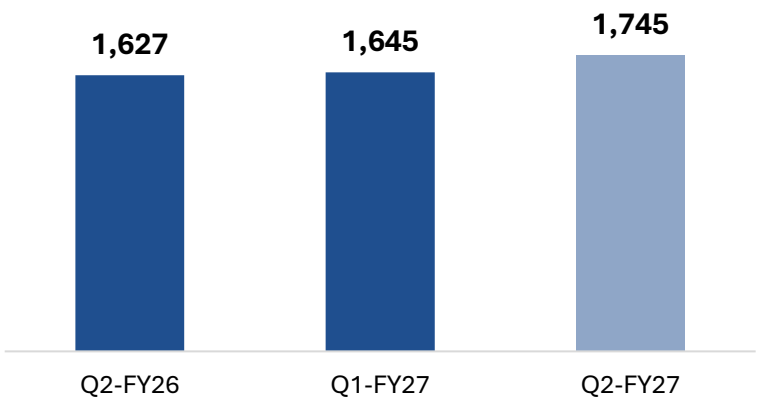
Q2/H1-FY27 Operational Highlights

- Achieved pre-sales of INR 1,090 million in Q2-FY27, compared with INR 863 million in Q2-FY26, registering 26% year-on-year growth. H1-FY27 pre-sales stood at INR 1,987 million, compared with INR 1,959 million in H1-FY26.
- Area sold stood at 0.35 lakh sq. ft. in Q2-FY27, while average realisation increased 11% year-on-year to INR 30,821 per square foot.
- Collections stood at INR 654 million in Q2-FY27, compared with INR 661 million in Q2-FY26. H1-FY27 collections increased 13% year-on-year to INR 1,592 million, compared to INR 1,404 million in H1-FY26.
- Launched one project in Goregaon during the quarter, with a developable area of 5.39 lakh sq. ft. and a gross development value (GDV) of INR 4,444 million.
- During the quarter, one project was added in Mahim, with a total developable area of 3.96 lakh sq. ft., a sale carpet area of 0.98 lakh sq. ft., and an estimated GDV of INR 4,909 million.
- The Company raised net IPO proceeds of INR 2,798 million, of which INR 1,121 million had been utilised as of September 30, 2026, including INR 915 million towards debt repayment, resulting in a net debt-to-equity ratio of (0.08)x.*

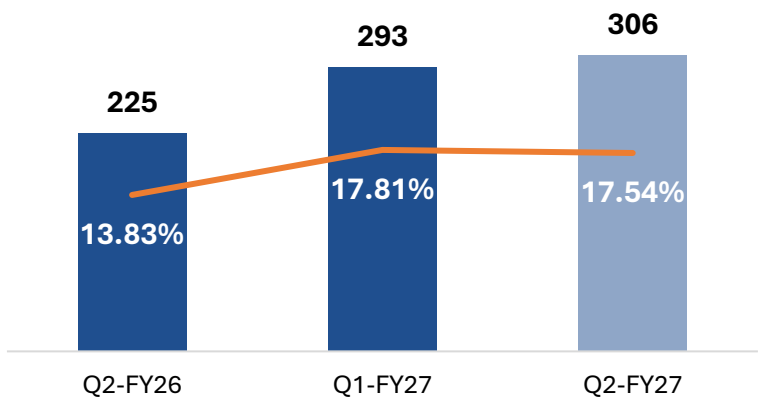
* * Net debt-to-equity ratio is calculated by dividing total debt minus total cash and cash equivalents by total shareholders' equity.

Q2/H1-FY27 Financial Highlights

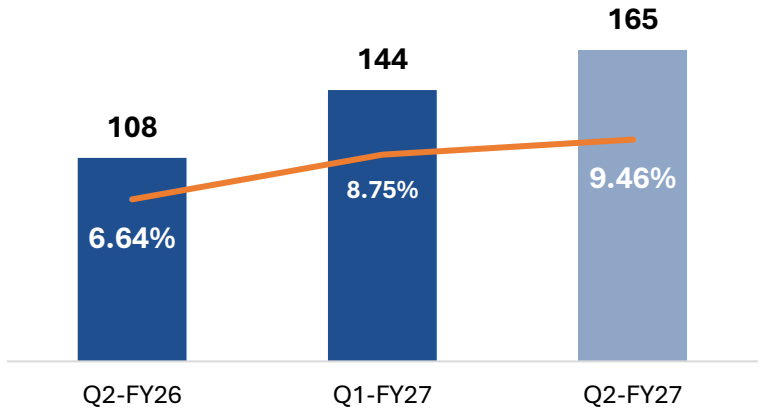
Operating Revenue (INR MN)



