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MAHENDRA REALTORS & INFRASTRUCTURE LIMITED

(Formerly Known as Mahendra Realtors & Infrastructure Private Limited)
Corporate Identification Number: U70102MH2007PLC171445

Mahendra Realtors & Infrastructure Limited (the "Issuer" or the "Company") was incorporated on June 8, 2007 as 'Mahendra Realtors & Infrastructure Private Limited', as a private limited company under the Companies Act, 1956, pursuant to a certificate of incorporation issued by Registrar of Companies, Mumbai. Subsequently, the name of our company was changed to "Mahendra Realtors & Infrastructure Limited" pursuant to a shareholders' resolution passed at an Extra-Ordinary General Meeting held on June 13, 2014, and a fresh certificate of incorporation dated August 25, 2014 was issued by Registrar of Companies, Mumbai bearing corporate identification number U70102MH2007PLC171445. However, the name of our company was changed to "Mahendra Realtors & Infrastructure Private Limited" pursuant to a shareholders' resolution passed at an Extra-Ordinary General Meeting held on August 26, 2014, and a fresh certificate of incorporation dated November 03, 2014 was issued by Registrar of Companies, Mumbai bearing corporate identification number U70102MH2007PTC171445. Subsequently, the name of our company was changed to "Mahendra Realtors & Infrastructure Limited" pursuant to a shareholders' resolution passed at an Extra-Ordinary General Meeting held on April 3, 2024, and a fresh certificate of incorporation dated July 15, 2024 was issued by Registrar of Companies, Mumbai bearing corporate identification number U70102MH2007PLC171445. For details relating to change in the Registered Office of our Company, please refer to "History and Certain Corporate Matters" on page no. 188 of Red Herring Prospectus.

Registered Office: 603, Quantum Tower, Ram Baug, Opp Dal Mill, Off S.V. Road, Malad (West), Mumbai, Maharashtra- 400064;

CIN: U70102MH2007PLC171445; Website: www.mripl.net; E-Mail: info@mripl.net

Company Secretary and Compliance Officer: Ms. Niharika Kothari; Telephone No.: +91 9082850343



(Please scan this QR code to view the webpage of the BRLM to view/download documents relating to the offer.)

PROMOTERS OF OUR COMPANY: HEMANSHU SHAH, BHAVESH MAHENDRAKUMAR SHAH, CHANDRIKA MAHENDRA SHAH, HETAL BHAVESH SHAH, VARSHA HEMANSHU SHAH

THE OFFER

INITIAL PUBLIC OFFER OF UP TO 58,17,600 EQUITY SHARES OF FACE VALUE OF ₹ 10/- EACH (THE "EQUITY SHARES") OF OUR COMPANY ("MAHENDRA REALTORS & INFRASTRUCTURE LIMITED") AT AN ISSUE PRICE OF ₹ [-] PER EQUITY SHARE (INCLUDING A SHARE PREMIUM OF ₹ [-] PER EQUITY SHARE) FOR CASH, AGGREGATING UP TO ₹ [-] LAKHS ("PUBLIC ISSUE"), COMPRISING A FRESH ISSUE OF UP TO 47,26,400 EQUITY SHARES AGGREGATING TO RS. [-]/- LAKH BY OUR COMPANY ("FRESH ISSUE") AND AN OFFER FOR SALE OF UP TO 10,91,200 EQUITY SHARES COMPRISING OF UP TO 5,45,600 EQUITY SHARES BY MR. HEMANSHU SHAH AND UP TO 5,45,600 EQUITY SHARES BY MR. BHAVESH MAHENDRAKUMAR SHAH ("THE PROMOTER SELLING SHAREHOLDERS" OR "THE SELLING SHAREHOLDER") AGGREGATING TO RS. [-]/- LAKHS ("OFFER FOR SALE"). OUT OF WHICH 2,91,200 EQUITY SHARES OF FACE VALUE OF ₹ 10/- EACH, AT AN ISSUE PRICE OF ₹ [-] PER EQUITY SHARE FOR CASH, AGGREGATING ₹ [-] LAKHS WILL BE RESERVED FOR SUBSCRIPTION BY THE MARKET MAKER TO THE ISSUE (THE "MARKET MAKER RESERVATION PORTION"). THE PUBLIC ISSUE LESS MARKET MAKER RESERVATION PORTION I.E. ISSUE OF 55,26,400 EQUITY SHARES OF FACE VALUE OF ₹ 10/- EACH, AT AN ISSUE PRICE OF ₹ [-] PER EQUITY SHARE FOR CASH, AGGREGATING UPTO ₹ [-] LAKHS IS HEREINAFTER REFERRED TO AS THE "NET ISSUE". THE PUBLIC ISSUE AND NET ISSUE WILL CONSTITUTE 26.32 % AND 25.00 % RESPECTIVELY OF THE POST- ISSUE PAID-UP EQUITY SHARE CAPITAL OF OUR COMPANY.

THE PRICE BAND AND THE MINIMUM BID LOT WILL BE DECIDED BY OUR COMPANY IN CONSULTATION WITH THE BRLM AND WILL BE ADVERTISED IN BUSINESS STANDARD ALL EDITION (A WIDELY CIRCULATED ENGLISH NATIONAL DAILY NEWSPAPER), BUSINESS STANDARD ALL EDITION (A WIDELY CIRCULATED HINDI NATIONAL DAILY NEWSPAPER) AND ALL EDITIONS OF PRATAHKAL (REGIONAL LANGUAGE OF MAHARASHTRA WHERE OUR REGISTERED OFFICE IS LOCATED), AT LEAST TWO WORKING DAYS PRIOR TO THE BID/ISSUE OPENING DATE AND SHALL BE MADE AVAILABLE TO THE EMERGE PLATFORM OF NATIONAL STOCK EXCHANGE OF INDIA LIMITED ("NSE") FOR THE PURPOSES OF UPLOADING ON ITS WEBSITE IN ACCORDANCE WITH SECURITIES AND EXCHANGE BOARD OF INDIA (ISSUE OF CAPITAL AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2018, AS AMENDED (THE "SEBI ICDR REGULATIONS"). *SUBJECT TO FINALIZATION OF BASIS OF ALLOTMENT.

DETAILS OF THE SELLING SHAREHOLDERS, OFFER FOR SALE AND AVERAGE COST OF ACQUISITION

NAME OF SELLING SHAREHOLDER	NUMBER OF EQUITY SHARES OFFERED/ AMOUNT	WEIGHTED AVERAGE COST OF ACQUISITION (IN ₹ PER EQUITY SHARES)
Hemanshu Shah	5,45,600	0.42
Bhavesh Mahendrakumar Shah	5,45,600	0.40
PRICE BAND: ₹75.00/- to ₹85.00/- PER EQUITY SHARE OF FACE VALUE OF ₹ 10.00/- EACH.		

THE FLOOR PRICE IS 7.5 TIMES OF THE FACE VALUE AND CAP PRICE IS 8.5 TIMES OF THE FACE VALUE OF THE EQUITY SHARES.

THE PRICE TO EARNING RATIO BASED ON DILUTED EPS FOR FISCAL 2024-2025 AT THE FLOOR PRICE IS 8.77 TIMES AND AT THE CAP PRICE IS 9.94 TIMES.

BIDS CAN BE MADE FOR A MINIMUM OF TWO LOT (LOT SIZE CONSIST OF 1600 EQUITY SHARES EACH) AND IN MULTIPLES OF 1600 EQUITY SHARES THEREAFTER.

BID/OFFER PERIOD	ANCHOR INVESTOR BIDDING DATE: MONDAY, AUGUST 11, 2025	BID OFFER OPENS ON: TUESDAY, AUGUST 12, 2025	BID OFFER CLOSES ON: THURSDAY, 14 AUGUST, 2025
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BRIEF DESCRIPTION OF THE BUSINESS OF THE ISSUER COMPANY:

Our Company is engaged in providing a wide variety of services including but not limited to Structural Repairs, Rehabilitation, Retrofitting, Water Proofing, Corporate Interior, Build-Operate-Transfer (BOT) Projects, Maintenance, Construction, Infrastructure Restoration etc. We have undertaken several Structural repairs projects for various government departments and public sectors organizations, for example, Structural Repairs projects at CIDCO Vashi Railway Station and Belapur Railway Station undertaken by deploying various latest innovative techniques viz. Polymer Modified Mortar, micro concrete, Injection Grouting, Texture, Huge waterproofing with heat insulation etc. , structural repairs at Ghatkopar wherein Structural Stability Certificate was issued by IIT Bombay, in which Steel Jacketing was carried out along with Fabre wrapping, External Repairs, Retrofitting and Restoration works at SBI Harbour heights etc. Further, we have successfully completed various corporate interior projects at IIT Bombay, Airport Authority of India, VVIP Circuit house, Pune, SVP Hospital at Ahmedabad and likewise other major projects. For detailed information please refer chapter titled "Our Business" on page no. 144 of the Red Herring Prospectus.

"THE ISSUE IS BEING MADE PURSUANT TO CHAPTER IX (INITIAL PUBLIC OFFER BY SMALL AND MEDIUM ENTERPRISES) OF THE SEBI ICDR REGULATIONS, 2018 AMENDED FROM TIME TO TIME (IPO OF THE SMALL AND MEDIUM ENTERPRISES) AND THE EQUITY SHARES ARE PROPOSED TO BE LISTED ON EMERGE PLATFORM OF NATIONAL STOCK EXCHANGE OF INDIA LIMITED ("NSE") I.E. NSE EMERGE. NATIONAL STOCK EXCHANGE OF INDIA SHALL BE THE DESIGNATED STOCK EXCHANGE.

ALLOCATION OF THE ISSUE			
• QIB Category	: upto 50% of the Net Issue	• Non-institutional investor category:	Not Less than 15% of the Net Issue
• Individual Investor Category	: Not Less 35.00% of the Net Issue	• Market Maker	: Not Less than 5.00% of the Total Issue

IN MAKING AN INVESTMENT DECISION, POTENTIAL INVESTORS MUST ONLY RELY ON THE INFORMATION INCLUDED IN THE RED HERRING PROSPECTUS AND THE TERMS OF THE OFFER, INCLUDING THE RISKS INVOLVED AND NOT RELY ON ANY OTHER EXTERNAL SOURCES OF INFORMATION ABOUT THE OFFER AVAILABLE IN ANY MANNER.

In accordance with the recommendation of the Independent Directors of our Company, pursuant to their resolution dated August 05, 2025 the above provided price band is justified based on quantitative factors/ KPIs disclosed in the "Basis for Issue Price" section beginning on page no. 114 of the Red Herring Prospectus vis-a-vis the weighted average cost of acquisition ("WACA") of primary and secondary transaction(s), as applicable, disclosed in "Basis for Issue Price" section beginning on page no. 114 of the Red Herring Prospectus and provided below in the advertisement.

RISKS TO INVESTORS

1. Risk to investors summary description of the key risk factors based on materiality:

The below mentioned risks are top 10 risk factors as per the RHP. (For further details on 'Risk Factors' please refer page no. 31 of the Red Herring Prospectus, you can scan the QR code given on top of the advertisement for viewing Red Herring Prospectus.)

