



SHRADDHA  
**PRIME**  
PROJECTS LTD.  
CONSTRUCTING VALUE

**Shraddha Prime Projects Ltd.**

(Formerly Known As Towa Sokki Limited)

**3<sup>rd</sup> April 2024**

The Manager-Listing,  
Corporate Relationship Department,  
Bombay Stock Exchange Limited  
Phiroz Jeejeebhoy Towers,  
Dalal Street,  
Mumbai 400001

**Symbol: SHRADDHA**

**Script Code: 531771**

Dear Sir/Ma'am,

**Sub: Investor Presentation for Q3 FY2023-24**

Pursuant to Regulation 30 read with Para A of Part A of Schedule III of SEBI (LODR), Regulations 2015, please find enclosed a copy of Investor Presentation on the financial performance of the Company for Q3 FY2023-24.

Further, in compliance with Reg. 46(2)(0) of SEBI (LODR) Regulations 2015, the aforesaid information shall also be hosted on the website of the company at <https://shraddhaprimeprojects.in/>

This is for your information and records.

**For Shraddha Prime Projects Limited  
(Formerly Towa Sokki Limited)**

**Sudhir Mehta  
Managing Director  
DIN 02215452**

**About Shraddha Prime Projects Limited:**

Shraddha Prime Projects Ltd (BSE: 531711) is an expanding real estate developer headquartered in Mumbai. The company has a diverse range of projects, including residential buildings, slum rehabilitation projects, redevelopment projects and MHADA development. The company constructs homes that cater to a wide spectrum of society, offering options such as affordable housing, compact residences, premium dwellings and super-premium residences. With a focus on quality and inclusivity, Shraddha Prime Projects Ltd is making its mark in the Mumbai real estate landscape.



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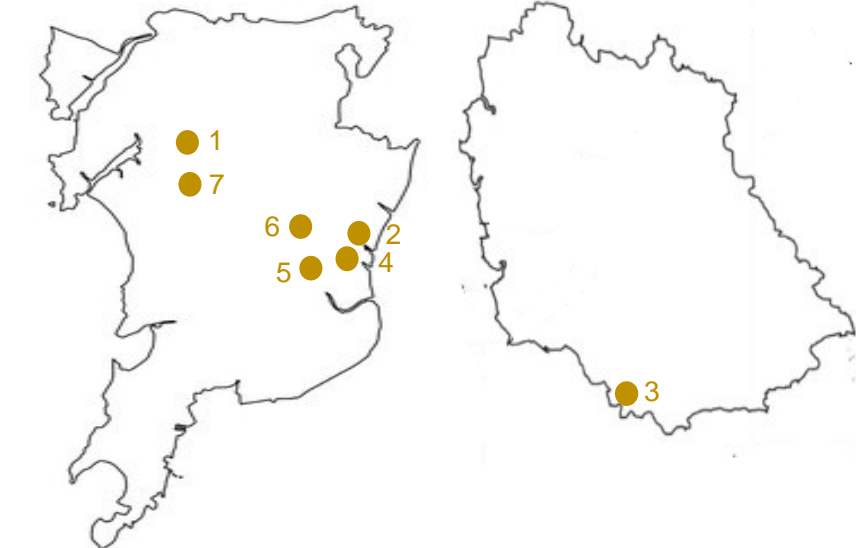
**Investor Presentation**  
**April 2024**



## Shraddha Prime Overview

<p>Distinguished real estate developer, equipped with profound expertise in the real estate industry</p>	<p>Strong foothold in both western and central suburban Mumbai</p>	<p>7+ Development projects are under Construction</p>
<p>Range of homes for everyone, from affordable to high-end</p>	<p>Wide range of projects, spanning from residential buildings to slum redevelopment</p>	<p>Premium to economical living spaces addressing the diverse needs of our community</p>

