



# AGI INFRA LIMITED.

( BUILDERS & DEVELOPERS )

CIN : L45200PB2005PLC028466

SCO 1-5, Urbana, Jalandhar Heights II, Jalandhar - 144022, Punjab

Phone : 0181-2986844 | 0181-2921991 | accounts@agiinfra.com, gi\_builders@Yahoo.co.in

info@agiinfra.com | www.agiinfra.com

**November 14, 2024**

To, The Department of Corporate Services, BSE Limited Phiroze Jeejeebhoy Towers, Dalal Street, Fort, Mumbai-400001  <b>Scrip Code: 539042</b>	To, The General Manager-Listing Department The National Stock Exchange of India Limited Exchange Plaza, 5th Floor Plot No. C/1, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400 051  <b>Symbol:AGIIL</b>
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**Dear Madam/Sir,**

**Sub: Submission of Investor Presentation**

Pursuant to Regulation 30 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed herewith the Investor Presentation.

This is for your information and record.

Thanking you.

**FOR AGI INFRA LIMITED**

**Aarti Mahajan**  
**(Company Secretary and**  
**Compliance Officer)**  
**M.No. A38396**



**AGI INFRA LIMITED**  
Builders & Developers

**Forbes Asia**  
**BEST** UNDER A  
**BILLION**  
**2024**



[www.agiinfra.com](http://www.agiinfra.com)



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The Company's securities, if offered, will be issued solely through a statutory offering document containing detailed information about the Company, its financials, and other relevant disclosures. This presentation has been prepared based on information deemed reliable by AGI Infra Limited, but the Company does not make any express or implied representation or warranty regarding the accuracy, completeness, or fairness of the information contained herein. Reliance on this presentation's contents is not advised as it may not contain all pertinent details, and the Company expressly disclaims liability for any omissions or inaccuracies.

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Third-party forward-looking statements or projections included in this presentation are not endorsed by the Company, which assumes no responsibility for the accuracy of such statements.

# COMPANY AT A GLANCE



NAME OF THE COMPANY	AGI INFRA LIMITED
CIN NUMBER	L45200PB2005PTCO28466
REGISTERED OFFICE	SCO 1-5, Urbana, Jalandhar Heights-II, Jalandhar, Punjab-144022
AUTHORISED CAPITAL	Rs. 15.00 Crores
PAID UP CAPITAL	Rs. 12.216 Crores
TNW	Rs. 225.00 Crores (as on 31.03.2024)
No. of Shares	1,22,16,720 of Rs. 10.00 Each
OUR BANKERS	PUNJAB NATIONAL BANK. STATE BANK OF INDIA CAPITAL SMALL FINANCE BANK LTD AND CENTRAL BANK OF INDIA
PAN NUMBER	AACCG7964N
GST NUMBER	03AACCG7964N1Z6
IE CODE NO.	3011018910
WEBSITE	<a href="http://www.agiinfra.com">www.agiinfra.com</a>
PHONE NUMBER	0181-2986844,2921991
Email ID	<a href="mailto:info@agiinfra.com">info@agiinfra.com</a>

# DETAIL OF DIRECTORS



NAME	PARTICULARS	EXPERIENCE
S. Sukhdev Singh Khinda. (Managing Director & Executive Director)	DIN No. 01202727 Pan No. AFRPS3124B	Experience of about 25 years in construction
Smt. Salwinderjit Kaur (Whole Time Director & Executive Director)	DIN NO. 00798804 Pan No. AHCP54619A	Experience of about 15 years in construction
Anuj Rai Bansal (Non-Executive Director)	DIN NO. 01278966 Pan No. AFTP9724Q	Experience of about 15 years in Secretarial Practice
Mr. Amrik Singh Chawla (Non-Executive Independent Director)	DIN No. 01354450 Pan No. ACPPC3108E	Experience of about 30 years in Business & profession of Advocate
Mr. Mohit Saluja (Non-Executive Independent Director)	DIN No. 08054204 Pan No. BTDP52729H	Experience of about 15 years in Secretarial Practice
Ms. Simran Kaur Josan (Whole Time Director & Executive Director)	DIN No. 08415910 Pan No. BRNPJ1680C	Experience of about 5 years in Finance and Accounts

# OUR LEADERSHIP

## Sukhdev Singh Khinda Managing Director

Our managing director, Mr. Sukhdev Singh Khinda, has an experience of more than 2 decades in the field of real estate and construction. He started his career in the field of finance after completing his Masters in Commerce from GNDU, while also pursuing a degree under the Institute of Cost and Works. Pursuant to obtaining an experience of almost 2 decades in the field of finance, he began his next journey in real estate and construction business.