- Our Top 10 customers contribute more than 50% of the revenue in the all three financial year and sub period. The loss of any one or more of our major customers would have a material adverse effect on our business, cash flows, results of operations and financial condition. Further, we generally do business with our customers on a Work order basis and do not enter into long-term contracts with them. Our inability to maintain relationships with our customers could have an adverse effect on our business, prospects, results of operations and financial condition.
- Our revenues largely depend on acceptance of the bids submitted to the Government and Government Departments. Our performance could be affected in case majority of the bids are not accepted / awarded to us or we quote a lower bid value.
- Our construction, interior / structural repairs & restoration/ retrofitting projects may be delayed, modified or cancelled for reasons beyond our control which may materially and adversely affect our business, financial condition and results of operation.
- The geographical concentration of our customer base may restrict our operations and adversely affect our business, results of operations, and financial conditions in the future.
- Increase in competition in the Indian real estate sector may adversely affect profitability.
- Our top ten suppliers contribute significant part of our purchases. Any loss of business with one or more of them may adversely affect our business operations and profitability.
- Our Company, Promoters, and Directors are not involved in certain legal and regulatory proceedings except as disclosed below. Any future litigation may have a material adverse effect on our business.
- Our business is manpower intensive and we are dependent on the supply and availability of a sufficient pool of contract labourers from sub-contractors at our project locations. Unavailability or shortage of such a pool of contract labour or any strikes, work stoppages, increased wage demands by workmen or changes in regulations governing contractual labour may have an adverse impact on our cash flows and results of operations.
- The profits from our projects are difficult to predict and are not comparable at all.
- Projects undertaken through a joint venture may be delayed on account of the performance of the joint venture partner or, in some cases, significant losses from the joint venture may have an adverse effect on our business, results of operations and financial condition

• Average Cost of Acquisition of Equity Shares held by the promoters is:

Name	Promoter / Promoter Group	No. of Shares held	Avg. Cost of Acquisition*(in Rs.)
Hemanshu Shah	Promoter	80,56,720	0.37
Bhavesh Mahendrakumar Shah	Promoter	81,18,250	0.38
Chandrika Mahendra Shah	Promoter	7,86,030	1.52
Hetal Bhavesh Shah	Promoter	1,78,500	2.25
Varsha Hemanshu Shah	Promoter	2,27,500	2.19

* Including the Equity Shares issued pursuant to bonus issue and transfer.

- The offer price at the upper end of the price band is Rs. 85/- per Equity Share
- The Price/Earning ratio based on diluted EPS for Fiscal 2025 for the Company at the upper end of the Price Band is Rs. 9.94/-.
- Weighted Average Return on Net Worth for Fiscals 2025, 2024 and 2023 is 20.99%.

2. Details of suitable ratios of the company for the latest full financial year:

S. No.	Name of the Company	Face Value (Per Share)	CMP	EPS	P/E Ratio	RONW (%)	EBITDA	NAV (Rs. Per share)	PAT (Rs. in Lakh)
1	Mahendra Realtors & Infrastructure Limited	10.00/-	[-]	8.55	[-]	23.43%	2,189.89	40.79	1,486.63
2	AB InfraBuild Limited	10.00/-	179.90	3.36	53.54	0.17	3,480.03	20.74	1,612.14
3	Maruti Infrastructure Limited	2.00/-	13.92	0.21	66.29	0.07	382.56	14.77	192.88

*Source: <https://www.bseindia.com/>

Notes:

- Considering the nature and turnover of the business of the Company the peer is not strictly comparable. However, the same has been included for broader comparison.
- The figures for Mahendra Realtors & Infrastructure Limited (Formerly named Mahendra Realtors & Infrastructure Private Limited) are based on the restated results for the year ended March 31, 2025.
- The figures for the peer group are based on standalone audited results for the respective year ended March 31, 2025.
- Current Market Price (CMP) is the closing price of the respective scrip as of 24th July, 2025.

For detailed information please refer chapter titled "Basis for Issue Price" on page no. 114 of the Red Herring Prospectus.

3. Weighted average return on net worth for the last 3 FYs, and return on net worth for period ended March 31, 2025, as per the restated financial statements:

S. No.	Period	RoNW (%)	Weights
1.	Financial Year 2022-2023	9.53%	1
2.	Financial Year 2023-2024	23.05%	2
3.	Financial Year 2024-2025	23.43%	3
4.	Weighted Average	20.99%	

Note: 1. The RoNW has been computed by dividing net profit after tax (excluding exceptional items) with restated Net worth as at the end of the year/ period.

ii. Weighted average = Aggregate of year-wise weighted RoNW divided by the aggregate of weights i.e. (RoNW*Weight) for each year / Total of weights

4. Disclosures as per clause (9)(K)(4) of Part A to Schedule VI, as applicable.

a. The price per share of our Company based on the primary/ new issue of shares (equity/convertible securities)

Except as disclosed below, there has been no issuance of Equity Shares, other than Equity Shares issued pursuant to a bonus issue as on March 26, 2024 respectively, during the 18 months preceding the date of this RHP, where such issuance is equal to or more than 5% of the fully diluted paid-up share capital of the Company (calculated based on the pre-issue capital before such transaction(s) and excluding employee stock options granted but not vested), in a single transaction or multiple transactions combined together over a span of 30 days.

Date of allotment	No. of equity allotted	Face Value of shares	Issue price per equity share (₹)	Nature of allotment	Nature of Consideration	Total Consideration (₹)
March 26, 2024	1,61,36,250	10.00/-	N/A	Bonus (13:1)	Other than cash	N/A

b. The price per share of our Company based on the secondary sale / acquisition of shares (equity shares)

There has been no secondary sale / acquisitions of Equity Shares, where the promoters, members of the promoter group or shareholder(s) having the right to nominate director(s) in the board of directors of the Company are a party to the transaction (excluding gifts), during the 18 months preceding the date of this certificate, where either acquisition or sale is equal to or more than 5% of the fully diluted paid up share capital of the Company (calculated based on the pre-issue capital before such transaction/s and excluding employee stock options granted but not vested), in a single transaction or multiple transactions combined together over a span of rolling 30 days.

c. Since there is eligible transaction reported under (a) above, the price per equity share of our Company based on last five primary and secondary transactions (secondary transactions where promoters, promoter group or shareholder(s) having the right to nominate director(s) on our Board, are a party to the transaction), not older than three years prior to the date of the Red Herring Prospectus irrespective of the size of transactions, has not been computed.

d. Weighted average cost of acquisition, floor price and cap price

Types of transactions	Weighted average cost of acquisition (₹)	Floor Price (i.e. ₹ 75.00)	Cap Price (i.e. ₹ 85.00)
Weighted average cost of acquisition of primary/new issue as per paragraph 8(a) above.	N/A	N/A	N/A
Weighted average cost of acquisition for secondary sale / acquisition as per paragraph 8(b) above.	N/A*	N/A*	N/A*
Weighted average cost of acquisition for past 5 primary issuances/secondary transaction as disclosed above	N/A	N/A	N/A

Note: *There were no secondary sales/acquisition of shares of shares (equity/convertible securities) other than Shares transfer on in last 18 months from the date of the Red Herring Prospectus.

ADDITIONAL INFORMATION FOR INVESTORS:

Details of proposed / undertaken pre-issue placement from the filing date: Our Company has not undertaken any Pre-IPO Placements from the DRHP filing date.

Transaction of shares aggregating up to 1% or more of the paid-up equity share capital of the Company by promoter(s) and promoter group(s) from the RHP filing date:

Not Applicable

Shareholding of the Promoter/ Promoter Group and Additional Top 10 Shareholding of the Company:

Sr. No.	Name of Shareholder	Pre-Issue Shareholding as at the date of Advertisement		Post-Issue shareholding as at Allotment			
		Number of Equity Share	Share Holding (in %)	At the lower end of the price band (₹ 75.00)		At the upper end of the price band (₹ 85.00)	
				Number of Equity Shares	Shareholding (in %)	Number of Equity Shares	Share Holding (in %)
Promoters							
1.	Hemanshu Shah	80,56,720	46.36%	75,11,120	33.98%	75,11,120	33.98%
2.	Bhavesh M. Shah	81,18,250	46.72%	75,72,650	34.26%	75,72,650	34.26%
3.	Hetal Bhavesh Shah	1,78,500	1.03%	1,78,500	0.81%	1,78,500	0.81%
4.	Chandrika Mahendra Shah	7,86,030	4.52%	7,86,030	3.56%	7,86,030	3.56%
5.	Varsha Hemanshu Shah	2,27,500	1.31%	2,27,500	1.03%	2,27,500	1.03%
Total (A)		1,73,67,000	99.94%	1,62,75,800	73.63%	1,62,75,800	73.63%
Promoter Group							
6.	Mahendra S. Shah HUF	3,500	0.02%	3,500	0.02%	3,500	0.02%
7.	Bhavesh M. Shah HUF	3,500	0.02%	3,500	0.02%	3,500	0.02%
8.	Hemanshu M. Shah HUF	3,500	0.02%	3,500	0.02%	3,500	0.02%
Total (B)		10,500	0.06%	10,500	0.05%	10,500	0.05%
TOTAL (A+B)		1,73,77,500	100%	1,73,77,500	73.68%	1,62,86,300	73.68%
Additional Top 10 Shareholders							
Nil							

Notes:

- The Promoter Group shareholders are M/s Mahendra S. Shah HUF, M/s Bhavesh M. Shah HUF and M/s Hemanshu M. Shah HUF.
- Assuming full subscription in the Fresh Issue. The post-issue shareholding details as at allotment will be based on the actual subscription and the final Issue price and updated in the prospectus, subject to finalization of the basis of allotment.

Also, this table assumes there is no transfer of shares by these shareholders between the date of the advertisement and allotment (if any such transfers occur prior to the date of prospectus, it will be updated in the shareholding pattern in the prospectus).

BASIS FOR ISSUE PRICE	
	The 'Basis of the issue price' on page no. 114 of the Offer document has been with the above price band. Please refer to the website of the BRLM i.e. www.ffinsec.com or scan the given QR code for the "Basis of the issue price" updated with the above price band.

INDICATIVE TIMELINES FOR THE ISSUE

Our Company may in consultation with the BRLM, consider participation by Anchor Investors in accordance with the SEBI ICDR Regulations.

Sequence of Activities	Listing within T+3 days (T is Issue Closing Date i.e. Thursday, August 14, 2025)
Application Submission by Investors	Electronic Applications (Online ASBA through 3-in-1 accounts) – Up to 4 pm on Thursday, August 14, 2025. Electronic Applications (Bank ASBA through Online channels like Internet Banking, Mobile Banking and Syndicate UPI ASBA etc.) – Up to 4 pm on Thursday, August 14, 2025. Electronic Applications (Syndicate Non-Retail, Non-Individual Applications) – Up to 4 pm on Thursday, August 14, 2025. Physical Applications (Bank ASBA) – Up to 1 pm on Thursday, August 14, 2025. Physical Applications (Syndicate Non-Retail, Non-Individual Applications of QIBs and NIIIs) – Up to 12 pm on Thursday, August 14, 2025 and Syndicate members shall transfer such applications to banks before 1 pm on Thursday, August 14, 2025.
Bid Modification	From issue opening date up to 5 pm on Thursday, August 14, 2025 From issue opening date up to 5 pm on Thursday, August 14, 2025 On daily basis transactions.
Validation of bid details with depositories	From issue opening date up to 5 pm on Thursday, August 14, 2025
Reconciliation of UPI mandate transactions	On daily basis transactions.
(Based on the guidelines issued by NPCI from time to time): Among Stock Exchanges -Sponsor Banks - NPCI and NPCI - PSPs/TPAPs*- Issuer Banks; Reporting formats of bid information, UPI analysis report and compliance timelines.	Merchant Bankers to submit to SEBI, sought as and when.
UPI Mandate acceptance time	Thursday, August 14, 2025
Issue Closure T day	Thursday, August 14, 2025 - 4 pm for QIB and NII categories Thursday, August 14, 2025 - 4 pm for individual Investor and other reserved categories
Third party check on UPI applications	On daily basis and to be completed before 9:30 PM on Thursday, August 14, 2025.
Third party check on non-UPI applications	On daily basis and to be completed before 1 pm on Thursday, August 14, 2025.
Submission of final certificates: -For UPI from Sponsor Bank -For Bank ASBA, from all SCsBs -For syndicate ASBA UPI ASBA	Before 09:30 pm on Thursday, August 14, 2025. All SCsBs for Direct ASBA - Before 07:30 pm on Thursday, August 14, 2025. Syndicate ASBA - Before 07:30 pm on Thursday, August 14, 2025.
Finalization of rejections and completion of basis	Before 6 pm on Monday, August 18, 2025
Approval of basis by Stock Exchange	Before 9 pm on Monday, August 18, 2025
Issuance of fund transfer instructions in separate files for debit and unlock	Initiation not later than 09:30 am on Tuesday, August 19, 2025, Completion before 2 pm on Tuesday, August 19, 2025 for fund transfer; Completion before 4 pm on Tuesday, August 19, 2025 for unlocking.
For Bank ASBA and Online ASBA - To all SCsBs For UPI ASBA - To Sponsor Bank	Initiation before 2 pm on Tuesday, August 19, 2025 Completion before 6 pm on Tuesday, August 19, 2025
Corporate action execution for credit of shares	Before 7:30 pm on Tuesday, August 19, 2025.
Filing of listing application with Stock Exchanges and issuance of trading notice	Before 7:30 pm on Tuesday, August 19, 2025.
Publish allotment advertisement	On website of Issuer, Merchant Banker and RTI - before 9 pm on Wednesday, August 20, 2025. In newspapers - On Wednesday, August 13, 2025 day but not later than On Friday, August 22, 2025
Trading starts T+3 day	Trading starts Wednesday, August 20, 2025

