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PRANAV CONSTRUCTIONS LIMITED

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IPO Report

07th Sept 26

Snapshot

Company is the leading real estate company, based on the supply of units and number of completed and under construction MCGM - Redevelopment1 projects in the Western Suburbs2, with a total of 1,864 units and 34 MCGM – Redevelopment projects (completed and under construction) whereas other developers have 4 to 11 MCGM - Redevelopment projects, each launched between CY17 – Q1 CY26 . Company is amongst the top redevelopment companies based out of Mumbai predominantly undertaking redevelopment projects in the Western Suburbs focusing on Economical3, Mid and Mass4, and Aspirational homes

VALUATION

Company is bringing the issue at price band of Rs 118-124 per share at p/e multiple of 19.59x on post issue FY26 basis.
Company is among the leading real estate companies in the western suburbs with a demonstrated growth and strong pipeline. Company has demonstrated project execution capabilities with in-house functional expertise. Company has Capital efficient business model with high barriers to entry & established a customer-centric brand in the Western Suburbs with robust stakeholder management. Also, company has track record of consistent financial performance. Hence, we recommend "Subscribe" to issue.

Price Band (Rs./Share)	**118-124**
Opening date of the issue	**07th Sept '2026**
Closing Date of the issue	**09th Sept '2026**
No of shares pre issue	8,71,71,170 Eq Shares
Issue Size	Rs 351 Cr
Fresh Issue	Rs 316 Cr
Offer For Sale	28,56,869 Eq Shares
Face Value (Rs/ share)	Rs 10/share
Bid Lot	120
BIDDING DETAILS	
QIBs (Including Anchor)	40% of the offer (Approx 1,13,23,292 eq Shares)
Non-Institutional	15% of the offer (Approx 42,46,272 eq Shares)
Retail	10% of the offer (Approx 1,27,38,816 eq Shares)
Lead managers	Centrum Broking , PNB Investment Services limited
Registrar to the issue	KFin Technologies Ltd

WHAT WE LIKE

Among the leading real estate companies in the Western Suburbs with a demonstrated growth and strong pipeline

Company is the leading real estate company, based on the supply of units and number of completed and under construction MCGM - Redevelopment projects in the Western Suburbs, with a total of 1,864 units and 34 MCGM – Redevelopment projects (completed and under construction) whereas other developers have 4 to 11 MCGM - Redevelopment projects, each launched between CY17 - Q1 CY26.

Demonstrated project execution capabilities with in-house functional expertise

Compay have adopted an integrated Redevelopment model, with capabilities and in-house resources to supervise and execute its Redevelopment Projects from initiation to completion. Company have developed in-house competencies for every stage of the Redevelopment process which comprises: (i) tendering stage which involves the identification of societies for Redevelopment, evaluating them and participation in the bidding process; (ii) pre-construction stage, which involves performance of a detailed title search, execution of the Redevelopment agreement, planning and budgeting and procurement of relevant permits and authorizations; (iii) construction stage which involves planning, estimation and procurement of materials, obtaining registrations and certificates under the applicable laws, taking handover of premises, demolition of the structure, overseeing the construction activities and commencement of Pre-Sales14; and (iv) post-construction activities which involves sales, inspection of units by societies and new members and handing over possession of the premises

Focus on accessibility

Company have demonstrated a consistent track record of financial performance and growth in recent years. Company have recorded a growth in profit after tax of 14.57% year-on-year from Fiscal 2025 to 2026 and 57.14%year-on-year from Fiscal 2024 to 2025. Company have registered a growth in its revenue from operations of 19.70% year-on-year from Fiscal 2025 to 2026 and 42.19%

COMPANY BACKGROUND

Company ranked 1st in the MCGM Region6 for having the highest combined supply in MCGM – Redevelopment projects launched between CY21 and Q1 CY26. Company ranked 2nd in the MCGM region for having the highest supply in MCGM Redevelopment projects launched between CY 17 and Q1 CY26 .As of March 31, 2026, company's portfolio included 65 Redevelopment Projects across the MCGM Region, comprising (i) 28 Completed Redevelopment Projects, with a combined Total Developable Area of 1.42 million square feet, (ii) 20 Under-construction Redevelopment Projects10 with combined Total Developable Area of 1.63 million square feet, and (iii) 17 Upcoming Redevelopment Projects11 with combined Total Developable Area of 1.96 million square feet. Accordingly, company specialise in pure-play Redevelopment with operations pre-dominantly focused in the Western Suburbs of the MCGM Region.