Under his leadership, AGI Infra Limited has delivered multiple projects in the state of Punjab and such projects are a testimonial of Mr. Singh's foresight and proactiveness in the real estate research and technology. Owing to the remarkable imprint that the Company has been creating in the field of real

- • • • estate, Mr. Singh has also been awarded with an Honorary
- • • • Doctorate Degree in Real Estate by the University of Maryland.

Among many other achievements of the Company under Mr. Singh's leadership, the latest milestone has been featuring in the Forbes Asia Best Under a Billion list.



# BANKERS OF THE COMPANY



BANK NAME	BRANCH	CONTACT PERSON/DETAILS
Punjab National Bank	Punjab National Bank MCC Branch, Jalandhar(Punjab)-144001	Tel No.94171-64357 Contact Person: Mr. Sanghal e-mail: mcc6359@pnb.co.in
State Bank of India	SME Branch, Civil Lines Jalandhar, Distt Jalandhar, Punjab-144001	Tel No. 98722-01412 Contact Person: Mr. Manoj Aggarwal e-mail: sbi.04044@sbi.co.in
Capital Small Finance Bank Ltd	G.T Road, Jalandhar	Mobile No.:9872077845 Contact Person: Mr. Ritesh Gakhar e-mail: ritesh.gakhar@capitalbank.co.in
Central Bank of India	Nakodar Road, Jalandhar	Mobile No.:98720-02438 Contact Person: Mr. Sarangal e-mail: cmjala0353@centralbank.co.in

# SHARE HOLDING PATTERN

as on 30.09.2024



S.NO.	NAME	CATAGORY	NO. OF SHARES	PERCENTAGE
1	SUKHDEV SINGH KHINDA	PROMOTER	55,30,320	45.27
2	SALWINDERJIT KAUR	PROMOTER	12,25,000	10.03
3	ABHIJEET SINGH KHINDA	PROMOTER GROUP	90	0
4	BIKRAMJIT SINGH	PROMOTER GROUP	3,43,000	2.81
5	RANJIT SINGH	PROMOTER GROUP	18,13,000	14.84
		TOTAL	89,11,410	72.94
6	OTHER (Public)	SHAREHOLDERS	33,05,310	27.06
		<b>GRAND TOTAL</b>	<b>1,22,16,720</b>	<b>100</b>



# DETAIL OF PROJECTS COMPLETED

as on 30.09.2024



(IN SQ. FT.)						
S.NO.	PROJECT NAME	NATURE OF PROJECT	SALEBLE AREA		TOTAL	NO. OF FLATS
			DELIVERED	TO BE DELIVERED		
1	JALANDHAR HEIGHTS-1	GROUP HOUSING	20,73,650	0	20,73,650	1100
2	JALANDHAR HEIGHTS-2	GROUP HOUSING	15,12,760	6,52,050	21,64,810	1000
3	AGI PALACE	GROUP HOUSING	3,24,000	0	3,24,000	106
4	AGI SMART HOMES	GROUP HOUSING AFFORDABLE	4,59,200	0	4,59,200	560
5	AGI PRIDE	COMMERCIAL (Rental)	76,660	0	76,660	70
6	AGI BUSINESS CENTRE	COMMERCIAL	43,500	0	43,500	60
7	AGI MAXIMA	GROUP HOUSING AFFORDABLE	2,09,300	26,400	2,35,700	350
8	AGI SKY GARDEN	GROUP HOUSING AFFORDABLE	10,44,680	0	10,44,680	1270
9	URBANA BY AGI	PLOTTED	23,95,000	0	23,95,000	400
		<b>GRAND TOTAL</b>	<b>81,38,750</b>	<b>6,78,450</b>	<b>88,17,200</b>	<b>4916</b>

# PROJECTS UNDER CONSTRUCTION

as on 30.09.2024



S.NO.	PROJECT NAME	Acres	NATURE OF PROJECT	No. of Flats	SALEBLE AREA
1	AGI SKY VILLAS	13	GROUP HOUSING	815	28,00,000
2	JALANDHAR HEIGHT-III	12	GROUP HOUSING	364	6,26,000
3	JALANDHAR HEIGHT-III (EXT.)		GROUP HOUSING	380	13,30,000
4	URBANA TOWNSHIP	40	PLOTTED	200 (PLOTS)	10,72,000
5	URBANA SQUARE	4	COMMERCIAL	350 (UNITS)	3,00,000
6	AGI SMART HOMES-II	14	GROUP HOUSING AFFORDABLE	1478	17,00,000
7	AGI SMART HOMES-II (EXT.)		GROUP HOUSING AFFORDABLE		
8	AGI MAXIMA (M2)	2	GROUP HOUSING AFFORDABLE	165	1,63,000
9	AGI SKY GARDEN - II	10	GROUP HOUSING AFFORDABLE	546	7,00,900
10	AGI SKYGARDEN - III		GROUP HOUSING AFFORDABLE	254	3,08,100
		95	<b>GRAND TOTAL</b>	4552	90,00,000