** PSPs/TPAPs=Payment Service Providers/Third party application providers.


SUBMISSION OF BIDS (OTHER THAN BIDS FROM ANCHOR INVESTOR)

Bid/offer Period (except the Bid/Issue Closing Date)	
Submission and Revision in Bids	Only between 10.00 a.m. and 4.00 p.m. (Indian Standard Time ("IST"))
Bid/Issue Closing Date* (i.e. August 14, 2025)	
Submission of Electronic Applications (Online ASBA through 3-in-1 accounts) – For Individual Investors (other than QIBs and Non-Institutional Investors) and Eligible Employees Bidding in the Employee Reservation Portion	Only between 10.00 a.m. and up to 4.00 p.m. IST
Submission of Electronic Applications (Bank ASBA through Online channels like Internet Banking, Mobile Banking and Syndicate UPI ASBA applications)	Only between 10.00 a.m. and up to 4.00 p.m. IST
Submission of Electronic Applications (Syndicate Non-Individual, Non-Institutional Applications)	Only between 10.00 a.m. and up to 4.00 p.m. IST
Submission of Physical Applications (Bank ASBA)	Only between 10.00 a.m. and up to 4.00 p.m. IST
Submission of Physical Applications (Syndicate Non-Individual, Non-Institutional Applications)	Only between 10.00 a.m. and up to 4.00 p.m. IST
Modification/ Revision/Cancellation of Bids	
Upward Revision of Bids by Individual Investors, QIBs, Non-Institutional Investors categories and Eligible Employees Bidding in the Employee Reservation Portions	Only between 10.00 a.m. on the Bid/offer Opening Date and up to 4.00 p.m. IST on Bid/offer Closing Date

*UPI mandate end time and date shall be at 5:00 pm on the Bid/offer Closing Date

Individual Investors, Eligible Employees Bidding in the Employee Reservation Portion, QIBs and Non-Institutional Investors can neither revise their bids downwards nor cancel/ withdraw their Bids. On the Bid/offer Closing Date, the Bids shall be uploaded until: 4.00 p.m. IST in case of Bids by Individual Investors, Eligible Employees Bidding in the Employee Reservation Portion, QIBs and Non-Institutional Investors.

Event	Indicative Dates
Bid/ Issue Opening Date	Tuesday, August 12, 2025
Bid/ Issue Closing Date	Thursday, August 14, 2025
Finalization of Basis of Allotment with the Designated Stock Exchange (T+1)	on or about Monday, August 18, 2025
Initiation of Allotment/ Refunds/ Unblocking of Funds from ASBA Account or UPI Id Linked Bank Account (T+2)	on or about Tuesday, August 19, 2025
Credit of Equity Shares to Demat Accounts of Allottees (T+2)	on or about Tuesday, August 19, 2025
Commencement of Trading of The Equity Shares on the Stock Exchange (T+3)	on or about Wednesday, August 20, 2025

ASBA*	Simple, Safe, Smart way of Application-make use of it!!!	*Applications Supported by Blocked Amount (ASBA) is a better way of applying to issues by simply blocking the fund in the bank account, investors can avail the same. For details, check section on ASBA below.	Mandatory in Public issues from January 01, 2016. No Cheque will be accepted.
 UNIFIED PAYMENTS INTERFACE	UPI – Now available in ASBA for individual investors and non-institutional investor applying for amount up to Rs. 5,00,000/- applying through Registered Brokers, DPs & RTAs. UPI Bidder also have the option to submit the Application directly to the ASBA Bank (SCSBs) or to use the facility of linked online trading, demat and bank account. Investors are required to that the Bank Account used for bidding is linked to their PAN. Bidders must ensure that their PAN ensure is linked with Aadhaar and are in compliance with CBDT notification dated February 13, 2020, issued by the CBDT and the subsequent press release, including press release dated June 25, 2021 and September 17, 2021 and CBDT circular no. 7 of 2022, dated March 30, 2022 read with press release dated March 28, 2023 and any subsequent press releases in this regard.		

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(Formerly Known as Mahendra Realtors & Infrastructure Private Limited)
Corporate Identification Number: U70102MH2007PLC171445

Mahendra Realtors & Infrastructure Limited (the "Issuer" or the "Company") was incorporated on June 8, 2007 as 'Mahendra Realtors & Infrastructure Private Limited', as a private limited company under the Companies Act, 1956, pursuant to a certificate of incorporation issued by Registrar of Companies, Mumbai. Subsequently, the name of our company was changed to "Mahendra Realtors & Infrastructure Limited" pursuant to a shareholders' resolution passed at an Extra-Ordinary General Meeting held on June 13, 2014, and a fresh certificate of incorporation dated August 25, 2014 was issued by Registrar of Companies, Mumbai bearing corporate identification number U70102MH2007PLC171445. However, the name of our company was changed to "Mahendra Realtors & Infrastructure Private Limited" pursuant to a shareholders' resolution passed at an Extra-Ordinary General Meeting held on August 26, 2014, and a fresh certificate of incorporation dated November 03, 2014 was issued by Registrar of Companies, Mumbai bearing corporate identification number U70102MH2007PLC171445. Subsequently, the name of our company was changed to "Mahendra Realtors & Infrastructure Limited" pursuant to a shareholders' resolution passed at an Extra-Ordinary General Meeting held on April 3, 2024, and a fresh certificate of incorporation dated July 15, 2024 was issued by Registrar of Companies, Mumbai bearing corporate identification number U70102MH2007PLC171445. For details relating to change in the Registered Office of our Company, please refer to "History and Certain Corporate Matters" on page no. 188 of Red Herring Prospectus.

Registered Office: 603, Quantum Tower, Ram Baug, Opp Dal Mill, Off S.V. Road, Malad (West), Mumbai, Maharashtra- 400064;

CIN: U70102MH2007PLC171445; Website: www.mripl.net; E-Mail: info@mripl.net

Company Secretary and Compliance Officer: Ms. Niharika Kothari; Telephone No.: +91 9082850343



(Please scan this QR code to view the webpage of the BRLM to view/download documents relating to the offer.)

PROMOTERS OF OUR COMPANY: HEMANSHU SHAH, BHAVESH MAHENDRAKUMAR SHAH, CHANDRIKA MAHENDRA SHAH, HETAL BHAVESH SHAH, VARSHA HEMANSHU SHAH

THE OFFER

INITIAL PUBLIC OFFER OF UP TO 58,17,600 EQUITY SHARES OF FACE VALUE OF ₹ 10/- EACH (THE "EQUITY SHARES") OF OUR COMPANY ("MAHENDRA REALTORS & INFRASTRUCTURE LIMITED") AT AN ISSUE PRICE OF ₹ [-] PER EQUITY SHARE (INCLUDING A SHARE PREMIUM OF ₹ [-] PER EQUITY SHARE) FOR CASH, AGGREGATING UP TO ₹ [-] LAKHS ("PUBLIC ISSUE"), COMPRISING A FRESH ISSUE OF UP TO 47,26,400 EQUITY SHARES AGGREGATING TO RS. [-]/- LAKH BY OUR COMPANY ("FRESH ISSUE") AND AN OFFER FOR SALE OF UP TO 10,91,200 EQUITY SHARES COMPRISING OF UP TO 5,45,600 EQUITY SHARES BY MR. HEMANSHU SHAH AND UP TO 5,45,600 EQUITY SHARES BY MR. BHAVESH MAHENDRAKUMAR SHAH ("THE PROMOTER SELLING SHAREHOLDERS" OR "THE SELLING SHAREHOLDER") AGGREGATING TO RS. [-]/- LAKHS ("OFFER FOR SALE"). OUT OF WHICH 2,91,200 EQUITY SHARES OF FACE VALUE OF ₹ 10/- EACH, AT AN ISSUE PRICE OF ₹ [-] PER EQUITY SHARE FOR CASH, AGGREGATING ₹ [-] LAKHS WILL BE RESERVED FOR SUBSCRIPTION BY THE MARKET MAKER TO THE ISSUE (THE "MARKET MAKER RESERVATION PORTION"). THE PUBLIC ISSUE LESS MARKET MAKER RESERVATION PORTION I.E. ISSUE OF 55,26,400 EQUITY SHARES OF FACE VALUE OF ₹ 10/- EACH, AT AN ISSUE PRICE OF ₹ [-] PER EQUITY SHARE FOR CASH, AGGREGATING UPTO ₹ [-] LAKHS IS HEREINAFTER REFERRED TO AS THE "NET ISSUE". THE PUBLIC ISSUE AND NET ISSUE WILL CONSTITUTE 26.32 % AND 25.00 % RESPECTIVELY OF THE POST- ISSUE PAID-UP EQUITY SHARE CAPITAL OF OUR COMPANY.

THE PRICE BAND AND THE MINIMUM BID LOT WILL BE DECIDED BY OUR COMPANY IN CONSULTATION WITH THE BRLM AND WILL BE ADVERTISED IN BUSINESS STANDARD ALL EDITION (A WIDELY CIRCULATED ENGLISH NATIONAL DAILY NEWSPAPER), BUSINESS STANDARD ALL EDITION (A WIDELY CIRCULATED HINDI NATIONAL DAILY NEWSPAPER) AND ALL EDITIONS OF PRATAHKAL (REGIONAL LANGUAGE OF MAHARASHTRA WHERE OUR REGISTERED OFFICE IS LOCATED), AT LEAST TWO WORKING DAYS PRIOR TO THE BID/ISSUE OPENING DATE AND SHALL BE MADE AVAILABLE TO THE EMERGE PLATFORM OF NATIONAL STOCK EXCHANGE OF INDIA LIMITED ("NSE") FOR THE PURPOSES OF UPLOADING ON ITS WEBSITE IN ACCORDANCE WITH SECURITIES AND EXCHANGE BOARD OF INDIA (ISSUE OF CAPITAL AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2018, AS AMENDED (THE "SEBI ICDR REGULATIONS"). *SUBJECT TO FINALIZATION OF BASIS OF ALLOTMENT.

DETAILS OF THE SELLING SHAREHOLDERS, OFFER FOR SALE AND AVERAGE COST OF ACQUISITION

NAME OF SELLING SHAREHOLDER	NUMBER OF EQUITY SHARES OFFERED/ AMOUNT	WEIGHTED AVERAGE COST OF ACQUISITION (IN ₹ PER EQUITY SHARES)
Hemanshu Shah	5,45,600	0.42
Bhavesh Mahendrakumar Shah	5,45,600	0.40
PRICE BAND: ₹75.00 /- to ₹85.00 /- PER EQUITY SHARE OF FACE VALUE OF ₹ 10.00/- EACH.		

THE FLOOR PRICE IS 7.5 TIMES OF THE FACE VALUE AND CAP PRICE IS 8.5 TIMES OF THE FACE VALUE OF THE EQUITY SHARES.

THE PRICE TO EARNING RATIO BASED ON DILUTED EPS FOR FISCAL 2024-2025 AT THE FLOOR PRICE IS 8.77 TIMES AND AT THE CAP PRICE IS 9.94 TIMES.

BIDS CAN BE MADE FOR A MINIMUM OF TWO LOT (LOT SIZE CONSIST OF 1600 EQUITY SHARES EACH) AND IN MULTIPLES OF 1600 EQUITY SHARES THEREAFTER.