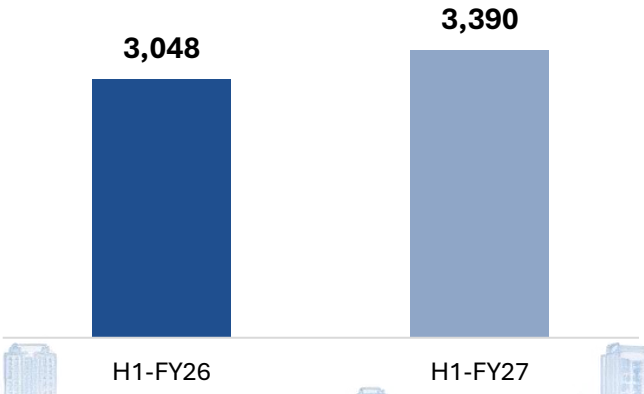
EBITDA (INR Mn) & EBITDA Margins (%)



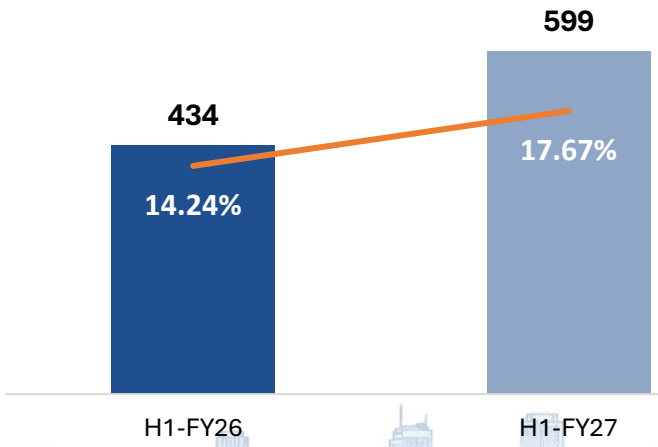
PAT (INR Mn) & PAT Margins (%)



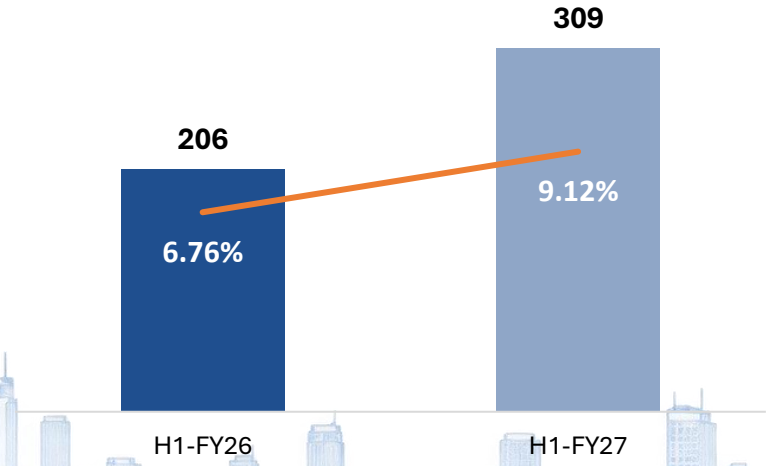
Operating Revenue (INR MN)



EBITDA (INR Mn) & EBITDA Margins (%)

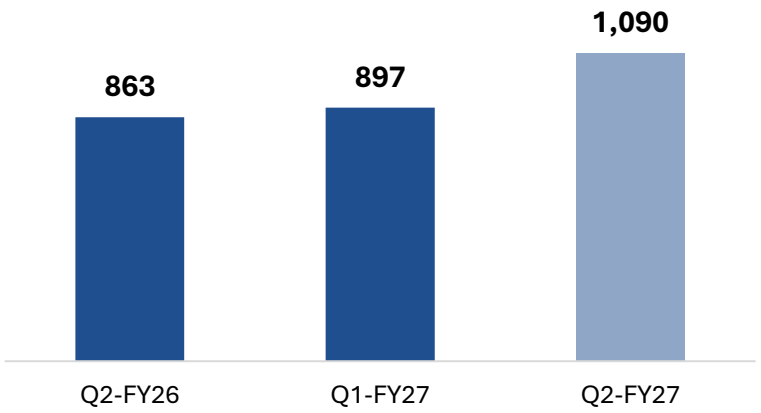


PAT (INR Mn) & PAT Margins (%)