## PROJECTS UNDER APPROVALS

as on 30.09.2024

S. NO.	PROJECTS	ACRES	NO. OF FLATS	SALEABLE AREA (SQ. FT.)
1.	JALANDHAR HEIGHTS- IV	18	1100	30,00,000
2.	UTOPIA <i>By AGI</i>	10	600	25,00,000
3.	AGI SKYVILLAS- II	20	1200	40,00,000
4.	AGI SKY GARDEN-IV	14	1100	22,00,000
		62 ACRES	4000 UNITS	1,17,00,000 SQFT

# QUARTERLY FINANCIAL PERFORMANCE



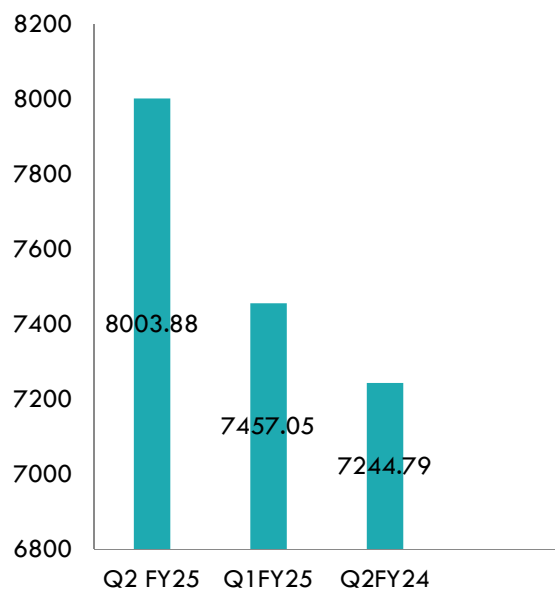
Particulars	Q2 FY25	Q1 FY25	Q2 FY24	QOQ(%)	YOY(%)
I. Revenue from operations	7756.26	7262.50	7090.58	6.80	9.00
II. Other Income	247.02	194.55	154.21	26.96	60.00
III. Total Revenue	8003.28	7457.05	7244.79	7.32	10.00
IV. Expenses:					
Cost of materials consumed	5426.55	4762.02	6425.28	0.03	(3.75)
Changes in inventories of finished goods, work-in-progress and Stock-in-Trade	(1742.00)	(1088.27)	(2597.09)		
Employee benefit expense	1118.22	1241.44	814.75	-9.93	37.24
Financial costs	278.78	280.38	133.58	-0.58	109.00
Depreciation and amortization expense	525.77	310.87	289.80	69.12	81.36
Other expenses	291.56	193.07	419.22	51.01	(30.46)
Total Expenses	5898.88	5699.51	5485.54	3.50	7.54
V. Profit before tax (III - IV)	2104.40	1757.54	1759.25	19.73	19.62
VI. Tax expense:					
(1) Current tax	359.00	316.36	310.19		
(2) Deferred tax	0	0			0
VII. Profit After Tax	1745.40	1441.18	1449.06	21.11	20.45