BID/OFFER PERIOD	ANCHOR INVESTOR BIDDING DATE:	BID OFFER OPENS ON:	BID OFFER CLOSES ON:
	MONDAY, AUGUST 11, 2025	TUESDAY, AUGUST 12, 2025	THURSDAY, 14 AUGUST, 2025

BRIEF DESCRIPTION OF THE BUSINESS OF THE ISSUER COMPANY:

Our Company is engaged in providing a wide variety of services including but not limited to Structural Repairs, Rehabilitation, Retrofitting, Water Proofing, Corporate Interior, Build-Operate-Transfer (BOT) Projects, Maintenance, Construction, Infrastructure Restoration etc.. We have undertaken several Structural repairs projects for various government departments and public sectors organizations, for example, Structural Repairs projects at CIDCO Vashi Railway Station and Belapur Railway Station undertaken by deploying various latest innovative techniques viz. Polymer Modified Mortar, micro concrete, Injection Grouting, Texture, Huge waterproofing with heat insulation etc., structural repairs at Ghatkopar wherein Structural Stability Certificate was issued by IIT Bombay, in which Steel Jacketing was carried out along with Fabre wrapping, External Repairs, Retrofitting and Restoration works at SBI Harbour heights etc. Further, we have successfully completed various corporate interior projects at IIT Bombay, Airport Authority of India, VVIP Circuit house, Pune, SVP Hospital at Ahmedabad and likewise other major projects. For detailed information please refer chapter titled "Our Business" on page no. 144 of the Red Herring Prospectus.

"THE ISSUE IS BEING MADE PURSUANT TO CHAPTER IX (INITIAL PUBLIC OFFER BY SMALL AND MEDIUM ENTERPRISES) OF THE SEBI ICDR REGULATIONS, 2018 AMENDED FROM TIME TO TIME (IPO OF THE SMALL AND MEDIUM ENTERPRISES) AND THE EQUITY SHARES ARE PROPOSED TO BE LISTED ON EMERGE PLATFORM OF NATIONAL STOCK EXCHANGE OF INDIA LIMITED ("NSE") I.E. NSE EMERGE. NATIONAL STOCK EXCHANGE OF INDIA SHALL BE THE DESIGNATED STOCK EXCHANGE.

ALLOCATION OF THE ISSUE

• QIB Category	: upto 50% of the Net Issue	• Non-institutional investor category:	: Not Less than 15% of the Net Issue
• Individual Investor Category	: Not Less 35.00% of the Net Issue	• Market Maker	: Not Less than 5.00% of the Total Issue

IN MAKING AN INVESTMENT DECISION, POTENTIAL INVESTORS MUST ONLY RELY ON THE INFORMATION INCLUDED IN THE RED HERRING PROSPECTUS AND THE TERMS OF THE OFFER, INCLUDING THE RISKS INVOLVED AND NOT RELY ON ANY OTHER EXTERNAL SOURCES OF INFORMATION ABOUT THE OFFER AVAILABLE IN ANY MANNER.

In accordance with the recommendation of the Independent Directors of our Company, pursuant to their resolution dated August 05, 2025 the above provided price band is justified based on quantitative factors/ KPIs disclosed in the "Basis for Issue Price" section beginning on page no. 114 of the Red Herring Prospectus vis-a-vis the weighted average cost of acquisition ("WACA") of primary and secondary transaction(s), as applicable, disclosed in "Basis for Issue Price" section beginning on page no. 114 of the Red Herring Prospectus and provided below in the advertisement.

RISKS TO INVESTORS

1. Risk to investors summary description of the key risk factors based on materiality:

The below mentioned risks are the top 10 risk factors as per the RHP. (For further details on "Risk Factors" please refer page no. 31 of the Red Herring Prospectus, you can scan the QR code given on top of the advertisement for viewing Red Herring Prospectus.)

- Our Top 10 customers contribute more than 50% of the revenue in the all three financial year and stub period. The loss of any one or more of our major customers would have a material adverse effect on our business, cash flows, results of operations and financial condition. Further, we generally do business with our customers on a Work order basis and do not enter into long-term contracts with them. Our inability to maintain relationships with our customers could have an adverse effect on our business, prospects, results of operations and financial condition.
- Our revenues largely depend on acceptance of the bids submitted to the Government and Government Departments. Our performance could be affected in case majority of the bids are not accepted / awarded to us or we quote a lower bid value.
- Our construction, interior / structural repairs & restoration/ retrofitting projects may be delayed, modified or cancelled for reasons beyond our control which may materially and adversely affect our business, financial condition and results of operation.
- The geographical concentration of our customer base may restrict our operations and adversely affect our business, results of operations, and financial conditions in the future.
- Increase in competition in the Indian real estate sector may adversely affect profitability.
- Our top ten suppliers contribute significant part of our purchases. Any loss of business with one or more of them may adversely affect our business operations and profitability.
- Our Company, Promoters, and Directors are not involved in certain legal and regulatory proceedings except as disclosed below. Any future litigation may have a material adverse effect on our business.
- Our business is manpower intensive and we are dependent on the supply and availability of a sufficient pool of contract labourers from sub-contractors at our project locations. Unavailability or shortage of such a pool of contract labour or any strikes, work stoppages, increased wage demands by workmen or changes in regulations governing contractual labour may have an adverse impact on our cash flows and results of operations.
- The profits from our projects are difficult to predict and are not comparable at all.
- Projects undertaken through a joint venture may be delayed on account of the performance of the joint venture partner or, in some cases, significant losses from the joint venture may have an adverse effect on our business, results of operations and financial condition

• Average Cost of Acquisition of Equity Shares held by the promoters is:

Name	Promoter / Promoter Group	No. of Shares held	Avg. Cost of Acquisition*(in Rs.)
Hemanshu Shah	Promoter	80,56,720	0.37
Bhavesh Mahendrakumar Shah	Promoter	81,18,250	0.38
Chandrika Mahendra Shah	Promoter	7,86,030	1.52
Hetal Bhavesh Shah	Promoter	1,78,500	2.25
Varsha Hemanshu Shah	Promoter	2,27,500	2.19

* Including the Equity Shares issued pursuant to bonus issue and transfer.

- The offer price at the upper end of the price band is Rs. 85/- per Equity Share
- The Price/Earning ratio based on diluted EPS for Fiscal 2025 for the Company at the upper end of the Price Band is Rs. 9.94/-
- Weighted Average Return on Net Worth for Fiscals 2025, 2024 and 2023 is 20.99%.

2. Details of suitable ratios of the company for the latest full financial year:

S. No.	Name of the Company	Face Value (Per Share)	CMP	EPS	P/E Ratio	RONW (%)	EBITDA	NAV (Rs. Per share)	PAT (Rs. in Lakh)
1	Mahendra Realtors & Infrastructure Limited	10.00/-	[-]	8.55	[-]	23.43%	2,189.89	40.79	1,486.03
2	AB Infrabuild Limited	10.00/-	179.90	3.36	53.54	0.17	3,480.03	20.74	1,612.14
3	Manuli Infrastructure Limited	2.00/-	13.92	0.21	66.29	0.07	382.56	14.77	192.88

*Source: <https://www.bseindia.com/>

Notes:

- Considering the nature and turnover of the business of the Company the peer is not strictly comparable. However, the same has been included for broader comparison.
- The figures for Mahendra Realtors & Infrastructure Limited (Formerly named Mahendra Realtors & Infrastructure Private Limited) are based on the restated results for the year ended March 31, 2025.
- The figures for the peer group are based on standalone audited results for the respective year ended March 31, 2025.
- Current Market Price (CMP) is the closing price of the respective scrip as of 24th July, 2025.

For detailed information please refer chapter titled "Basis for Issue Price" on page no. 114 of the Red Herring Prospectus.

3. Weighted average return on net worth for the last 3 FYs, and return on net worth for period ended March 31, 2025, as per the restated financial statements:

S. No	Period	RONW (%)	Weights
1.	Financial Year 2022-2023	9.53%	1
2.	Financial Year 2023-2024	23.05%	2
3.	Financial Year 2024-2025	23.43%	3
4.	Weighted Average	20.99%	

Note: i. The RONW has been computed by dividing net profit after tax (excluding exceptional items) with restated Net worth as at the end of the year/ period

ii. Weighted average = Aggregate of year-wise weighted RONW divided by the aggregate of weights i.e. (RONW*Weight) for each year / Total of weights

4. Disclosures as per clause (9)(K)(4) of Part A to Schedule VI, as applicable.

a. The price per share of our Company based on the primary/ new issue of shares (equity/convertible securities)

Except as disclosed below, there has been no issuance of Equity Shares, other than Equity Shares issued pursuant to a bonus issue as on March 26, 2024 respectively, during the 18 months preceding the date of this RHP, where such issuance is equal to or more than 5% of the fully diluted paid-up share capital of the Company (calculated based on the pre-issue capital before such transaction(s) and excluding employee stock options granted but not vested), in a single transaction or multiple transactions combined together over a span of 30 days

Date of allotment	No. of equity allotted	Face Value of shares	Issue price per equity share (₹)	Nature of allotment	Nature of Consideration	Total Consideration (₹)
March 26, 2024	1,61,36,250	10.00/-	N.A.	Bonus (13:1)	Other than cash	N.A.

b. The price per share of our Company based on the secondary sale / acquisition of shares (equity shares)

There has been no secondary sale / acquisitions of Equity Shares, where the promoters, members of the promoter group or shareholder(s) having the right to nominate director(s) in the board of directors of the Company are a party to the transaction (excluding gifts), during the 18 months preceding the date of this certificate, where either acquisition or sale is equal to or more than 5% of the fully diluted paid up share capital of the Company (calculated based on the pre-issue capital before such transaction(s) and excluding employee stock options granted but not vested), in a single transaction or multiple transactions combined together over a span of rolling 30 days.

c. Since there is eligible transaction reported under (a) above, the price per equity share of our Company based on last five primary and secondary transactions (secondary transactions where promoters, promoter group or shareholder(s) having the right to nominate director(s) on our Board, are a party to the transaction), not older than three years prior to the date of the Red Herring Prospectus irrespective of the size of transactions, has not been computed.

d. Weighted average cost of acquisition, floor price and cap price

Types of transactions	Weighted average cost of acquisition (₹)	Floor Price (i.e. ₹ 75.00)	Cap Price (i.e. ₹ 85.00)
Weighted average cost of acquisition of primary/new issue as per paragraph 8(a) above	Nil	NA	NA
Weighted average cost of acquisition for secondary sale / acquisition as per paragraph 8(b) above	NA*	NA*	NA*
Weighted average cost of acquisition for past 5 primary issuances/secondary transaction as disclosed above	NA	NA	NA

Note: *There were no secondary sales/acquisition of shares of shares (equity/convertible securities) other than Shares transfer on or in last 18 months from the date of the Red Herring Prospectus.

ADDITIONAL INFORMATION FOR INVESTORS:

Details of proposed / undertaken pre-issue placement from the filing date: Our Company has not undertaken any Pre-IPO Placements from the DRHP filing date.

Transaction of shares aggregating up to 1% or more of the paid-up equity share capital of the Company by promoter(s) and promoter group(s) from the RHP filing date:

Not Applicable

Shareholding of the Promoter/ Promoter Group and Additional Top 10 Shareholding of the Company:

Sr. No.	Name of Shareholder	Pre issue Shareholding as at the date of Advertisement		Post issue shareholding as at Allotment			
		Number of Equity Share	Share Holding (in %)	At the lower end of the price band (₹ 75.00)		At the upper end of the price band (₹ 85.00)	
				Number of Equity Shares	Shareholding (in %)	Number of Equity Shares	Share Holding (in %)
Promoters							
1.	Hemanshu Shah	80,56,720	46.36%	75,11,120	33.98%	75,11,120	33.98%
2.	Bhavesh M. Shah	81,18,250	46.72%	75,72,650	34.26%	75,72,650	34.26%
3.	Hetal Bhavesh Shah	1,78,500	1.03%	1,78,500	0.81%	1,78,500	0.81%
4.	Chandrika Mahendra Shah	7,86,030	4.52%	7,86,030	3.56%	7,86,030	3.56%
5.	Varsha Hemanshu Shah	2,27,500	1.31%	2,27,500	1.03%	2,27,500	1.03%
Total (A)		1,73,67,000	99.94%	1,62,75,800	73.63%	1,62,75,800	73.63%
Promoter Group							
6.	Mahendra S. Shah HUF	3,500	0.02%	3,500	0.02%	3,500	0.02%
7.	Bhavesh M. Shah HUF	3,500	0.02%	3,500	0.02%	3,500	0.02%
8.	Hemanshu M. Shah HUF	3,500	0.02%	3,500	0.02%	3,500	0.02%
Total (B)		10,500	0.06%	10,500	0.05%	10,500	0.05%
TOTAL (A+B)		1,73,77,500	100%	1,73,77,500	73.68%	1,62,86,300	73.68%
Additional Top 10 Shareholders							
Nil							

Notes:

- The Promoter Group shareholders are M/s Mahendra S. Shah HUF, M/s Bhavesh M. Shah HUF and M/s Hemanshu M. Shah HUF.
- Assuming full subscription in the Fresh Issue. The post-issue shareholding details as at allotment will be based on the actual subscription and the final Issue price and updated in the prospectus, subject to finalization of the basis of allotment.

