

1	Type of issue (IPO/ FPO)	IPO
2	Issue size (Rs. in crore)	730.00
3	Grade of issue alongwith name of the rating agency	
	Name	
	Grade	Not Applicable
4	Subscription Level (Number of times) ⁽¹⁾	12.42*

Source: Final Post Issue Monitoring Report

*The above figure is after technical rejection and excludes anchor allotment

5 QIB holding (as a percentage of total outstanding capital) as disclosed to stock exchanges

Particulars	%
(i) On Allotment in the issue ⁽¹⁾	11.44%
(ii) at the end of the 1st Quarter immediately after the listing (ie Spetember 30, 2023)	11.44%
(iii) at the end of 1st FY (March 31, 2024)	11.70%
(iv) the end of 2nd FY (March 31, 2025)	15.51%
(v) at the end of 3rd FY (March 31, 2026)	14.93%

(1) Source: Minutes of Basis of Allotment. It excludes pre-issue holding by QIBs and includes allotment to Anchor Investors

(2) Will be updated in due course as as reporting for the relevant fiscal year has not been completed.

6 Financials of the issuer**In Rs. Cr.**

Parameters	31-Mar-24	31-Mar-25	31-Mar-26
Net Sales/ Income from operations	3,196.11	2,498.02	2,595.87
Net Profit after Minority Interest	76.52	101.08	1,094.64
Equity Capital	7.24	14.05	14.05
Reserves excluding revaluation reserves	612.00	712.68	1,835.54

Note: Financials for the year ended March 31, 2026 will be updated once available

7 Trading Status in the scrip of the issuer

Company's Equity Shares are listed on both the BSE Limited ("BSE") and the National Stock Exchange of India Limited ("NSE")

Particulars	BSE	NSE
(i) at the end of 1st FY (March 31, 2024)	Frequently traded	Frequently traded
(ii) at the end of 2nd FY (March 31, 2025)*	Frequently traded	Frequently traded
(iii) at the end of 3rd FY (March 31, 2026)*	Not Available	Frequently traded

**Relevant years will be updated once complete*

8 Change, if any, in directors of issuer from the disclosures in the offer document

Particulars	Name of Director	Appointed / Resigned
During year ended March 31, 2024	-	-
During year ended March 31, 2025	-	-
During year ended March 31, 2026*	Kundan Mal Agarwal	Resigned

**Relevant years will be updated once complete*

9 Status of implementation of project/ commencement of commercial production

Particulars	Remarks
(i) as disclosed in the offer document	
(ii) Actual implementation	Not Applicable
(iii) Reasons for delay in implementation, if any	

10 **Status of utilization of issue proceeds**

(i) as disclosed in the offer document*	Estimated Utilisation from Net Proceeds (Rs. In Crore)
Re-payment or pre-payment, in full or in part, of certain borrowings availed by our Company;	264.00
Infusion of funds in certain of our Subsidiaries, namely Signatureglobal Homes, Signatureglobal Developers, Signatureglobal Business Park and Sternal Buildcon for re-payment or pre-payment, in full or in part, of certain borrowings availed by our Subsidiaries; and	168.00
Inorganic growth through land acquisitions and general corporate purposes(1)	128.53

Note (1) The amount utilised for inorganic growth through land acquisitions and general corporate purposes does not exceed 35% of the Gross Proceeds in accordance with Regulation 7(3) of the ICDR Regulations out of which the amounts to utilised towards each of (i) general corporate purposes, or (ii) inorganic growth through land acquisitions, does not exceed 25% of the Gross Proceeds of the Fresh Issue.

**Source: Prospectus dated September 23, 2023*

(ii) Actual utilization*	
Re-payment or pre-payment, in full or in part, of certain borrowings availed by our Company;	264.00
Infusion of funds in certain of our Subsidiaries, namely Signatureglobal Homes, Signatureglobal Developers, Signatureglobal Business Park and Sternal Buildcon for re-payment or pre-payment, in full or in part, of certain borrowings availed by our Subsidiaries; and	168.00
Inorganic growth through land acquisitions and general corporate purposes	124.20

(iii) Reasons for deviation, if any	Not Available
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** As per the Monitoring agency report dated February 2, 2024, the Company has utilised the entire issue proceeds. The net proceeds are lower by INR 4.33 Crore due to actual issue related expenses being higher than estimated.*

11 Comments of monitoring agency, if applicable

a) Comment on use of funds	Not Applicable*
b) comments on deviation, if any, in the use of proceeds of the issue from the objects stated in the offer document	
c) Any other reservations expressed by the monitoring agency about the use of funds	