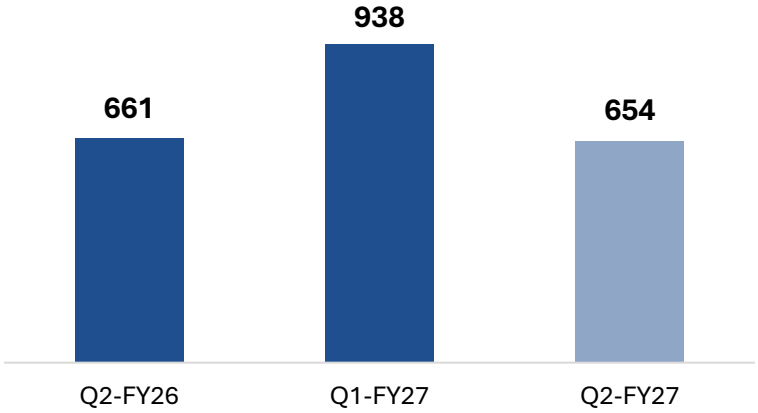


Q2-FY27 Key Performance Indicators

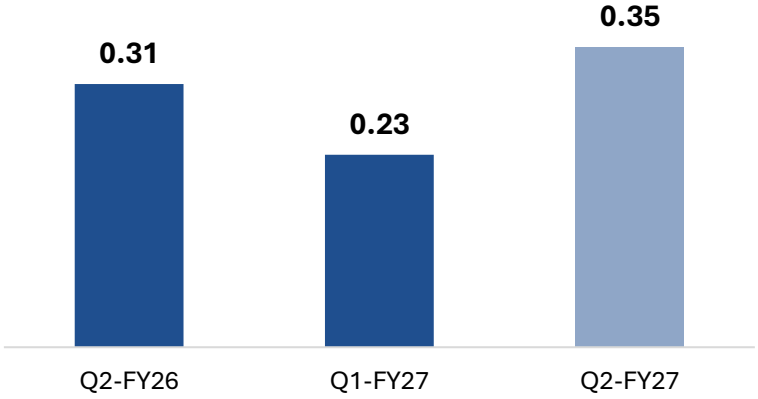
Pre Sales (INR MN)



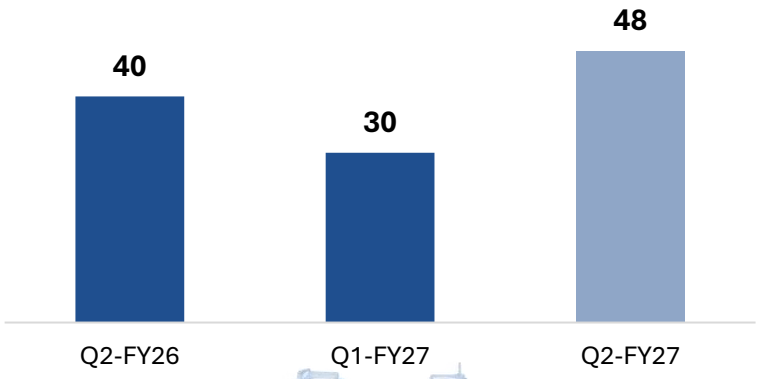
Collections (INR Mn)



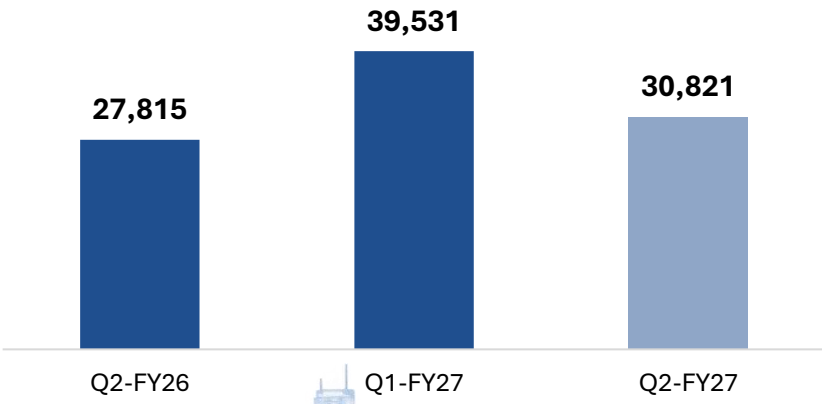
Area Sold (Lakh Sq.ft)



Units Sold (No.)

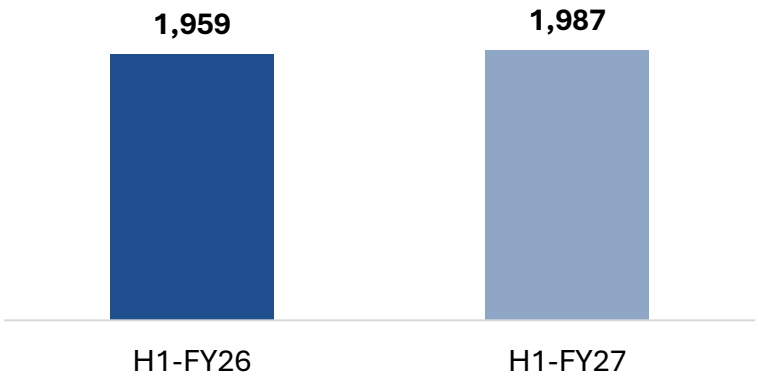


Avg. Price Realization (INR)