Also, this table assumes there is no transfer of shares by these shareholders between the date of the advertisement and allotment (if any such transfers occur prior to the date of prospectus, it will be updated in the shareholding pattern in the prospectus).

BASIS FOR ISSUE PRICE	
	The "Basis of the issue price" on page no. 114 of the Offer document has been with the above price band. Please refer to the website of the BRLM i.e. www.brlm.com or scan the given QR code for the "Basis of the issue price" updated with the above price band.

INDICATIVE TIMELINES FOR THE ISSUE

Our Company may in consultation with the BRLM, consider participation by Anchor Investors in accordance with the SEBI ICDR Regulations.

Sequence of Activities	Listing within T+3 days (T is Issue Closing Date i.e. Thursday, August 14, 2025)
Electronic Applications (Online ASBA through 3-in-1 accounts) – Up to 4 pm on Thursday, August 14, 2025.	Electronic Applications (Bank ASBA through Online channels like Internet Banking, Mobile Banking and Syndicate UPI ASBA etc.) – Up to 4 pm on Thursday, August 14, 2025.
Electronic Applications (Syndicate Non-Retail, Non-Individual Applications) – Up to 4 pm on Thursday, August 14, 2025.	Physical Applications (Bank ASBA) – Upto 1 pm on Thursday, August 14, 2025.
Physical Applications (Syndicate Non-Retail, Non-Individual Applications of QIBs and NII's) – Up to 12 pm on Thursday, August 14, 2025 and Syndicate members shall transfer such applications to banks before 1 pm on Thursday, August 14, 2025.	Physical Applications (Syndicate Non-Retail, Non-Individual Applications of QIBs and NII's) – Up to 12 pm on Thursday, August 14, 2025 and Syndicate members shall transfer such applications to banks before 1 pm on Thursday, August 14, 2025.
Bid Modification	From Issue opening date up to 5 pm on Thursday, August 14, 2025
Validation of bid details with depositories.	From Issue opening date up to 5 pm on Thursday, August 14, 2025
Reconciliation of UPI mandate transactions (Based on the guidelines issued by NPCI from time to time): Among Stock Exchanges - Sponsor Banks - NPCI and NPCI - PSPs/TPAPs** - Issuer Banks; Reporting formats of bid information, UPI analysis report and compliance timelines.	On daily basis transactions.
UPI Mandate acceptance time	Thursday, August 14, 2025
Issue Closure T day	Thursday, August 14, 2025 - 4 pm for QIB and NII categories
Third party check on UPI applications	Thursday, August 14, 2025 - 4 pm for Individual Investor and other reserved categories
Third party check on non-UPI applications	On daily basis and to be completed before 9:30 PM on Thursday, August 14, 2025.
Submission of final certificates: -For UPI from Sponsor Bank -For Bank ASBA, from all SCSSBs -For syndicate ASBA UPI ASBA	On daily basis and to be completed before 1 pm on Thursday, August 14, 2025.
Finalization of rejections and completion of basis	Before 09:30 pm on Thursday, August 14, 2025.
Approval of basis by Stock Exchange	All SCSSBs for Direct ASBA - Before 07:30 pm on Thursday, August 14, 2025. Syndicate ASBA - Before 07:30 pm on Thursday, August 14, 2025.
Issuance of fund transfer instructions in separate files for debit and unblock. For Bank ASBA and Online ASBA - To all SCSSBs For UPI ASBA - To Sponsor Bank	Before 6 pm on Monday, August 18, 2025
Corporate action execution for credit of shares	Before 9 pm on Monday, August 18, 2025
Filing of listing application with Stock Exchanges and issuance of trading notice	Initiation not later than 09:30 am on Tuesday, August 19, 2025; Completion before 2 pm on Tuesday, August 19, 2025 for fund transfer; Completion before 4 pm on Tuesday, August 19, 2025 for unblocking.
Publish allotment advertisement	Initiation before 2 pm on Tuesday, August 19, 2025 Completion before 6 pm on Tuesday, August 19, 2025
Trading starts T+3 day	Before 7:30 pm on Tuesday, August 19, 2025.
Trading starts T+3 day	On website of Issuer, Merchant Banker and RTI - before 9 pm on Wednesday, August 20, 2025. In newspapers - On Wednesday, August 13, 2025 day but not later than On Friday, August 22, 2025
Trading starts T+3 day	Trading starts Wednesday, August 20, 2025

** PSPs/TPAPs=Payment Service Providers/Third party application providers.

SUBMISSION OF BIDS (OTHER THAN BIDS FROM ANCHOR INVESTOR)

Bid/offer Period (except the Bid/Issue Closing Date)	
Submission and Revision in Bids	Only between 10.00 a.m. and 4.00 p.m. (Indian Standard Time "IST")
Bid/Issue Closing Date* (i.e. August 14, 2025)	
Submission of Electronic Applications (Online ASBA through 3-in-1 accounts) – For Individual Investors (other than QIBs and Non-Institutional Investors) and Eligible Employees Bidding in the Employee Reservation Portion	Only between 10.00 a.m. and up to 4.00 p.m. IST
Submission of Electronic Applications (Bank ASBA through Online channels like Internet Banking, Mobile Banking and Syndicate UPI ASBA applications)	Only between 10.00 a.m. and up to 4.00 p.m. IST
Submission of Electronic Applications (Syndicate Non- Individual, Non-Institutional Applications)	Only between 10.00 a.m. and up to 4.00 p.m. IST
Submission of Physical Applications (Bank ASBA)	Only between 10.00 a.m. and up to 4.00 p.m. IST
Submission of Physical Applications (Syndicate Non-Individual, Non-Institutional Applications)	Only between 10.00 a.m. and up to 4.00 p.m. IST
Modification/ Revision/Cancellation of Bids	
Upward Revision of Bids by Individual Investors, QIBs, Non-institutional Investors categories and Eligible Employees Bidding in the Employee Reservation Portions	Only between 10.00 a.m. on the Bid/offer Opening Date and up to 4.00 p.m. IST on Bid/offer Closing Date

*UPI mandate end time and date shall be at 5:00 pm on the Bid/offer Closing Date

† Individual Investors, Eligible Employees Bidding in the Employee Reservation Portion, QIBs and Non-Institutional Investors can neither revise their bids downwards nor cancel/ withdraw their Bids. In the Bid/offer Closing Date, the Bids shall be uploaded until: 4.00 p.m. IST in case of Bids by individual Investors, Eligible Employees Bidding in the Employee Reservation Portion, QIBs and Non-Institutional Investors.

Event	Indicative Dates
Bid/ Issue Opening Date	Tuesday, August 12, 2025
Bid/ Issue Closing Date	Thursday, August 14, 2025
Finalization of Basis of Allotment with the Designated Stock Exchange (T+1)	on or about Monday, August 18, 2025
Initiation of Allotment/ Refunds/ Unblocking of Funds from ASBA Account or UPI Id Linked Bank Account (T+2)	on or about Tuesday, August 19, 2025
Credit of Equity Shares to Demat Accounts of Allottees (T+2)	on or about Tuesday, August 19, 2025
Commencement of Trading of The Equity Shares on the Stock Exchange (T+3)	on or about Wednesday, August 20, 2025

GENERAL RISK: Investments in equity and equity-related securities involve a degree of risk and investors should not invest any funds in this Issue unless they can afford to

The Equity Shares have not been and will not be registered under the U.S. Securities Act of 1933, as amended (the **"Securities Act"**) or any state securities laws in the United States, and unless so registered, and may not be issued or sold within the United States, except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the Securities Act and in accordance with any applicable U.S. State Securities laws. The Equity Shares are being issued and sold outside the United States in "offshore transactions" in reliance on Regulation "S" under the Securities Act and the applicable laws of each jurisdiction where such issues and sales are made. There will be no public offering in the United States.

शेयरधारक कुपया गट करें कि दिदेशक मंडल में २१ मई, २०२५ को आयोजित अपनी बैठक में तैयारी करें २०२४-२५ के लिए ₹८५९ प्रति इन्वेंचिटी शेयर के अतिरिक्त लाभांश (डीवीएनएस क्रेडिटों के अधीन) की वित्तीय स्थिति की थी जो कि यदि वास्तविक आम नुकसान में सारथ्य प्राप्त अनुमेयित विषय जाता है तो उसे २७ सितंबर २०२५ को या उसके पहले उन सदस्यों या उनके निवेशकों को भुगतान किया जाएगा जिसने अपने नाम गौतिक शेयरों के संबंध में १३ जून, २०२५ यानी रिपोर्टिंग तिथि को कंपनी को सदस्यों के रजिस्टर में शामिल होना। डिमेंडीरियलाइज्ड शेयरों के संबंध में, लागू शर्तों के रूप में "लाभार्थी व्यक्ति" को भुगतान किया जाना शुरू करने में १३ जून, २०२५ को व्यवसाय घंटों की समाप्ति पर नेशनल सिस्टमेटाइज्ड डिमांडिजेंट लिमिटेड एंग स्टैंडल (विश्वीय टॉटो) सर्विसिंग (प्रिविया) सिम्बियोटा द्वारा तैयार किए गए लाभार्थी स्वामित्व के विवरण में शामिल होंगे।

अंतिम लाभांश को भुगतान उन शेयरधारकों को मिलिन ऑनलाइन ट्रान्सफर माध्यम से इलेक्ट्रॉनिक रूप से किया जाएगा जिन्होंने अपने बैंक विवरण अपडेट करवा दिए हैं। ऐसे अधिक शेयरधारकों को लिए विशेष कोलिया या मानक निष्कर्ष (सीसे) देने, सरकारी विवरण, मोबाइल नंबर, बैंक खाता विवरण और हस्ताक्षर, यादगिर को छोड़कर कंवाईरी विवरण के साथ अपडेट नहीं है, तो वे ऐसे कोलियों के संबंध में फैलद इलेक्ट्रॉनिक रूप से नख्यन से लाभार्थी साक्षात् किसी भी भुगतान के लिए पात्र होंगे। तदनुसार, एड उच्छी धारिता (होल्टिंग) के अजीन कंवाईरी सिम्बियोटा अपडेट नहीं किया गया है, तो उच्छी होल्डिंग के मिलिट देय लानार्स का खा सकूहा है। शेयरधारकों से अनुरोध है कि अपने बैंक खाते में सही लाभांश प्राप्त करने के लिए वे अपने विश्वीय टॉटो (जहां शेयर डिमेंडीरियलाइज्ड रूप में प्रतिक्रिया है) के पास एवं कंपनी के रजिस्टर पर शेयर ट्रांसफर एंजेंट (यहां शेयर प्रतिक्रिया रूप में धारित है) के पारा आमत कंवाईरी अपडेट करवाएं।

कंपनी की ३७वीं एंजेंट के प्रयोग के लिए कंपनी के सदस्यों के रजिस्टर पर शेयर ट्रांसफर पूरा गंतवार्ध, १९ अगस्त २०२५ से सुक्रवार, २८ अगस्त २०२५ तक (बीनो दिवस लाइड) बंद रहेगा।

नीयति शेयरों के स्थापनांतर अनुसंधों के पुनः दाखिल करने के लिए विशेष विज्ञो सीदी के परिचित्र संख्या SEBI/HO/MIRSD/MRSD-PoD/P/CIR/2025/97 दिनांक २ जुलाई, २०२५ के अनुसार, १ जुलाई, २०२५ के ६ जनवरी, २०२५ तक एक हीनो की अवधि के लिए एक विशेष दिशा कोटि सों है, जिसका उद्देश्य कंपन को नैतिक शेयरों के हस्तांतरण दिशाओं को पुनः बना करना है जो १ अगस्त, २०१९ से पहले बना किए गए थे और सदस्यों को, प्रक्रिया में कार्यवाही या अन्य कारकों से असलीकार पाए हुए, वास्तविक रूप से या उन पर ध्यान नहीं दिया गया। हस्तांतरण के लिए पुनः प्राप्त किए गए शेयर, दिवस प्रक्रिया पूरी करने के बाद कंवाईरी सोदा में जारी किए जाऐंगे।