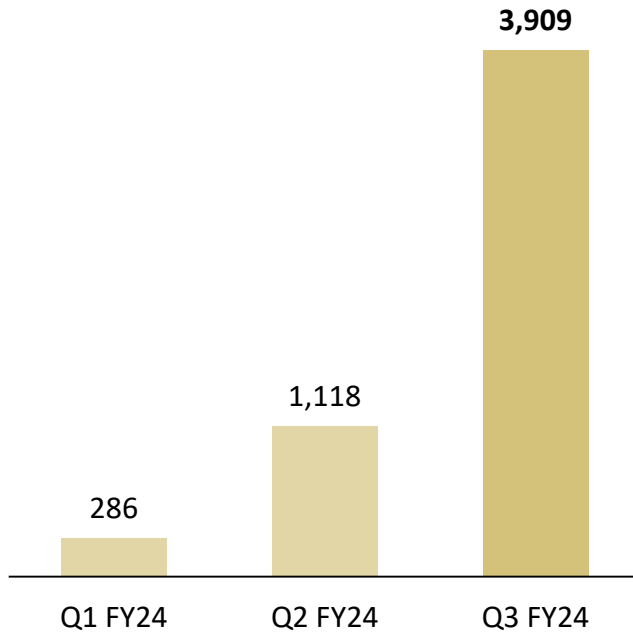
## Ongoing Projects



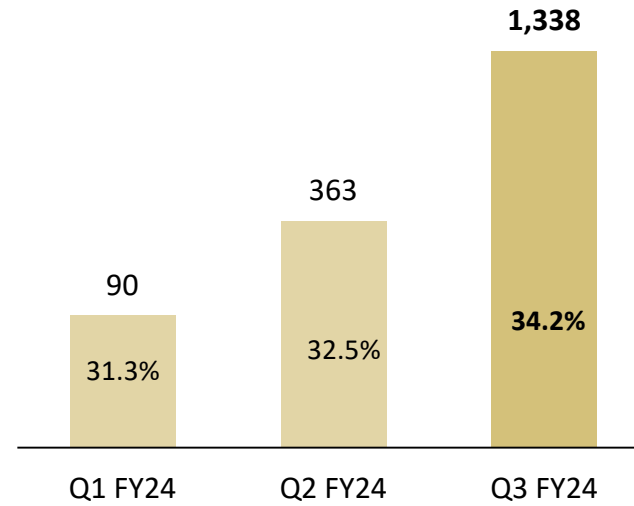
Mumbai, Maharashtra      Thane, Maharashtra

1. Borivali 2. Mulund 3. Thane 4. Mulund 5. Kanjurmarg  
6. Bhandup 7. Kandivali

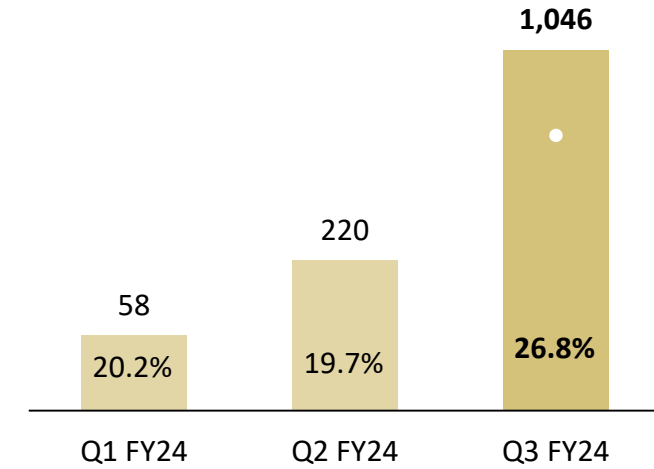
## Revenue



## EBITDA and EBITDA Margins



## PAT and PAT Margins



# Income Statement



INR Lakhs

Rs. Lakhs	Q3 FY24	Q2 FY24	QoQ	9M FY24
Revenue from Operations	3,908.69	1,117.80	249.7%	5,312.90
Other Income	-	9.86		9.86
<b>Total Income</b>	<b>3,908.69</b>	<b>1,127.66</b>	<b>249.7%</b>	<b>5,322.76</b>
Cost of Projects	3,446.74	2,719.86		7,094.08
<b>Gross Profit</b>	<b>1,369.22</b>	<b>370.4</b>	<b>269.6%</b>	<b>1,873.51</b>
<b>Gross Profit Margin</b>	<b>35.0%</b>	<b>33.1%</b>		<b>34.6%</b>
Employee Benefit Expenses	20.32	7.66		30.98
Other Expenses	10.55	36.33		52.03
<b>EBITDA</b>	<b>1,338.4</b>	<b>336.44</b>	<b>298.0%</b>	<b>1,764.36</b>
<b>EBITDA Margin</b>	<b>34.2%</b>	<b>30.1%</b>		<b>33.1%</b>
Depreciation	1.21	1.01		3.32
<b>EBIT</b>	<b>1,337.14</b>	<b>335.29</b>	<b>298.8%</b>	<b>1,761.04</b>
<b>EBIT Margin</b>	<b>34.2%</b>	<b>29.7%</b>		<b>33.1%</b>
Finance Cost	0.34	0.18		0.76
<b>Profit Before Tax</b>	<b>1,336.8</b>	<b>335.11</b>	<b>374.2%</b>	<b>1,760.28</b>
<b>Profit Before Tax Margin</b>	<b>34.2%</b>	<b>29.7%</b>		<b>33.1%</b>
Tax Expense	291.24	114.64		436.36
<b>Profit After Tax</b>	<b>1,045.55</b>	<b>220.47</b>	<b>374.2%</b>	<b>1,323.92</b>
<b>Profit After Tax Margin</b>	<b>26.7%</b>	<b>19.6%</b>		<b>24.9%</b>