# HALF YEARLY FINANCIAL PERFORMANCE

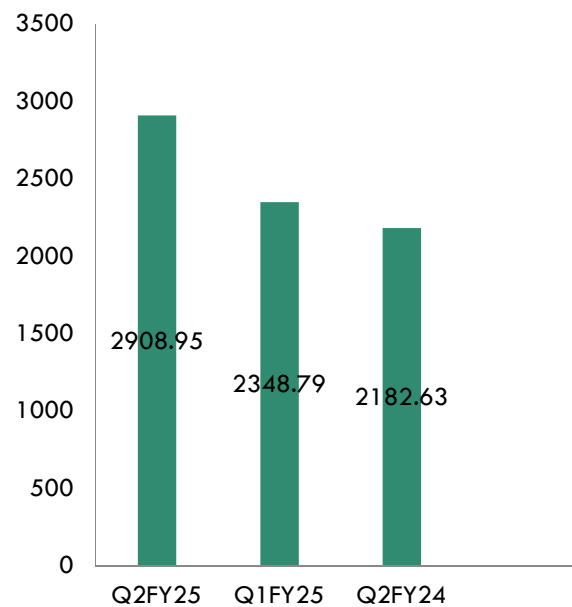
Particulars	H1 FY25	H1 FY24	YOY(%)
I. Revenue from operations	15018.76	13971.30	7.50
II. Other Income	441.57	299.05	47.66
III. Total Revenue	15460.33	14270.35	8.33
IV. Expenses:			
Cost of materials consumed	10188.57	11764.07	-9.26
Changes in inventories of finished goods, work-in-progress and Stock-in-Trade	(2830.27)	(3655.36)	
Employee benefit expense	2359.66	1361.93	73.26
Financial costs	559.16	250.34	123.36
Depreciation and amortization expense	836.64	442.05	89.26
Other expenses	484.63	730.86	(33.70)
Total Expenses	11598.39	10893.91	6.46
V. Profit before tax (III - IV)	3861.94	3376.44	14.38
VI. Tax expense:			
(1) Current tax	675.36	593.00	
(2) Deferred tax			
VII. Profit After Tax	3186.58	2783.44	14.48