शेयरधारकों से अनुरोध है कि वे आवश्यक दस्तावेजों के साथ अपना अनुबंध कंपनी के रिजिस्ट्री और ट्रांसफर एंजेंट को प्रस्तुत करें।

किती भी जानकारी के लिए आप को फिरेटोर की वेबसाइट <https://evoting.kinfotech.com> के डाउनलोड सेक्शन में उपलब्ध सामग्री एवं अक्सर पूछे जाने वाले सवाल (फ्रेक्वेंटली आस्क ई-वोटिंग यूजर मैनुअल का सॉर्ट में सकोडे पूछे या किसी भी स्पष्टीकरण के लिए सुची सहाति रूडी (मुद्रित: पावर फाइननेंस)

<p>Market wisdom, straight from the sharpest minds in the game.</p> <p>Cut through the noise every day with expert columns that decode trends before they unfold, only in Business Standard.</p> <p>To book your copy, SMS reaches to 87575 or email order@bsmail.in</p>	<p>कुमार (गार्दर)</p>		<p>खजालीस रुपये मात्र 31-12-2024 तक</p>	<p>बादरी, नौतप बुधु नगर, गोलियाबाद, उत्तर प्रदेश, क्षेत्रफल 700 वर्गमीटर</p>
	<p>(अणु खाता संख्या) 5041225, सटीप (अणु), कजसीरी (सहअणु), सुखपाल (सहअणु)</p>		<p>22-03-2025 ₹ 6,96,273.00</p> <p>छ. लाख छिपावने हजार दो सौ तिहत्तर रुपये मात्र 31-12-2024 तक</p>	<p>खैवट / खाता नं. पिन 924/1345, ग्राम नं. 93, किला नं. 20, मौजा चैनसा, अम-तहसील मोहना, हरियाणा क्षेत्रफल 1085 वर्गमीटर</p>
	<p>(अणु खाता संख्या) 6012463, राकेश कुमार (अणु), मीनू (सहअणु)</p>		<p>17-अप्रैल-25 ₹ 2,25,533.00</p> <p>दो लाख चत्तीस हजार पांच सौ तीसरे रुपये मात्र 31-12-2024 तक</p>	<p>गळगा क्षेत्रफल 54.91 वर्गमीटर एवं 65.672 वर्गफु लैजर नं. 609400121, प्लॉट / मकाना मुआंश्री नं. 06094001000001, लाला मोटा का अमर, ग्राम बाढया रांगेल तहसील एवं जिला हिसार 125001 क्षेत्रफल 470 वर्गफीट</p>
	<p>(अणु खाता संख्या) 5049607, सोपबहा (अणु), जगदीश सिंह (सहअणु)</p>		<p>17-मार्च-25 ₹ 5,45,498.00</p> <p>पांच लाख पचासीस हजार चार सौ अठ्ठावरे रुपये मात्र 31-12-2024 तक</p>	<p>खसरत नं. 75 कासीपुर, उषा सिंह नगर, जल्लाखण्ड, 244713, क्षेत्रफल 3234 वर्गफीट</p>
	<p>(अणु खाता संख्या) 6004154, पनीष चौधन (अणु), प्रिंका चौधन (सहअणु)</p>		<p>07-अप्रैल-25 ₹ 10,31,075.00</p> <p>दस लाख इक्कीस हजार चिध्तर रुपये मात्र 31-12-2024 तक</p>	<p>खसरत नं. 4438क, मौजा रमलपुर सिन्ध, तहसील विकासनगर, पल्लाना पांच बज, जिला देहरादून, जल्लाखण्ड 248198 क्षेत्रफल 1138 वर्गफीट</p>

स्थान: नई दिल्ली
दिनांक: अगस्त 06, 2025


 शासनाच्या पत्रिका।
 दिनांक: 05.08.2023
 स्थान: दिल्ली/राजधानी/राजधानी/राजधानी/राजधानी
 प्राधिकृत अधिकारी
 सीएफएम एंडर सिकंदर कानन भागवत लिमिटेड
 [सीएफएमएंडरसिकंदर - 10] के हल्ली के रूप में कार्यरत।

THIS IS A PUBLIC ANNOUNCEMENT FOR INFORMATION PURPOSES ONLY AND IS NOT A PROSPECTUS ANNOUNCEMENT. THIS DOES NOT CONSTITUTE AN INVITATION OR OFFER TO ACQUIRE, PURCHASE OR SUBSCRIBE FOR SECURITIES. NOT FOR RELEASE, PUBLICATION OR DISTRIBUTION, DIRECTLY OR INDIRECTLY, OUTSIDE INDIA

MAHENDRA REALTORS & INFRASTRUCTURE LIMITED

(Formerly Known as Mahendra Realtors & Infrastructure Private Limited)

Corporate Identification Number: U70102MH2007PLC171445

Mahendra Realtors & Infrastructure Limited (the "Issuer" or the "Company") was incorporated on June 8, 2007 as 'Mahendra Realtors & Infrastructure Private Limited', as a private limited company under the Companies Act, 1956, pursuant to a certificate of incorporation issued by Registrar of Companies, Mumbai. Subsequently, the name of our company was changed to "Mahendra Realtors & Infrastructure Limited" pursuant to a shareholders' resolution passed at an Extra-Ordinary General Meeting held on June 13, 2014, and a fresh certificate of incorporation dated August 25, 2014 was issued by Registrar of Companies, Mumbai bearing corporate identification number U70102MH2007PLC171445. However, the name of our company was changed to "Mahendra Realtors & Infrastructure Private Limited" pursuant to a shareholders' resolution passed at an Extra-Ordinary General Meeting held on August 26, 2014, and a fresh certificate of incorporation dated November 03, 2014 was issued by Registrar of Companies, Mumbai bearing corporate identification number U70102MH2007PTC171445. Subsequently, the name of our company was changed to "Mahendra Realtors & Infrastructure Limited" pursuant to a shareholders' resolution passed at an Extra-Ordinary General Meeting held on April 3, 2024, and a fresh certificate of incorporation dated July 15, 2024 was issued by Registrar of Companies, Mumbai bearing corporate identification number U70102MH2007PLC171445. For details relating to change in the Registered Office of our Company, please refer to "History and Certain Corporate Matters" on page no. 188 of Red Herring Prospectus.

Registered Office: 603, Quantum Tower, Ram Baug, Opp Dal Mill, Off S.V. Road, Malad (West), Mumbai, Maharashtra- 400064;

CIN: U70102MH2007PLC171445; Website: www.mripl.net; E-Mail: info@mripl.net

Company Secretary and Compliance Officer: Ms. Niharika Kothari; Telephone No.: +91 9082850343



(Please scan this QR code to view the webpage of the BRLM to view/download documents relating to the offer.)

PROMOTERS OF OUR COMPANY: HEMANSHU SHAH, BHAVESH MAHENDRAKUMAR SHAH, CHANDRIKA MAHENDRA SHAH, HETAL BHAVESH SHAH, VARSHA HEMANSHU SHAH

THE OFFER

INITIAL PUBLIC OFFER OF UP TO 58,17,600 EQUITY SHARES OF FACE VALUE OF ₹ 10/- EACH (THE "EQUITY SHARES") OF OUR COMPANY ("MAHENDRA REALTORS & INFRASTRUCTURE LIMITED") AT AN ISSUE PRICE OF ₹ [-] PER EQUITY SHARE (INCLUDING A SHARE PREMIUM OF ₹ [-] PER EQUITY SHARE) FOR CASH, AGGREGATING UP TO ₹ [-] LAKHS ("PUBLIC ISSUE"), COMPRISING A FRESH ISSUE OF UP TO 47,26,400 EQUITY SHARES AGGREGATING TO RS. [-] LAKH BY OUR COMPANY ("FRESH ISSUE") AND AN OFFER FOR SALE OF UP TO 10,91,200 EQUITY SHARES COMPRISING OF UP TO 5,45,600 EQUITY SHARES BY MR. HEMANSHU SHAH AND UP TO 5,45,600 EQUITY SHARES BY MR. BHAVESH MAHENDRAKUMAR SHAH ("THE PROMOTER SELLING SHAREHOLDERS" OR "THE SELLING SHAREHOLDER") AGGREGATING TO RS. [-] LAKHS ("OFFER FOR SALE"). OUT OF WHICH 2,91,200 EQUITY SHARES OF FACE VALUE OF ₹ 10/- EACH, AT AN ISSUE PRICE OF ₹ [-] PER EQUITY SHARE FOR CASH, AGGREGATING ₹ [-] LAKHS WILL BE RESERVED FOR SUBSCRIPTION BY THE MARKET MAKER TO THE ISSUE (THE "MARKET MAKER RESERVATION PORTION"). THE PUBLIC ISSUE LESS MARKET MAKER RESERVATION PORTION I.E. ISSUE OF 55,26,400 EQUITY SHARES OF FACE VALUE OF ₹ 10/- EACH, AT AN ISSUE PRICE OF ₹ [-] PER EQUITY SHARE FOR CASH, AGGREGATING UP TO ₹ [-] LAKHS IS HEREINAFTER REFERRED TO AS THE "NET ISSUE". THE PUBLIC ISSUE AND NET ISSUE WILL CONSTITUTE 26.32 % AND 25.00 % RESPECTIVELY OF THE POST- ISSUE PAID-UP EQUITY SHARE CAPITAL OF OUR COMPANY.

THE PRICE BAND AND THE MINIMUM BID LOT WILL BE DECIDED BY OUR COMPANY IN CONSULTATION WITH THE BRLM AND WILL BE ADVERTISED IN BUSINESS STANDARD ALL EDITION (A WIDELY CIRCULATED ENGLISH NATIONAL DAILY NEWSPAPER), BUSINESS STANDARD ALL EDITION (A WIDELY CIRCULATED HINDI NATIONAL DAILY NEWSPAPER) AND ALL EDITIONS OF PRATAHKAL (REGIONAL LANGUAGE OF MAHARASHTRA WHERE OUR REGISTERED OFFICE IS LOCATED), AT LEAST TWO WORKING DAYS PRIOR TO THE BID/ISSUE OPENING DATE AND SHALL BE MADE AVAILABLE TO THE EMERGE PLATFORM OF NATIONAL STOCK EXCHANGE OF INDIA LIMITED ("NSE") FOR THE PURPOSES OF UPLOADING ON ITS WEBSITE IN ACCORDANCE WITH SECURITIES AND EXCHANGE BOARD OF INDIA (ISSUE OF CAPITAL AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2018, AS AMENDED (THE "SEBI ICDR REGULATIONS").*SUBJECT TO FINALIZATION OF BASIS OF ALLOTMENT.

DETAILS OF THE SELLING SHAREHOLDERS, OFFER FOR SALE AND AVERAGE COST OF ACQUISITION

NAME OF SELLING SHAREHOLDER	NUMBER OF EQUITY SHARES OFFERED/ AMOUNT	WEIGHTED AVERAGE COST OF ACQUISITION (IN ₹ PER EQUITY SHARES)
Hemanshu Shah	5,45,600	0.42
Bhavesh Mahendrakumar Shah	5,45,600	0.40

PRICE BAND: ₹75.00 /- to ₹85.00 /- PER EQUITY SHARE OF FACE VALUE OF ₹ 10.00/- EACH.

THE FLOOR PRICE IS 7.5 TIMES OF THE FACE VALUE AND CAP PRICE IS 8.5 TIMES OF THE FACE VALUE OF THE EQUITY SHARES.

THE PRICE TO EARNING RATIO BASED ON DILUTED EPS FOR FISCAL 2024-2025 AT THE FLOOR PRICE IS 8.77 TIMES AND AT THE CAP PRICE IS 9.94 TIMES.

BIDS CAN BE MADE FOR A MINIMUM OF TWO LOT (LOT SIZE CONSIST OF 1600 EQUITY SHARES EACH) AND IN MULTIPLES OF 1600 EQUITY SHARES THEREAFTER.