## Strategic Market Positioning

Located in the dynamic real estate landscape with a comprehensive set of market-driven strategies



## Diverse Housing Solutions

Dedicated to fulfilling various market needs, providing a range of housing options, from affordable and compact to premium and super-premium



## Strategic Collaborations

Strategic collaborations with like-minded entities, including construction firms, architects, and urban planners, shows the dedication to enhance project quality and ensuring successful developments



## Innovation and Sustainability

Investments in research and development emphasizing innovation and sustainable construction practices, incorporating eco-friendly technologies and energy-efficient solutions



## Customer-Centric Approach

Focused on customers, providing flexible payment plans and a variety of housing options for people from all backgrounds



# Portfolio Overview

<b>Project</b>	<b>Shraddha Paradise</b>
Location	Borivali West
Type	Residential
For more Details	<a href="#">Click Here</a>





<b>Project</b>	<b>Shraddha Panorama</b>
Location	Mulund West
Type	Residential
For more Details	<a href="#">Click Here</a>



**Project** Shraddha Palacious

**Location** Bhandup West

**Type** Residential



<b>Project</b>	<b>Shraddha Gold Crest</b>
Location	Kandivali West
Type	Residential
For more Details	<a href="#">Click Here</a>



<b>Project</b>	<b>Shraddha Peninsula</b>
Location	Thane (Dokali, Balkum)
Type	Residential
For more Details	<a href="#">Click Here</a>



<b>Project</b>	<b>Shraddha Pavillion</b>
Location	Kanjurmarg East
Type	Residential
For more Details	<a href="#">Click Here</a>



<b>Project</b>	<b>Shraddha Priva</b>
Location	Mulund West
Type	Residential
For more Details	<a href="#">Click Here</a>



# Ongoing Projects



No.	Project Name	Location	1 BHK RERA Carpet Area (sq ft.)	2 BHK RERA Carpet Area (sq ft.)	3 BHK RERA Carpet Area (sq ft.)	Total Gross Development Value (In Cr.)	Total Saleable Area (sq ft.)	Total Area Sold (As on 31 <sup>st</sup> Dec 2023)	Total Booking Done (As % of Total Booking)	Est. Completion Date*
1	Paradise	Borivali West	-	606 / 636 / 674 / 680 / 687 / 689 / 690 / 713	879 / 880 / 948 / 949	404	1,47,668	23,179	16%	31/12/2028
2	Panorama	Mulund West	411 / 413 / 476	520 / 550 / 554 / 563 / 622 / 657 / 659	-	201	1,01,493	10,277	10%	31/12/2026
3	Palacious	Bhandup West	381 / 383 / 384 / 387 / 410	550 / 551 / 571	-	183	1,19,491	49,114	41%	31/12/2027
4	Gold Crest	Kandivali West	406	598 / 634 / 657 / 658	-	123	53,275	18,227	34%	31/12/2027
5	Peninsula	Thane	358 / 381	477 / 500	-	114	82,877	54,865	66%	30/04/2026
6	Pavillion	Kanjurmarg East	365 / 371 / 382	492 / 541 / 562 / 637 / 658	-	97	49,516	18,768	38%	09/01/2027
7	Priva	Mulund West	316 / 318 / 357 / 358 / 402 / 405 / 427	611 / 624	-	79	36,772	7,544	21%	02/08/2025

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*The company does not guarantee the accuracy, fairness, completeness, or correctness of the forward-looking statements, and no reliance should be placed on them. The company disclaims any obligation to publicly update or revise these forward-looking statements, unless required by law.*

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*This disclaimer is issued in compliance with applicable laws and regulations governing the provision of information and the communication of forward-looking statements by Shraddha Prime Project Ltd.*

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