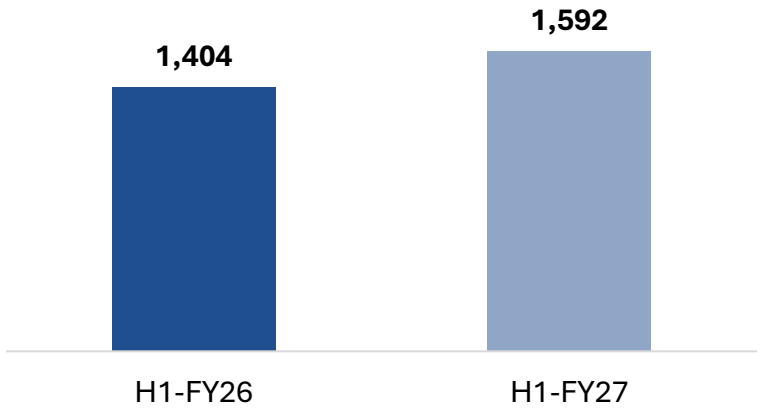


H1-FY27 Key Performance Indicators

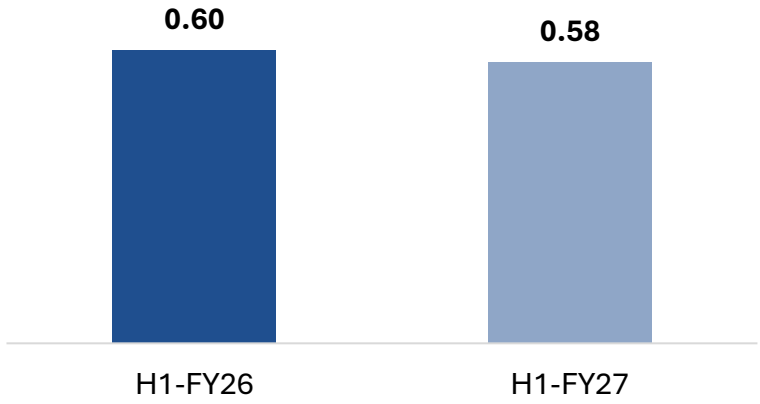
Pre Sales (INR MN)



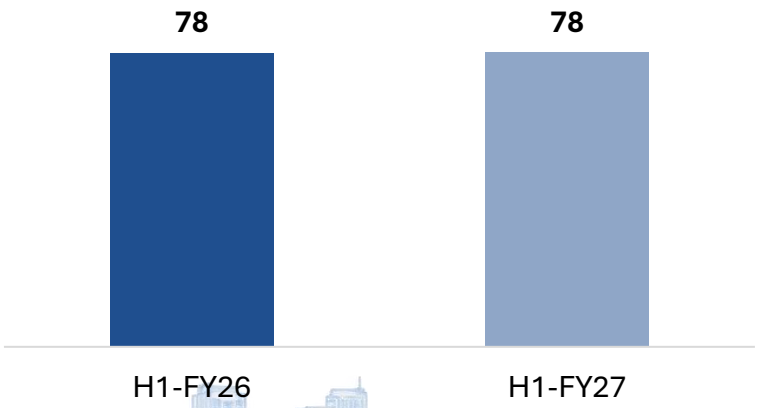
Collections (INR Mn)



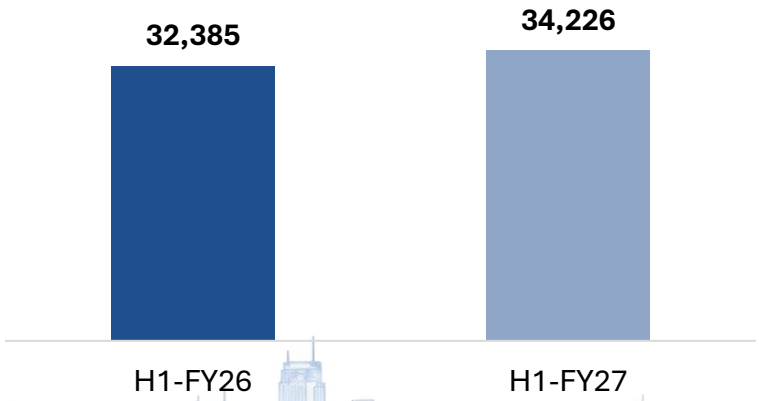
Area Sold (Lakh Sq.ft)



Units Sold (No.)



Avg. Price Realization (INR)



Quarterly Consolidated Income Statement

Particulars (INR Mn)	Q2-FY27	Q2-FY26	Y-o-Y	Q1-FY27	Q-o-Q
Revenue from Operations	**1,745**	**1,627**	**7.3%**	**1,645**	**6.1%**
Operating expenses	1,439	1,402	2.6%	1,352	6.4%
EBITDA	**306**	**225**	**36.0%**	**293**	**4.4%**
EBITDA Margin (%)	***17.54%***	***13.83%***	***371 Bps***	***17.81%***	***(27) Bps***
Finance costs	86	79	8.9%	102	(15.7)%
Depreciation and amortization expense	10	11	(9.1)%	10	-
Other income	4	3	33.3%	4	-
Profit before tax	**214**	**138**	**55.1%**	**185**	**15.7%**
Tax	49	30	63.3%	41	19.5%
Profit after tax	**165**	**108**	**52.8%**	**144**	**14.6%**
PAT Margin (%)	***9.46%***	***6.64%***	***282 Bps***	***8.75%***	***71 Bps***
Other comprehensive income for the period	1	-	NA	-	-
Total Comprehensive Income	**166**	**108**	**53.7%**	**144**	**15.3%**
Diluted EPS (INR)	**1.81**	**1.23**	**47.2%**	**1.65**	**9.7%**