# QUARTERLY FINANCIAL INDICATORS

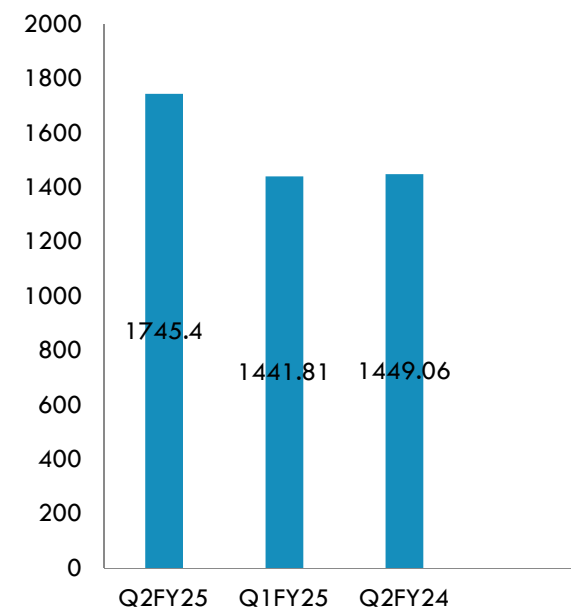
## REVENUE



## EBITDA

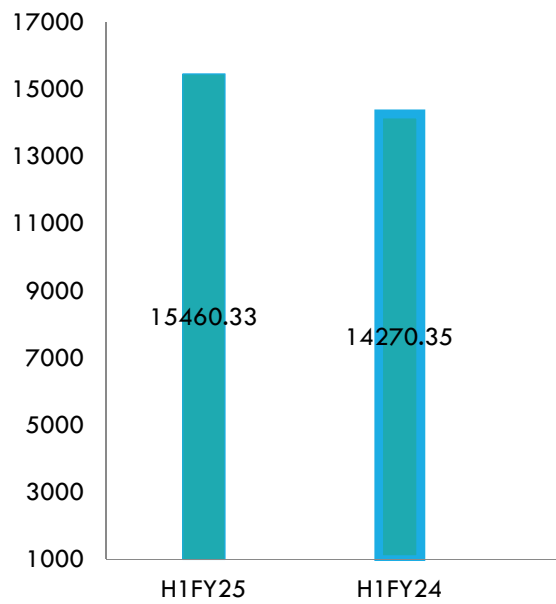


## PAT

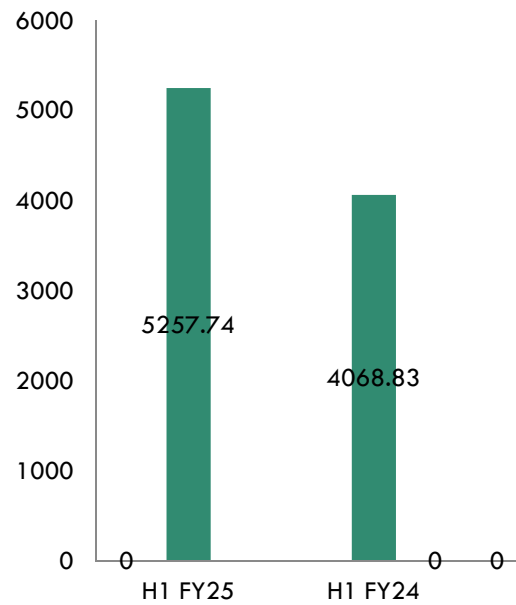


# HALF YEARLY FINANCIAL INDICATORS

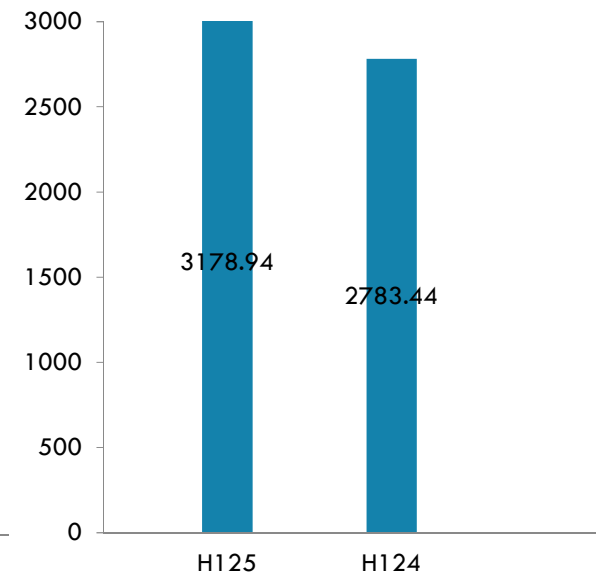
## REVENUE



## EBITDA



## PAT



# OUR COMPANY

AGI Infra limited is engaged in development and construction of world class Group Housing, Office space, commercial, Institutional buildings and township projects. Over the last one decade, the Company has delivered 9 projects having a cumulative saleable area of around 90,000 sqft., which covers – group housing, commercial projects and plotted developments.

In addition to the above, as of now the Company has 10 projects under construction, which covers – group housing and commercial projects with a cumulative saleable area of around 90,00,000 sqft.

Further, the Company currently has 4 projects under the approval stage across different cities of Punjab , having a cumulative saleable area of 1,17,00,000 sqft. All these 4 projects are to be completed in the next 5 years.

Thereby, covering all the under construction projects along with the under approval projects, i.e. total saleable area of over 2,00,00,000 sqft. Apart from this, the Company has already acquired 155 acres across different cities of Punjab for undertaking residential and commercial projects, however, for now being at the planning stage.

The company is catering to the needs of all sections of the society based on their requirements and affordability, thereby having a wide variety of product bank consisting of 1,2,3,4,5 BHK flats and Pent houses.





# OUR SECTORS



AGI Group is working ethically and with all approvals in place. Timely delivery is the main strength of the group. We are member of Green Building Council of India. The Company is listed at BSE Limited and National Stock Exchange of India (NSE).

Main strength of our company is that all the projects are constructed by the in-house team. We have our own team of construction and a large fleet of Trucks, tippers and Transit Mixers, tower cranes, bulkers etc. are owned by the company besides other plants and machinery like JCBs, tankers, cranes, Boom Placer, Concrete mixer plants, Concrete Block production line along with Steel shuttering and Mivan Shuttering(Aluminium Shuttering) cater to 800000 Sq. Ft. area.



We are in- house production of bricks. Only manpower supply is taken from the outside. Company got world class infrastructure for construction and has large team of trained professionals. In every project all activities from conception to execution is done in- house. Our research and development wing is also very strong and always adopting latest techniques and material in construction. We are well equipped to handle many mega projects simultaneously.

