IPO FACT SHEET

IPO : Pranav Constructions Limited — September 2026

Snapshot

Pranav Constructions Limited is a Mumbai-based real estate developer specialising in redevelopment projects, primarily across the Western Suburbs of the MCGM region. The company focuses on economical, mid-income, mass-market and aspirational housing segments. As of March 31, 2026, its portfolio comprised 65 redevelopment projects, including completed, under-construction and upcoming developments. The company has established a strong presence through its execution capabilities and redevelopment expertise, with a significant pipeline of developable area. According to the RHP, Pranav Constructions has emerged as a leading player in MCGM redevelopment projects and has built a recognised brand in Mumbai's redevelopment market.

Opening Date	Monday, September 7, 2026
Closing Date	Wednesday, September 9, 2026
Price Band	Rs. 118 to 124 per share
Bid Lot	120 Shares
Issue Size	2,83,08,481 shares (aggregating up to Rs. 351 Cr)
Fresh Issue	2,54,51,612 shares (aggregating up to Rs. 316 Cr)
Offer for Sale	28,56,869 shares (aggregating up to Rs. 35 Cr)
Registrar	Kfin Technologies Ltd.

Company Vision

Pranav Constructions Limited aims to become a pre-eminent real estate developer by delivering exceptional customer satisfaction while maintaining high ethical corporate standards. The company focuses on building trust through transparency, integrity and quality across its redevelopment projects. Its vision also includes strategically expanding across diverse segments and creating sustainable value for all stakeholders. With a customer-centric approach, Pranav Constructions seeks to develop homes that reflect the aspirations of modern buyers while maintaining strong execution standards. The company's long-term vision is to strengthen its position as a trusted redevelopment brand and create lasting communities across its key markets.

Key Financials

Amount in cr.	FY2026	FY2025	FY2024
Assets	1,799	1,246	967
Total Income	764	638	450
Profit After Tax	71	62	40
EBITDA	130.83	98.54	59.73
NET Worth	247	176	88
Reserves and Surplus	160	88	85
Total Borrowing	258	197	99

Growth Prospects

Pranav Constructions has significant growth potential supported by its established presence in Mumbai's redevelopment market and a sizeable project pipeline. As of March 31, 2026, the company had 28 completed projects, 20 under-construction projects and 17 upcoming projects, providing visibility for future development activity. Its focus on redevelopment across the Western Suburbs of Mumbai positions it to benefit from continued demand for quality residential housing and urban renewal. The company's execution capabilities, strong brand recognition and consistent project procurement strategy could support further expansion. Its diversified portfolio across completed, ongoing and upcoming projects provides a foundation for sustained long-term growth.

Risk Assessment

Pranav Constructions operates in the real estate sector, which exposes it to risks related to economic conditions, interest rate movements, inflation and changes in housing demand. Rising construction material, labour and financing costs may affect project profitability and execution timelines. The company is also exposed to risks associated with regulatory approvals, redevelopment complexities, project delays and fluctuations in property demand. Its business is largely concentrated in Mumbai's redevelopment market, making it dependent on conditions in this region. Additionally, geopolitical and macroeconomic disruptions could increase input costs and negatively impact consumer sentiment, property demand and the company's overall financial performance.