Half Yearly Consolidated Income Statement

Particulars (INR Mn)	H1-FY27	H1-FY26	Y-o-Y
Revenue from Operations	**3,390**	**3,048**	**11.2%**
Operating expenses	2,791	2,614	6.8%
EBITDA	**599**	**434**	**38.0%**
EBITDA Margin (%)	***17.67%***	***14.24%***	***343 Bps***
Finance costs	188	156	20.5%
Depreciation and amortization expense	20	19	5.3%
Other income	9	8	12.5%
Profit before tax	**400**	**267**	**49.8%**
Tax	91	61	49.2%
Profit after tax	**309**	**206**	**50.0%**
PAT Margin (%)	***9.12%***	***6.76%***	***236 Bps***
Other comprehensive income for the period	1	(1)	NA
Total Comprehensive Income	**310**	**205**	**51.2%**
Diluted EPS (INR)	**3.46**	**2.37**	**46.0%**

Historical Consolidated Income Statement

Particulars (INR Mn)	FY24	FY25	FY26	H1-FY27
Revenue from Operations	**4,475**	**6,363**	**7,616**	**3,390**
Operating expenses	3,900	5,397	6,331	2,791
EBITDA	**575**	**966**	**1,285**	**599**
EBITDA Margin (%)	***12.85%***	***15.18%***	***16.87%***	***17.67%***
Finance costs	180	233	327	188
Depreciation and amortization expense	27	32	42	20
Other income	23	20	23	9
Profit before tax	**391**	**721**	**939**	**400**
Tax	(5)	98	226	91
Profit after tax	**396**	**623**	**713**	**309**
PAT Margin (%)	***8.85%***	***9.79%***	***9.36%***	***9.12%***
Other comprehensive income for the period	-	-	(2)	1
Total Comprehensive Income	**396**	**623**	**711**	**310**
Diluted EPS (INR)	**4.66**	**7.22**	**8.18**	**3.46**

Historical Consolidated Balance Sheet

Particulars (INR Mn)	FY25	FY26	H1-FY27
ASSETS			
Non-current assets			
Property, Plant and Equipment	44	51	47
Right-of-use assets	46	68	75
Other intangible assets	1	1	1
Financial assets	-	-	-
- Investments	2	3	3
- Other financial assets	40	40	39
Deferred tax assets (net)	7	10	29
Non-current tax assets (net)	2	2	2
Other non-current assets	7	4	2
Total non-current assets	**149**	**179**	**198**
Current assets			
Inventories	933	1,438	1,140
Financial assets			
- Investments	12	29	29
- Trade receivables	607	625	598
- Cash and cash equivalents	402	179	1,901
- Bank balances other than CCE	-	-	-
- Loans	-	-	-
- Other financial assets	115	127	132
Other current assets	10,244	15,414	17,357
Total current assets	**12,313**	**17,812**	**21,157**
Total assets	**12,462**	**17,991**	**21,355**

Particulars (INR Mn)	FY25	FY26	H1-FY27
EQUITY AND LIABILITIES			
Equity			
Equity share capital	872	872	1,126
Other equity	884	1,595	4,516
Non controlling interest	-	-	-
Total equity	**1,756**	**2,467**	**5,642**
Liabilities			
Non-current liabilities			
Financial liabilities			
- Borrowings	20	50	39
- Lease liabilities	36	53	58
Provisions	4	4	4
Total non-current liabilities	**60**	**107**	**101**
Current liabilities			
Financial liabilities			
- Borrowings	1,945	2,534	1,331
- Lease liabilities	15	19	22
- Trade payables	-	-	0
a) Total outstanding dues of MSME	1	7	10
b) Total outstanding dues of creditors other than MSME	1,666	3,363	3,435
-Other financial liabilities	68	61	59
Other current liabilities	6,870	9,233	10,478
Provisions	2	12	14
Current tax liabilities (net)	79	188	263
Total current liabilities	**10,646**	**15,417**	**15,612**
Total liabilities	**10,706**	**15,524**	**15,713**
Total equity and liabilities	**12,462**	**17,991**	**21,355**