Company has a proven track record of timely completion of its Completed Redevelopment Projects, with strong execution capabilities and have become a trusted and reliable brand in the Western Suburbs, resulting in strong brand recall .

Company have adopted an integrated Redevelopment model, with capabilities and in-house resources to execute Redevelopment Projects from initiation to completion. Company have developed in-house competencies for every stage of the Redevelopment process comprising: (i) tendering stage, (ii) pre-construction stage, (iii) construction stage, and (iv) post-construction stage.

Company started Redevelopment in 2012 and are led by its Promoters, Pranav Kiran Ashar, who has an experience of 22 years in the real estate industry and Ravi Ramalingam who has experience of 17 years in the field of finance and accountancy. Company's Promoters, who are also on its Board of Directors, are supported by a professionally qualified management team to provide strategic directions and implement company's growth plans. Company's management team, supported by its permanent employees, has significant experience in the areas of operations, design and development, finance, marketing, sales, engineering, legal, human resources, and business development.

OBJECTS OF OFFER

The Offer comprises of the Fresh Issue and an Offer for Sale by the Selling Shareholder.

Offer for Sale

The Offer for Sale comprises up to 2,856,869 Equity Shares of face value of ₹10 each by the Selling Shareholder.

Objects of the Offer

Company proposes to utilise the Net Proceeds towards the following objects:

1. Funding costs towards obtaining government and statutory approvals and purchase of additional FSI as per applicable laws and cost towards compensation to members towards alternate accommodation, and hardship compensation, in relation to the development of certain of company's Under-construction Redevelopment Projects, and certain of company's Upcoming Redevelopment Projects ("Funding Redevelopment Expenses");
2. Repayment and/ or pre-payment, in full or part, of certain borrowings availed by Company; and
3. Funding acquisition of future redevelopment projects and general corporate purposes.

RISKS

Company's Redevelopment activities are geographically concentrated in the MCGM Region2, which has accounted for 99.70%, 99.69% and 99.50% of its revenue from operations for the Fiscal 2026, Fiscal 2025 and Fiscal 2024, respectively. Consequently, company is exposed to risks from varying market conditions, economic, regulatory and other changes as well as natural disasters in the MCGM Region, which in turn may have an adverse effect on company's business, results of operations, cash flows and financial condition.

Source:RHP

Consolidated Financials (Rs in Mn)

Financials	FY24	FY25	FY26
Total Revenue (A)	4474.83	6362.72	7615.96
Total Expenditure (B)	3900.27	5397.36	6330.91
EBIDTA	574.56	965.36	1285.05
EBIDTA Margin	12.84	15.17	16.87
Other Income	22.71	19.71	23.29
Depreciation	26.63	31.71	41.64
EBIT	570.64	953.36	1266.70
Interest	179.60	232.80	327.33
PBT	391.04	720.56	939.37
Share of profit in Asso	0.00	0.00	0.00
PBIT	391.04	720.56	939.37
Exceptional	0.00	0.00	0.00
PBT	391.04	720.56	939.37
Tax	-5.13	98.33	226.13
PAT	396.17	622.23	713.24
NPM	8.85	9.78	9.37
ROE%	64.93	47.17	33.78
EPS	4.66	7.22	8.18
Eq Cap	36.51	871.71	871.71
Net Worth	883.53	1,755.82	2,496.95

(Source: RHP)

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