# OUR SECTORS

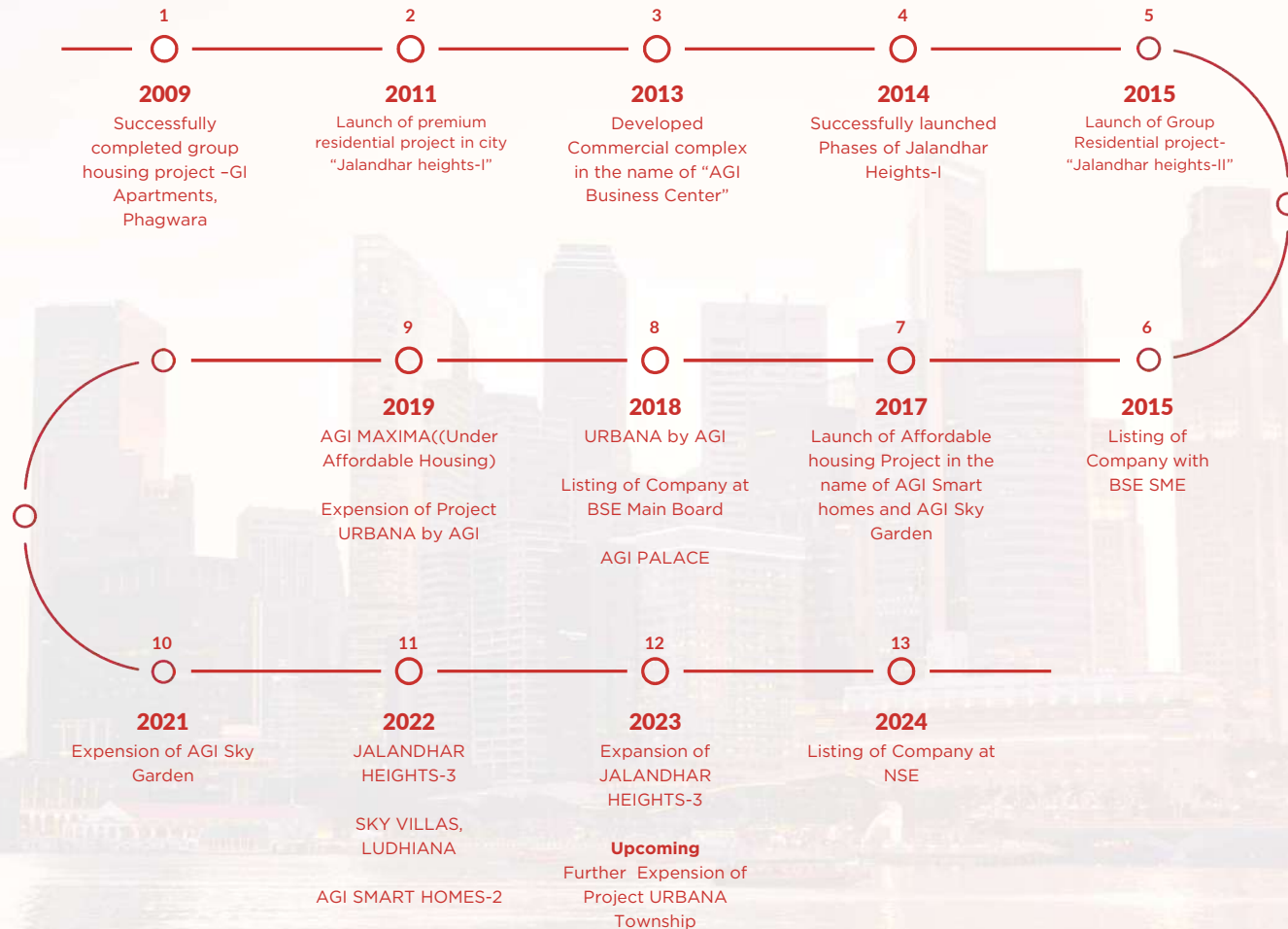


Residential

Commercial



# MILESTONES



# AWARDS & RECOGNITIONS

AGI Group has got many awards/ recognitions to its credit and few are mentioned here -

- Our IPO has been one of the top best five performing IPOs in the country on BSE SME platform. Awarded by Bombay Stock Exchange, 2015-16
- Awarded as Achievers of the North (2015) -Times of India
- Awarded as Best Admired Developers ( Residential) in Punjab by Asia Quality Awards -2016
- Awarded as ' The Most Trusted Real Estate Developer of the Year 2016-17 by NBSL & IBN-7
- Awarded among 50 Indian Brands "India's Most Admired Brands 2016-17" by India Today and CNN.
- Fastest emerging Enterprise (2015)- by Jalandhar Management Association.
- Awarded as Most Affordable Residential Developer in Punjab.
- Company is certified and complied with ISO 9001:2008 certificate for the construction and development of Residential and Commercial Complexes.
- Company got ranking as one of the best builders/ developers in residential projects in our country.
- Best affordable EWS/LIG Housing Project in the state of under PMAY-"Empowering India Awards 2022"
- We have customer base all over the world and we are sourcing worldwide to deliver the best at lowest possible price.