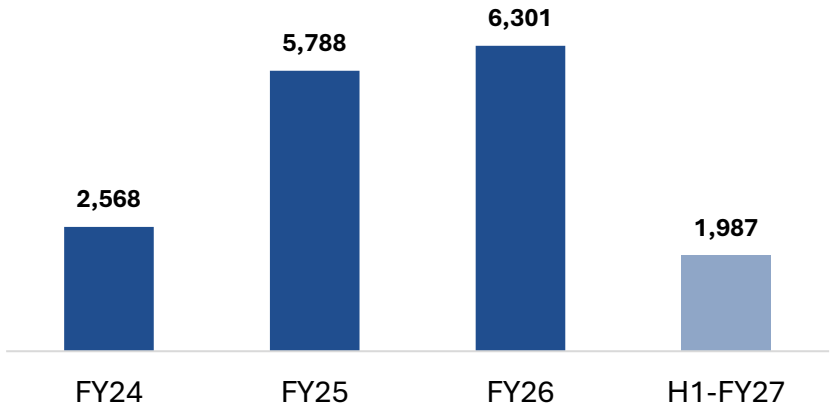
Historical Consolidated Cash Flow Statement

Particulars (INR Mn)	FY25	FY26	H1-FY27
Cash flows from operating activities			
Profit before tax	721	939	400
Adjustment for:	-	-	0
-Interest income	(10)	(9)	(6)
-Income from investments	(8)	(2)	(1)
-Amortization of development rights	1,811	2,101	990
-Amortization of security deposits	4	1	1
-Finance costs	233	327	188
-Depreciation and amortization expense	32	42	20
-Property, plant & equipment written off	-	-	-
-Gain on termination of lease liability	-	(2)	-
-Sundry balance written off / (written back)	(1)	(7)	-
Operating profit before working capital change	**2,782**	**3,390**	**1,592**
Changes in operating assets and liabilities:			
Decrease/(Increase) in inventories	35	(505)	299
Decrease/(Increase) in trade receivables	146	(18)	26
Increase in loans, other financial assets and other assets	(4,765)	(7,304)	(3,117)
Increase in trade payables	309	1,711	74
Increase in other financial liabilities, other liabilities and provisions	574	2,435	1,270
Cash generated from/ (used in) operating activities	**(920)**	**(291)**	**144**
Income taxes paid (Net)	(6)	(122)	(11)
Net cash flows generated from / (used in) operating activities (A)	**(926)**	**(413)**	**133**

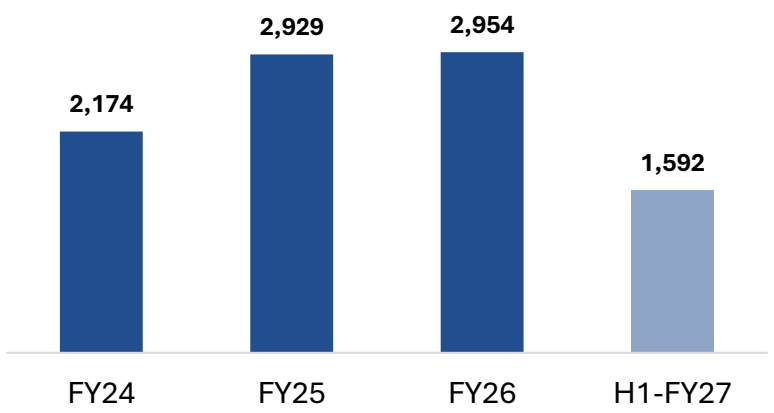
Particulars (INR Mn)	FY25	FY26	H1-FY27
Cash flows from investing activities			
Payments for acquisition of PPE and Other Intangible Assets (Net)	(40)	(29)	(4)
Payment for Capital Advance	-	(1)	-
(Purchase)/Sale of Investments (Net)	47	(16)	1
Proceeds from / (Investment in) fixed deposits (Net)	(20)	(13)	2
Interest received	5	6	5
Dividend received	-	-	-
Net cash flows generated from / (used in) investing activities (B)	**(8)**	**(53)**	**4**
Cash flows from financing activities			
Proceeds from issue of ordinary shares to Non-controlling interest by a subsidiary	-	-	-
Proceeds from borrowings	2,470	2,254	479
Repayment of borrowings	(1,498)	(1,629)	(1,693)
Lease liabilities paid	(18)	(25)	(14)
Interest paid	(211)	(303)	(164)
Other finance cost	(51)	(50)	(8)
Proceeds from issuance of Equity shares	250	0	2,987
Net cash flows generated from / (used in) financing activities (C)	**942**	**247**	**1,587**
Net increase / (decrease) in CCE (A+B+C)	**8**	**(219)**	**1,723**
CCE at the beginning of the year	389	397	178
CCE at the end of the year	**397**	**178**	**1,901**