*As per the Monitoring agency report dated February 2, 2024

12 Price-related data

Designated SE	NSE
Issue Price (Rs.)	385
Listing Date	September 27, 2023

Price parameters	At close of listing day September 27, 2023	At close of 30th calendar day from listing day October 27, 2023	At close of 90th calendar day from listing day December 26, 2023	As at the end of March 31, 2024		
				Closing price	High	Low
Market Price	456.55	555.00	817.85	1,359.20	1,427.90	775.00
Nifty Realty Index	576	583.00	764.90	900.65	925.95	404.00
Nifty 50 index	19664.7	19047.25	21,441.35	22,326.90	22,493.55	17,599.15
Price parameters	As at the end of March 31, 2025			As at the end of March 31, 2026		
	Closing price	High	Low	Closing price	High	Low
Market Price	1,093.70	1,414.80	1,010.80	714.20	1,309.50	710.50
Nifty Realty Index	851.30	1,131.90	797.90	651.15	1,049.70	638.65
Nifty 50 index	23,519.35	26,277.35	21,281.45	22,331.40	26,373.20	21,743.65

Source: Stock Exchange data.

1. Market price on NSE taken, being the designated stock exchange
2. High and Low based on closing prices
3. Where the 30th day / 90th day / March 31 of a particular year falls on a holiday, the immediately preceding trading day has been considered

13 Basis for Issue Price and Comparison with Peer Group & Industry Average

Accounting ratio	Name of company	As disclosed in the offer document ⁽¹⁾	At the end of 1st FY March 31, 2024	At the end of 2nd FY March 31, 2025	At the end of 3rd FY March 31, 2026
EPS (Basic)	Issuer:	-5.44	1.22	7.19	77.90
	Peer Group:	14.67	201.12	44.50	31.89
	DLF Ltd.	8.22	11.02	17.64	17.83
	Godrej Properties Ltd.	20.55	26.09	49.02	61.43
	Macrotech Developers Limited	10.10	16.03	27.76	34.34
	Prestige Estates Projects Ltd.	23.49	34.28	11.19	27.76
	Sobha Ltd	10.99	5.18	9.28	18.09
P/E	Issuer:	NA	1114.10	152.11	9.17
	Peer Group:	62.77	92.38	62.39	35.63
	DLF Ltd.	65.69	81.40	38.55	28.27
	Godrej Properties Ltd.	82.40	88.16	43.44	23.95
	Macrotech Developers Limited	76.23	70.86	54.44	19.71
	Prestige Estates Projects Ltd.	27.54	34.13	105.84	40.58
	Sobha Ltd	61.97	279.68	131.98	65.64
RoNW%	Issuer:	NA	2.58%	6.12%	59.18%
	Peer Group:	6.16%	7.43%	6.98%	9.23%
	DLF Ltd.	5.40%	6.91%	10.26%	9.71%
	Godrej Properties Ltd.	6.68%	7.25%	8.08%	9.61%
	Macrotech Developers Limited	0.04	8.86%	11.46%	14.73%
	Prestige Estates Projects Ltd.	10.69%	12.17%	3.03%	8.02%
	Sobha Ltd	4.18%	1.95%	2.07%	4.10%

	Issuer:	3.81	44.80	66.14	68.89
	Peer Group:	226.032	253.108	344.552	341.11
NAV per share based on balance sheet	DLF Ltd.	152.27	159.30	171.90	18.37
	Godrej Properties Ltd.	334.04	370.50	574.80	635.87
	Macrotech Developers Limited	131.98	176.31	191.50	232.19
	Prestige Estates Projects Ltd.	248.85	294.36	358.09	377.80
	Sobha Ltd	263.02	265.07	426.47	441.31

(1) Sourced from Prospectus dated September 23, 2023

Key ratios for the Company for the three fiscal years stated above shall be calculated as follows:

(i) Basic earnings per Equity Share are computed in accordance with applicable accounting standard

(ii) Net asset value per Equity Share = Restated Net worth at the end of the year / Weighted average number of Equity Shares outstanding during the year.

(iii) P/E - Closing Market Price as of relevant fiscal year end / Basic EPS

(iv) RoNW (%) = Restated Net profit/(loss) after tax and adjustments, as restated available for equity shareholders / Restated Net worth at the end of the year

14 Any other material information

For further updates and information, please refer stock exchange websites i.e. www.bseindia.com and www.nseindia.com

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