BID/OFFER PERIOD	ANCHOR INVESTOR BIDDING DATE: MONDAY, AUGUST 11, 2025	BID OFFER OPENS ON: TUESDAY, AUGUST 12, 2025	BID OFFER CLOSES ON: THURSDAY, 14 AUGUST, 2025
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BRIEF DESCRIPTION OF THE BUSINESS OF THE ISSUER COMPANY:

Our Company is engaged in providing a wide variety of services including but not limited to Structural Repairs, Rehabilitation, Retrofitting, Water Proofing, Corporate Interior, Build-Operate-Transfer (BOT) Projects, Maintenance, Construction, Infrastructure Restoration etc.. We have undertaken several Structural repairs projects for various government departments and public sectors organizations, for example, Structural Repairs projects at CIDCO Vashi Railway Station and Belapur Railway Station undertaken by deploying various latest innovative techniques viz. Polymer Modified Mortar, micro concrete, Injection Grouting, Texture, Huge waterproofing with heat insulation etc., structural repairs at Ghatkopar wherein Structural Stability Certificate was issued by IIT Bombay, in which Steel Jacketing was carried out along with Fabre wrapping, External Repairs, Retrofitting and Restoration works at SBI Harbour heights etc. Further, we have successfully completed various corporate interior projects at IIT Bombay, Airport Authority of India, VVIP Circuit house, Pune, SVP Hospital at Ahmedabad and likewise other major projects. For detailed information please refer chapter titled "Our Business" on page no. 144 of the Red Herring Prospectus.

*THE ISSUE IS BEING MADE PURSUANT TO CHAPTER IX (INITIAL PUBLIC OFFER BY SMALL AND MEDIUM ENTERPRISES) OF THE SEBI ICDR REGULATIONS, 2018 AMENDED FROM TIME TO TIME (IPO OF THE SMALL AND MEDIUM ENTERPRISES) AND THE EQUITY SHARES ARE PROPOSED TO BE LISTED ON EMERGE PLATFORM OF NATIONAL STOCK EXCHANGE OF INDIA LIMITED ("NSE") I.E. NSE EMERGE. NATIONAL STOCK EXCHANGE OF INDIA SHALL BE THE DESIGNATED STOCK EXCHANGE.

ALLOCATION OF THE ISSUE

• QIB Category	: upto 50% of the Net Issue	• Non-institutional investor category:	Not Less than 15% of the Net Issue
• Individual Investor Category	: Not Less 35.00% of the Net Issue	• Market Maker	: Not Less than 5.00% of the Total Issue

IN MAKING AN INVESTMENT DECISION, POTENTIAL INVESTORS MUST ONLY RELY ON THE INFORMATION INCLUDED IN THE RED HERRING PROSPECTUS AND THE TERMS OF THE OFFER, INCLUDING THE RISKS INVOLVED AND NOT RELY ON ANY OTHER EXTERNAL SOURCES OF INFORMATION ABOUT THE OFFER AVAILABLE IN ANY MANNER.

In accordance with the recommendation of the Independent Directors of our Company, pursuant to their resolution dated August 05, 2025 the above provided price band is justified based on quantitative factors/ KPIs disclosed in the "Basis for Issue Price" section beginning on page no. 114 of the Red Herring Prospectus vis-a-vis the weighted average cost of acquisition ("WACA") of primary and secondary transaction(s), as applicable, disclosed in "Basis for Issue Price" section beginning on page no. 114 of the Red Herring Prospectus and provided below in the advertisement.

RISKS TO INVESTORS

1. Risk to investors summary description of the key risk factors based on materiality:

The below mentioned risks are top 10 risk factors as per the RHP (For further details on 'Risk Factors' please refer page no. 31 of the Red Herring Prospectus, you can scan the QR code given on top of the advertisement for viewing Red Herring Prospectus.)

- Our Top 10 customers contribute more than 50% of the revenue in the all three financial year and stub period. The loss of any one or more of our major customers would have a material adverse effect on our business, cash flows, results of operations and financial condition. Further, we generally do business with our customers on a Work order basis and do not enter into long-term contracts with them. Our inability to maintain relationships with our customers could have an adverse effect on our business, prospects, results of operations and financial condition.
- Our revenues largely depend on acceptance of the bids submitted to the Government and Government Departments. Our performance could be affected in case majority of the bids are not accepted / awarded to us or we quote a lower bid value.
- Our construction, interior / structural repairs / restoration/ retrofitting projects may be delayed, modified or cancelled for reasons beyond our control which may materially and adversely affect our business, financial condition and results of operation.
- The geographical concentration of our customer base may restrict our operations and adversely affect our business, results of operations, and financial conditions in the future.
- Increase in competition in the Indian real estate sector may adversely affect profitability.
- Our top ten suppliers contribute significant part of our purchases. Any loss of business with one or more of them may adversely affect our business operations and profitability.
- Our Company, Promoters, and Directors are not involved in certain legal and regulatory proceedings except as disclosed below. Any future litigation may have a material adverse effect on our business.
- Our business is manpower intensive and we are dependent on the supply and availability of a sufficient pool of contract labourers from sub-contractors at our project locations. Unavailability or shortage of such a pool of contract labour or any strikes, work stoppages, increased wage demands by workmen or changes in regulations governing contractual labour may have an adverse impact on our cash flows and results of operations.
- The profits from our projects are difficult to predict and are not comparable at all.
- Projects undertaken through a joint venture may be delayed on account of the performance of the joint venture partner or, in some cases, significant losses from the joint venture may have an adverse effect on our business, results of operations and financial condition

Average Cost of Acquisition of Equity Shares held by the promoters is:

Name	Promoter / Promoter Group	No. of Shares held	Avg. Cost of Acquisition*(In Rs.)
Hemanshu Shah	Promoter	80,56,720	0.37
Bhavesh Mahendrakumar Shah	Promoter	81,18,250	0.38
Chandrika Mahendra Shah	Promoter	7,86,030	1.52
Hetal Bhavesh Shah	Promoter	1,78,500	2.25
Varsha Hemanshu Shah	Promoter	2,27,500	2.19

* Including the Equity Shares issued pursuant to bonus issue and transfer.

- The offer price at the upper end of the price band is Rs. 85/- per Equity Share
- The Price/Earning ratio based on diluted EPS for Fiscal 2025 for the Company at the upper end of the Price Band is Rs. 9.94/-.
- Weighted Average Return on Net Worth for Fiscals 2025, 2024 and 2023 is 20.99%.

2. Details of suitable ratios of the company for the latest full financial year:

S. No.	Name of the Company	Face Value (Per Share)	GMP	EPB	P/E Ratio	RONW (%)	EBITDA	NAV (Rs. Per share)	PAT (Rs. in Lakh)
1	Mahendra Realtors & Infrastructure Limited	10.00/-	[-]	8.55	[-]	23.43%	2,189.89	40.79	1,486.63
2	AB InfraBuild Limited	10.00/-	179.90	3.36	53.54	0.17	3,480.03	20.74	1,612.14
3	Maruti Infrastructure Limited	2.00/-	13.92	0.21	66.29	0.07	382.56	14.77	192.88

*Source: <https://www.bseindia.com/>

Notes:

- Considering the nature and turnover of the business of the Company the peer is not strictly comparable. However, the same has been included for broader comparison.
- The figures for Mahendra Realtors & Infrastructure Limited (Formerly named Mahendra Realtors & Infrastructure Private Limited) are based on the restated results for the year ended March 31, 2025.
- The figures for the peer group are based on standalone audited results for the respective year ended March 31, 2025.
- Current Market Price (CMP) is the closing price of the respective scrip as of 24th July, 2026.

For detailed information please refer chapter titled "Basis for Issue Price" on page no. 114 of the Red Herring Prospectus

3. Weighted average return on net worth for the last 3 FYs, and return on net worth for period ended March 31, 2025, as per the restated financial statements:

S. No	Period	RoNW (%)	Weights
1.	Financial Year 2022-2023	9.53%	1
2.	Financial Year 2023-2024	23.05%	2
3.	Financial Year 2024-2025	23.43%	3
4.	Weighted Average	20.99%	

Note: 1. The RoNW has been computed by dividing net profit after tax (excluding exceptional items) with restated Net worth as at the end of the year / period

2. Weighted average = Aggregate of year-wise weighted RoNW divided by the aggregate of weights i.e. (RoNW*Weight) for each year / Total of weights

4. Disclosures as per clause (9)(K)(4) of Part A to Schedule VI, as applicable.

a. The price per share of our Company based on the primary/ new issue of shares (equity/convertible securities)

Except as disclosed below, there has been no issuance of Equity Shares, other than Equity Shares issued pursuant to a bonus issue as on March 26, 2024 respectively, during the 18 months preceding the date of this RHP, where such issuance is equal to or more than 5% of the fully diluted paid-up share capital of the Company (calculated based on the pre-issue capital before such transaction(s) and excluding employee stock options granted but not vested), in a single transaction or multiple transactions combined together over a span of 30 days

Date of allotment	No. of equity allotted	Face Value of shares	Issue price per equity share (₹)	Nature of allotment	Nature of Consideration	Total Consideration (₹)
March 26, 2024	1,61,36,250	10.00/-	N.A.	Bonus (13:1)	Other than cash	N.A.

b. The price per share of our Company based on the secondary sale / acquisition of shares (equity shares)

There has been no secondary sale / acquisitions of Equity Shares, where the promoters, members of the promoter group or shareholder(s) having the right to nominate director(s) in the board of directors of the Company are a party to the transaction (excluding gifts), during the 18 months preceding the date of this certificate, where either acquisition or sale is equal to or more than 5% of the fully diluted paid up share capital of the Company (calculated based on the pre-issue capital before such transaction/s and excluding employee stock options granted but not vested), in a single transaction or multiple transactions combined together over a span of rolling 30 days.

c. Since there is eligible transaction reported under (a) above, the price per equity share of our Company based on last five primary and secondary transactions (secondary transactions where promoters, promoter group or shareholder(s) having the right to nominate director(s) on our Board, are a party to the transaction), not older than three years prior to the date of the Red Herring Prospectus irrespective of the size of transactions, has not been computed.

d. Weighted average cost of acquisition, floor price and cap price

Types of transactions	Weighted average cost of acquisition (₹)	Floor Price (i.e. ₹ 75.00)	Cap Price (i.e. ₹ 85.00)
Weighted average cost of acquisition of primary/new issue as per paragraph 8(a) above.	Nil	NA	NA
Weighted average cost of acquisition for secondary sale / acquisition as per paragraph 8(b) above.	NA*	NA*	NA*
Weighted average cost of acquisition for past 5 primary issuances/secondary transaction as disclosed above	NA	NA	NA

Note: *There were no secondary sales/acquisition of shares of shares (equity/convertible securities) other than Shares transfer on in last 18 months from the date of the Red Herring Prospectus.

ADDITIONAL INFORMATION FOR INVESTORS:

Details of proposed / undertaken pre-issue placement from the filing date: Our Company has not undertaken any Pre-IPD Placements from the DRHP filing date.

Transaction of shares aggregating up to 1% or more of the paid-up equity share capital of the Company by promoter(s) and promoter group(s) from the RHP filing date: Not Applicable

Shareholding of the Promoter/ Promoter Group and Additional Top 10 Shareholding of the Company:

Sr. No.	Name of Shareholder	Pre-issue Shareholding as at the date of Advertisement		Post-issue shareholding as at Allotment			
		Number of Equity Share	Share Holding (in %)	At the lower end of the price band (₹ 75.00)		At the upper end of the price band (₹ 85.00)	
				Number of Equity Shares	Shareholding (in %)	Number of Equity Shares	Share Holding (in %)
Promoters							
1.	Hemanshu Shah	80,56,720	46.36%	75,11,120	33.98%	75,11,120	33.98%
2.	Bhavesh M. Shah	81,18,250	46.72%	75,72,650	34.26%	75,72,650	34.26%
3.	Hetal Bhavesh Shah	1,78,500	1.03%	1,78,500	0.81%	1,78,500	0.81%
4.	Chandrika Mahendra Shah	7,86,030	4.52%	7,86,030	3.56%	7,86,030	3.56%
5.	Varsha Hemanshu Shah	2,27,500	1.31%	2,27,500	1.03%	2,27,500	1.03%
Total (A)		1,73,67,000	99.94%	1,62,75,800	73.63%	1,62,75,800	73.63%
Promoter Group							
6.	Mahendra S. Shah HUF	3,500	0.02%	3,500	0.02%	3,500	0.02%
7.	Bhavesh M. Shah HUF	3,500	0.02%	3,500	0.02%	3,500	0.02%
8.	Hemanshu M. Shah HUF	3,500	0.02%	3,500	0.02%	3,500	0.02%
Total (B)		10,500	0.06%	10,500	0.05%	10,500	0.05%
TOTAL (A+B)		1,73,77,500	100%	1,73,77,500	73.68%	1,62,86,300	73.68%
Additional Top 10 Shareholders							
Nil							

Notes:

- The Promoter Group shareholders are M/s Mahendra S. Shah HUF, M/s Bhavesh M. Shah HUF and M/s Hemanshu M. Shah HUF.
- Assuming full subscription in the Fresh Issue. The post-issue shareholding details as at allotment will be based on the actual subscription and the final Issue price and updated in the prospectus, subject to finalization of the basis of allotment.