Historical Operational Highlights

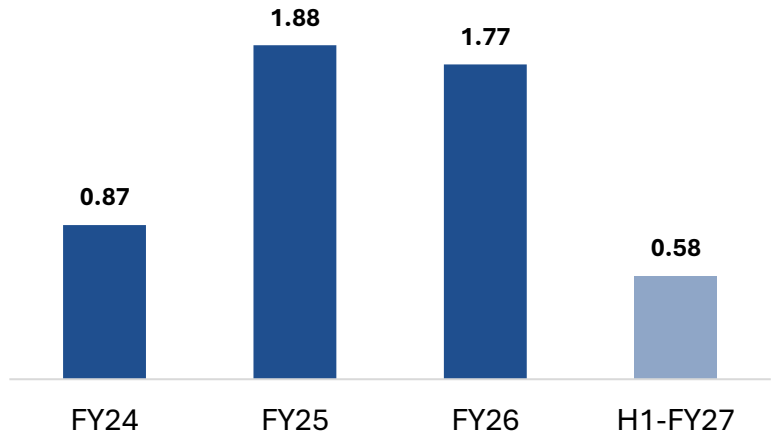
Pre Sales (INR MN)



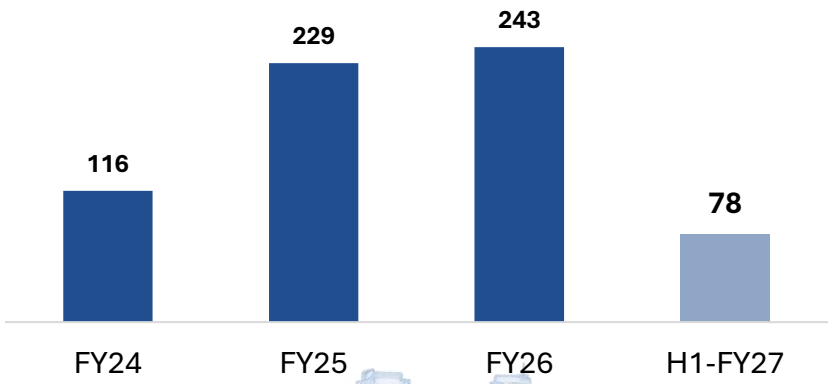
Collections (INR Mn)



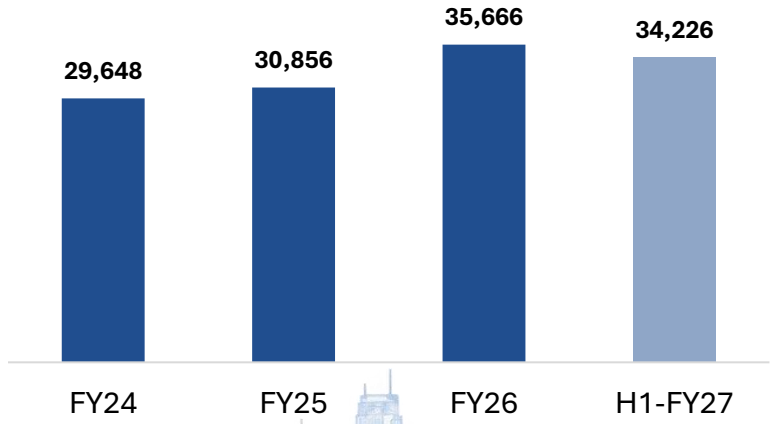
Area Sold (Lakh Sq.ft)



Units Sold (No.)

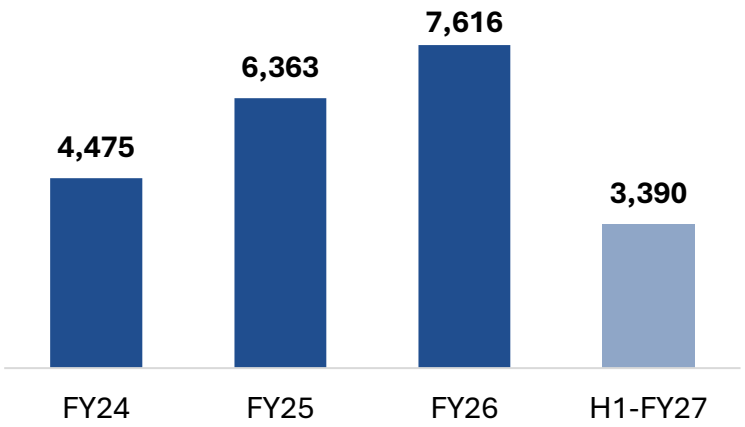


Avg. Price Realization (INR)