# Forbes Asia **BEST** UNDER A BILLION

October 23, 2024

Agi Infra

2024

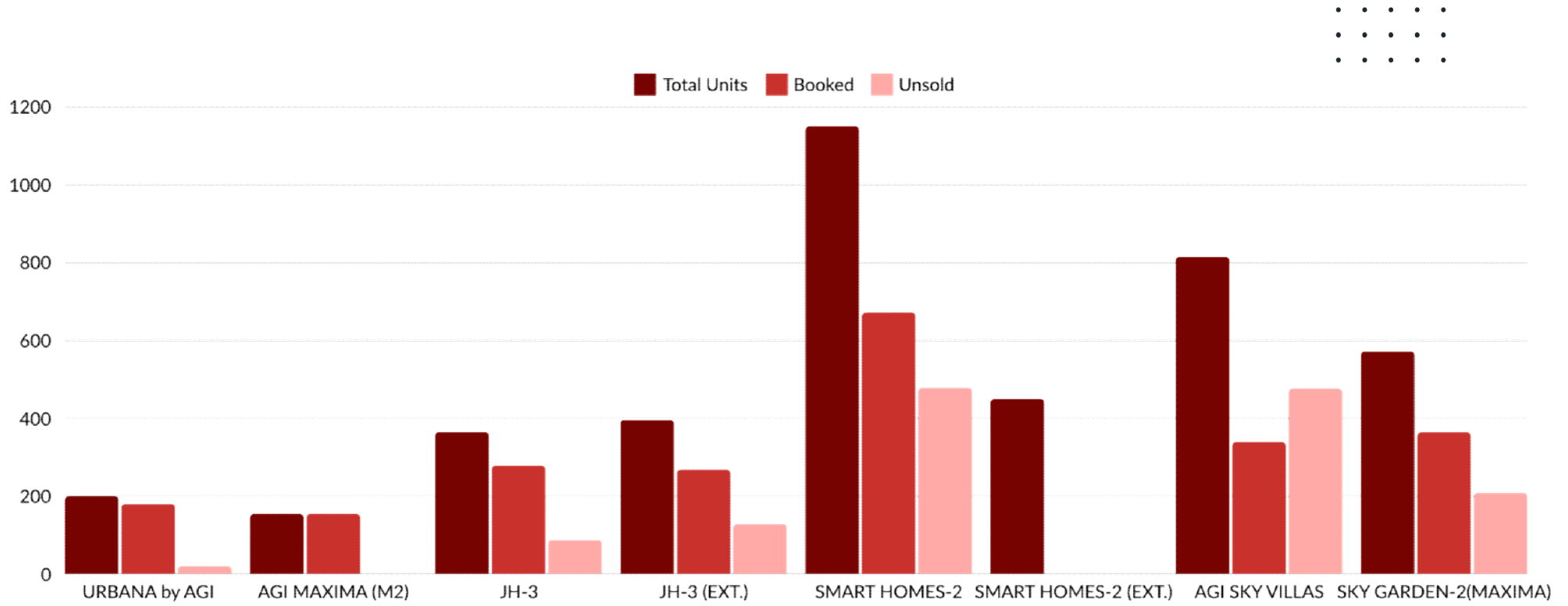
**THE REGION'S TOP 200**  
SMALL AND MIDSIZE COMPANIES

Scanned with CamScanner

# PROJECTS COMPLETED IN LAST 5 YEARS



# PROJECTS UNDERCONSTRUCTION





COMPLETED PROJECTS



## JALANDHAR HEIGHTS-I



Jalandhar Heights -I was the maiden Project of the Company. Under which there were 1109 flats. It is the first organized project which led to the recognition flats system in the city. The Company got overwhelming response from the public which led to the further expansion of the Company in the years to come







COMPLETED PROJECTS



# JALANDHAR HEIGHTS-I





# COMPLETED PROJECTS



## JALANDHAR HEIGHTS-II



Keeping in view the demand from public further expansion of the residential projects were made in the near vicinity of our maiden projects i.e., Jalandhar Heights-I





# COMPLETED PROJECTS



## AGI PALACE



The company has launched its project named “AGI PALACE” having premium category 4+1 BHK flats and pent houses, comprising of saleable area of 3.24 lacs sq.ft. The Project is spread across 2.19 acres and there are 2 Towers having 106 flats. All the flats are occupied.







# COMPLETED PROJECTS



## AGI SKY GARDEN



Sky Garden is one such project which is the most promising and sought after option and also the best for investing in apartments. Well located in the city, the project offers luxurious 2 and 3 BHK apartments. Built to the latest international standards with modular kitchen, UPVC doors & windows and top construction parameters, the high rise towers stand amid beautifully landscaped gardens and areas with around 30% ground coverage and around 70% open green spaces.