Also, this table assumes there is no transfer of shares by these shareholders between the date of the advertisement and allotment (If any such transfers occur prior to the date of prospectus, it will be updated in the shareholding pattern in the prospectus).

BASIS FOR ISSUE PRICE	
	The "Basis of the issue price" on page no. 114 of the Offer document has been with the above price band. Please refer to the website of the BRLM i.e. www.ftfinsec.com or scan the given QR code for the "Basis of the issue price" updated with the above price band.

INDICATIVE TIMELINES FOR THE ISSUE

Our Company may in consultation with the BRLM, consider participation by Anchor Investors in accordance with the SEBI ICDR Regulations.

Sequence of Activities	Listing within T+3 days (T is Issue Closing Date i.e. Thursday, August 14, 2025)
Application Submission by Investors	Electronic Applications (Online ASBA through 3-in-1 accounts) – Up to 4 pm on Thursday, August 14, 2025.
	Electronic Applications (Bank ASBA through Online channels like Internet Banking, Mobile Banking and Syndicate UPI ASBA etc.) – Up to 4 pm on Thursday, August 14, 2025.
	Electronic Applications (Syndicate Non-Retail, Non-Individual Applications) – Up to 4 pm on Thursday, August 14, 2025.
Bid Modification	Physical Applications (Bank ASBA) – Up to 1 pm on Thursday, August 14, 2025.
	Physical Applications (Syndicate Non-Retail, Non-Individual Applications of QIBs and NITs) – Up to 12 pm on Thursday, August 14, 2025 and Syndicate members shall transfer such applications to banks before 1 pm on Thursday, August 14, 2025.
	From issue opening date up to 5 pm on Thursday, August 14, 2025
Validation of bid details with depositories	From issue opening date up to 5 pm on Thursday, August 14, 2025
Reconciliation of UPI mandate transactions (Based on the guidelines issued by NPCI from time to time): Amongst Stock Exchanges- Sponsor Banks - NPCI and NPCI - PSPs/TPAPs** - Issuer Banks, Reporting formats of bid information, UPI analysis report and compliance timelines	On daily basis transactions
Merchant Bankers to submit to SEBI, sought as and when.	
UPI Mandate acceptance time	Thursday, August 14, 2025
Issue Closure T day	Thursday, August 14, 2025 - 4 pm for QIB and NII categories Thursday, August 14, 2025 - 4 pm for Individual investor and other reserved categories
Third party check on UPI applications	On daily basis and to be completed before 9:30 PM on Thursday, August 14, 2025.
Third party check on non-UPI applications	On daily basis and to be completed before 1 pm on Thursday, August 14, 2025.
Submission of final certificates: -For UPI from Sponsor Bank -For Bank ASBA, from all SCSSBs -For syndicate ASBA UPI ASBA	Before 09:30 pm on Thursday, August 14, 2025. All SCSSBs for Direct ASBA - Before 07:30 pm on Thursday, August 14, 2025. Syndicate ASBA - Before 07:30 pm on Thursday, August 14, 2025.
Finalization of rejections and completion of basis	Before 6 pm on Monday, August 18, 2025
Approval of basis by Stock Exchange	Before 9 pm on Monday, August 18, 2025
Issuance of fund transfer instructions in separate files for debit and unblock. For Bank ASBA and Online ASBA - To all SCSSBs For UPI ASBA - To Sponsor Bank	Initiation not later than 09:30 am on Tuesday, August 19, 2025; Completion before 2 pm on Tuesday, August 19, 2025 for fund transfer; Completion before 4 pm on Tuesday, August 19, 2025 for unblocking
Corporate action execution for credit of shares	Initiation before 2 pm on Tuesday, August 19, 2025 Completion before 6 pm on Tuesday, August 19, 2025
Filing of listing application with Stock Exchanges and issuance of trading notice	Before 7:30 pm on Tuesday, August 19, 2025.
Publish allotment advertisement	On website of Issuer, Merchant Banker and RTI - before 9 pm on Wednesday, August 20, 2025. In newspapers - On Wednesday, August 13, 2025 day but not later than On Friday, August 22, 2025
Trading starts T+3 day	Trading starts Wednesday, August 20, 2025

** PSPs/TPAPs=Payment Service Providers/Third party application providers.

SUBMISSION OF BIDS (OTHER THAN BIDS FROM ANCHOR INVESTOR)

Bid/offer Period (except the Bid/Issue Closing Date)	
Submission and Revision in Bids	Only between 10.00 a.m. and 4.00 p.m. (Indian Standard Time ("IST"))
Bid/Issue Closing Date* (i.e. August 14, 2025)	
Submission of Electronic Applications (Online ASBA through 3-in-1 accounts) – For Individual Investors (other than QIBs and Non-Institutional Investors) and Eligible Employees Bidding in the Employee Reservation Portion	Only between 10.00 a.m. and up to 4.00 p.m. IST
Submission of Electronic Applications (Bank ASBA through Online channels like Internet Banking, Mobile Banking and Syndicate UPI ASBA applications)	Only between 10.00 a.m. and up to 4.00 p.m. IST
Submission of Electronic Applications (Syndicate Non-Individual, Non-Institutional Applications)	Only between 10.00 a.m. and up to 4.00 p.m. IST
Submission of Physical Applications (Bank ASBA)	Only between 10.00 a.m. and up to 4.00 p.m. IST
Submission of Physical Applications (Syndicate Non-Individual, Non-Institutional Applications)	Only between 10.00 a.m. and up to 4.00 p.m. IST
Modification/ Revision/Cancellation of Bids	
Upward Revision of Bids by Individual Investors, QIBs, Non-Institutional Investors categories and Eligible Employees Bidding in the Employee Reservation Portions	Only between 10.00 a.m. on the Bid/offer Opening Date and up to 4.00 p.m. IST on Bid/offer Closing Date

*UPI mandate end time and date shall be at 5:00 pm on the Bid/offer Closing Date

†Individual Investors, Eligible Employees Bidding in the Employee Reservation Portion, QIBs and Non-Institutional investors can neither revise their bids downwards nor cancel/withdraw their Bids. On the Bid/offer Closing Date, the Bids shall be uploaded until: 4.00 p.m. IST in case of Bids by Individual Investors, Eligible Employees Bidding in the Employee Reservation Portion, QIBs and Non-Institutional Investors.

Event	Indicative Dates
Bid/ Issue Opening Date	Tuesday, August 12, 2025
Bid/ Issue Closing Date	Thursday, August 14, 2025
Finalization of Basis of Allotment with the Designated Stock Exchange (T+1)	on or about Monday, August 18, 2025
Initiation of Allotment/ Refunds/ Unblocking of Funds from ASBA Account or UPI Id Linked Bank Account (T+2)	on or about Tuesday, August 19, 2025
Credit of Equity Shares to Demat Accounts of Allottees (T+2)	on or about Tuesday, August 19, 2025
Commencement of Trading of The Equity Shares on the Stock Exchange (T+3)	on or about Wednesday, August 20, 2025

ASBA*	Simple, Safe, Smart way of Application-make use of it!!!	*Applications Supported by Blocked Amount (ASBA) is a better way of applying to issues by simply blocking the fund in the bank account, investors can avail the same. For details, check section on ASBA below.	Mandatory in Public issues from January 01, 2016. No Cheque will be accepted.
UPI – Now available in ASBA for Individual investors and non-institutional investor applying for amount up to Rs. 5,00,000/- applying through Registered Brokers, DPAs & RTAs. UPI Bidder also have the option to submit the Application directly to the ASBA Bank (SCSSBs) or to use the facility of linked online trading, demat and bank account. Investors are required to that the Bank Account used for bidding is linked to their PAN. Bidders must ensure that their PAN ensure is linked with Aadhaar and are in compliance with CBDT notification dated February 13, 2020, issued by the CBDT and the subsequent press release, including press release dated June 25, 2021 and September 17, 2021 and CBDT circular no. 7 of 2022, dated March 30, 2022 read with press release dated March 28, 2023 and any subsequent press releases in this regard.			

The Equity Shares have not been and will not be registered under the U.S. Securities Act of 1933, as amended (the "**Securities Act**") or any state securities laws in the United States, and unless so registered, and may not be issued or sold within the United States, except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the Securities Act and in accordance with any applicable U.S. State Securities laws. The Equity Shares are being issued and sold outside the United States in "offshore transactions" in reliance on Regulation "S" under the Securities Act and the applicable laws of each jurisdiction where such issues and sales are made. There will be no public offering in the United States.

- 1 The Company is a Non Banking Financial Company (NBFC) registered with Reserve Bank of India and in accordance with Scale Based Regulations, a Base Layer NBFC (NBFC-BL).
- 2 The above financial results for the quarter ended 30th June, 2025 have been reviewed by the Audit Committee and on its recommendation approved by the Board of Directors at their respective meeting held on 05th August, 2025. The Statutory Auditors of the Company have expressed an unmodified opinion based on their limited review of unaudited financial results for the quarter ended 30th June, 2025.
- 3 The above financial results of the Company have been prepared in accordance with Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013, read with the Companies (Indian Accounting Standards) Rules, 2015 (as amended) and the other accounting principles generally accepted in India.
- 4 The figures for the quarter ended 31st March, 2025 are the balancing figures between the audited figures in respect of the year ended on 31st March, 2025 and the unaudited year to date figures for the quarter and nine months ended 31st December, 2024, which were subjected to Limited review by the Statutory Auditors.
- 5 The Company is operating in a single reportable segment i.e. Non Banking Financial Activities. All activities are carried out within India. As such there are no separate reportable segments as per Indian Accounting Standard-108 (Ind AS) "Operating Segments".
- 6 During the quarter ended 30th June, 2025, the Company has issued 2,500 fully paid, senior, secured, rated, listed, redeemable, unsecured non-convertible debentures ("NCDs"), each having a face value of ₹ 1,00,000/- (Rupees One Lakh Only) aggregating to INR 2,500 Lakhs (Rupees Two Thousand Five Hundred Lakhs Only), at a discount of ₹ 4,475.20 per NCD. The said NCDs are listed on BSE Limited. The said NCDs are fully secured by exclusive, current and continuing charge by way of hypothecation over the specified receivables of the Company to the extent of 125% of the outstanding amount of the NCDs (including interest), as detailed out in Information Memorandum and the Company has maintained the requisite security cover which is sufficient to discharge the outstanding principal and interest amount at all time for NCDs. The security cover certificate as per regulation 54 (3) of the listing regulation read with SEBI Master circular SEBI/HO/DDH/PoD/P/CR/2024/46 dated 16th May, 2024 has been separately filed with BSE Limited.
- 7 The Company has no subsidiary/associate/joint venture company(ies) during the above reporting period, hence the applicability to prepare consolidated financial results is not applicable to the Company.
- 8 The financial results of the Company have been prepared in accordance with Regulation 33 and Regulation 52 read with Regulation 53(2) of the SEBI Listing Regulations and will be available on the website of the Company (www.mangafincom.com) and the Stock Exchanges i.e. BSE Limited (www.bseindia.com) and National Stock Exchange of India Limited (www.nseindia.com).
- 9 Previous period/year's figures have been regrouped / reclassified, wherever necessary, to make them comparable with the figures of the current period.
- 10 Comparison between figures for the period ended on Q4FY2024 Vs Q4FY2025.