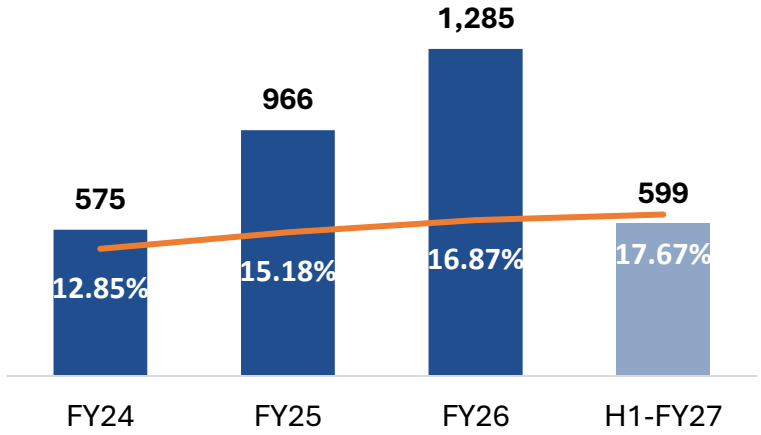


Historical Financial Highlights

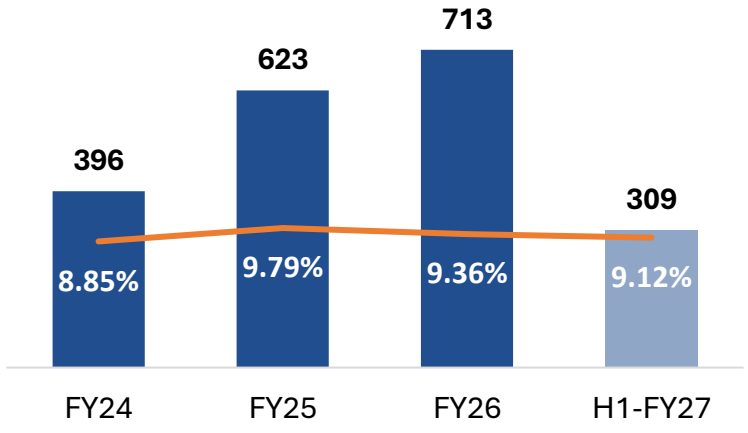
Revenue from Operations (INR Mn)



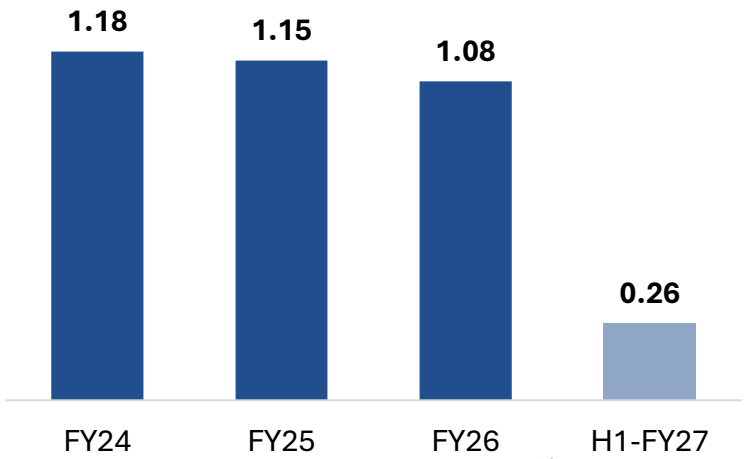
EBITDA (INR Mn) & EBITDA margins (%)



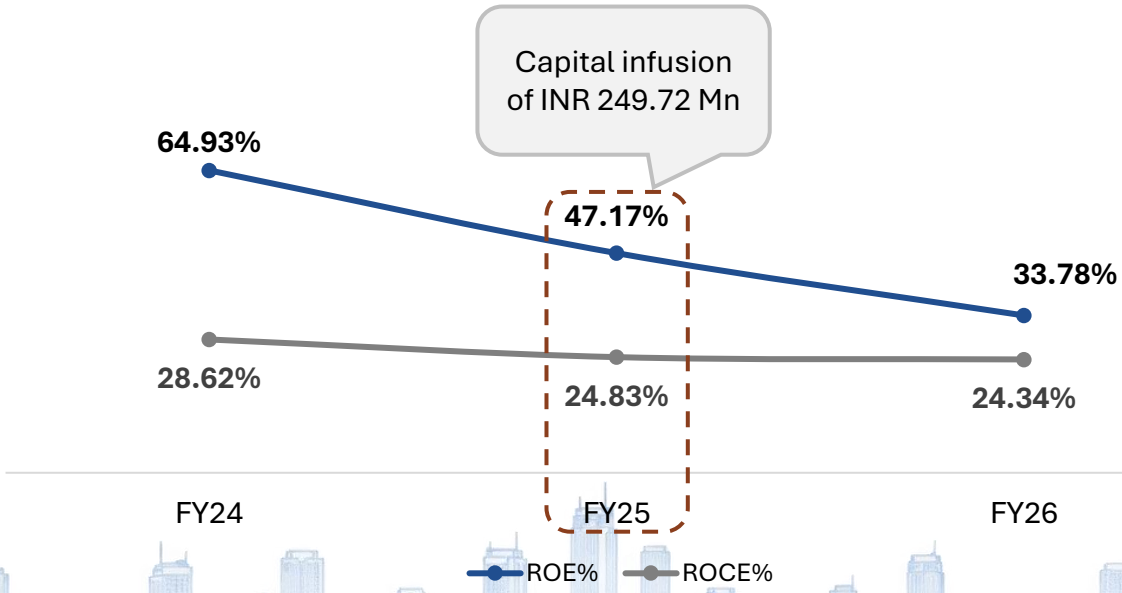
PAT (INR Mn) & PAT Margins (%)



Debt to Equity



ROE% and ROCE%



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