# COMPLETED PROJECTS



## AGI SMART HOMES-I



AGI Smart Homes is one such project which is the most promising and sought after option and also the best for investing in apartments. Well located in the city, the project offers luxurious and eye opening Houses with independent swimming pool and garden. Built to the latest international standards with modular kitchen, UPVC doors & windows and top construction parameters, the high rise towers stand amid beautifully landscaped gardens and areas with around 30% ground coverage and around 70% open green spaces.



# COMPLETED PROJECTS



## AGI MAXIMA -(M2)



AGI Maxima project was designed under affordable Housing Project there were two tower has been completed and third tower M2 is under construction which will be completed by 31.12.2024







**COMPLETED PROJECTS**



## **URBANA BY AGI**



Keeping in view the demand of Public for row houses, Company acquired a big chunk of land to develop a colony having big houses which received very good response from the public





# COMPLETED PROJECTS



## AGI PRIDE



Company Acquired a land situated in the heart of the city for commercial developments. The project is being used for rental purposes. Two Floors have already given on lease to premium brands.







COMPLETED PROJECTS



## AGI BUSSINESS CENTRE



The Company constructed a commercial development in the heart of the city catering to the requirements of the persons who are indulged in the business of immigration and travel .





ONGOING PROJECTS



## JALANDHAR HEIGHTS-III



### GATEWAY TO YOUR GRATIFIED LIVING

Taking you by a storm with luxurious spaces spread over approx. 50 acres of land offering world class amenities and vast open-space.

An epitome of architectural excellence. AGI Infra adorns magnificent houses with world-class amenities. AGI Infra has been graced with majestic entrance gates and enjoys vibrant green and open recreational spaces







**ONGOING PROJECT**

**J**  
**JALANDHAR**  
**HEIGHTS III**







ONGOING PROJECTS



## AGI SKY GARDEN MAXIMA-II



Under the affordable policy of Housing, this project is being completed. The Developers are getting incentive in the form of tax benefits under Income Tax Act. The Buyers of the flats are also benefited due to the lower rate of GST.











ONGOING PROJECTS



## AGI SKY VILLAS



Standing elegantly in the Heart of Punjab, Ludhiana. "AGI SKY VILLAS" epitomizes innovative architecture inspired by futuristic belief to make Ludhiana from great to greatest and to make this city a beauty of dreams. Showcasing premium designed and fitted living spaces, embraced with an abundance of natural lighting, amazing balcony views set the tone of an elevated dimension of ultra lifestyle.







**ONGOING PROJECTS**



## **AGI SKY VILLAS**







**ONGOING PROJECTS**



## **AGI SKY VILLAS**





ONGOING PROJECTS



## AGI SMART HOMES-II



Another Project in the name of AGI Smart Homes-II under Affordable Policy was got approved from the Competent Authority. The Project is basically catering to the need of the middle class families loaded with full facilities.







ONGOING PROJECTS



## AGI URBANA COMMERCIAL



In the plotted township the company is developing a commercial complex having around 160 shops and 200 SOHO. It will be master of art project, a milestone in Jalandhar.

# OUR POINTS OF DIFFERENTIATION

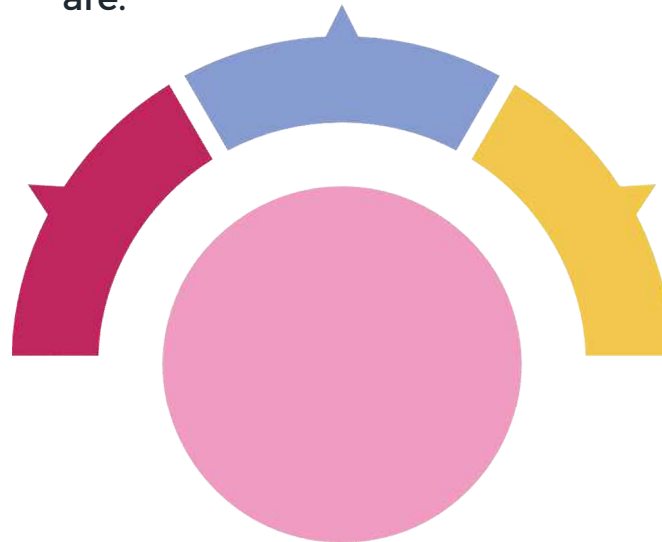
We have always remained focused on the core tenets of our business that have laid the foundation for our success:



**Brand:** A clear and consistent corporate identity and standardized marketing concept.



**Signature Homes:** Through our unique residential concept, we are truly where our customers are.



**Service:** We are wholly committed to a level of service and support that is unparalleled.



## AGI INFRA LIMITED

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