



SHRADDHA
PRIME
PROJECTS LTD.
CONSTRUCTING VALUE

Shraddha Prime Projects Ltd.

(Formerly Known As Towa Sokki Limited)

Ref: D:/W/Shraddha/Bse/2026-27
August 13, 2026

The Manager
The Listing Department
Bombay Stock Exchange Limited
P.J.Towers, Dalal Street,
Mumbai – 400001

Symbol: SHRADDHA

Script Code: 531771

Sub.: Investor presentation under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Dear Sir / Madam,

With reference to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed, the investor presentation for the 1st (First) quarter ending June 30, 2026.

The same has also been uploaded on the Company's website www.shradhaprimeprojects.com.

The copy of the same is enclosed herewith for your records.

Thanking You,

For Shraddha Prime Projects Limited
(Formerly Towa Sokki Limited)

Sudhir Mehta
Managing Director
DIN 02215452

Encl: as above



SHRADDHATM
PRIME
PROJECTS LTD.
CONSTRUCTING VALUE

SHRADDHA PRIME PROJECTS LTD

INVESTOR PRESENTATION | AUGUST 2026

(BSE: 531771)



Disclaimer

Certain statements in this communication may be ‘forward looking statements’ within the meaning of applicable laws and regulations. These forward-looking statements involve several risks, uncertainties and other factors that could cause actual results to differ materially from those suggested by the forward-looking statements. Important developments that could affect the Company’s operations include changes in the industry structure, significant changes in political and economic environment in India and overseas, tax laws, import duties, litigation and labor relations. Shraddha Prime Projects Ltd. will not be in any way responsible for any action taken based on such statements and undertakes no obligation to publicly update these forward-looking statements to reflect subsequent events or circumstances.

Why Shraddha Prime is Positioned for the Next Phase of Growth

Built on redevelopment expertise, strong execution capabilities and expanding presence across Mumbai's key residential micro-markets



REDEVELOPMENT SPECIALIST

49+ Completed Projects across Shraddha Group
Proven execution track record across multiple redevelopment cycles in Mumbai.



INTEGRATED EXECUTION PLATFORM

Sourcing to Sales
End-to-end in-house capabilities across sourcing, approvals, construction and sales.



STRONG SOCIETY NETWORK

Relationship Driven Growth
Deep and long-standing relationships with housing societies enabling trusted partnerships and repeat redevelopment opportunities.



HIGH DEMAND MICRO-MARKETS

10+ Micro-Markets
Presence across established residential catchments characterized by strong demand and sales velocity.



PAN-MUMBAI EXPANSION

Beyond Central Mumbai
Expanding footprint across Western Suburbs and Thane to build a wider, diversified residential platform.



PREMIUMISATION JOURNEY

1RK/1BHK → 2BHK/3BHK/4BHK
Focused transition towards larger and premium residences driving higher realizations and value creation.



ASSET-LIGHT MODEL

Redevelopment Focused
Lower land acquisition intensity with efficient capital deployment and improved return ratios.



STRONG PIPELINE VISIBILITY

₹2,500 Cr GDV Pipeline Large ongoing portfolio providing long-term revenue visibility and growth momentum.



COMPLIANCE & GOVERNANCE

Customer-Centric Execution
Strong regulatory discipline and customer-first approach with a clean compliant track record.



PROVEN DELIVERY CAPABILITY

Execution Excellence
Multiple successfully delivered projects demonstrating consistent execution across redevelopment cycles.

Q1 FY27 Business Highlights



₹2,500 Cr

Running project
portfolio (GDV)
Vs ₹400 Cr two years ago



6

New Projects
Added in FY26



₹900 Cr

Combined GDV
Added in FY26



₹134 Cr

Revenue From
Operations



₹19 Cr

Profit
After Tax



Regulatory Process

Received commencement certificates for:



Shraddha Phoenix (Mulund East)



Shraddha Paradise Enclave (Mulund West)

Our Purpose

Shraddha Prime was founded on a simple belief that real estate is not merely about constructing buildings, but about transforming lives and revitalising communities. Our journey began by addressing Mumbai's pressing urban housing needs through redevelopment and Slum Rehabilitation (SRA) projects, helping thousands of families move from ageing, inadequate living conditions into safe, modern homes with improved quality of life.

As Mumbai evolved, so did we. From delivering compact and affordable homes, we have steadily expanded into premium residential developments across the city's key micro-markets while remaining committed to redevelopment-led growth. Every project we undertake is built on trust, execution excellence and long-standing relationships with housing societies, allowing us to create sustainable communities rather than just residential buildings.

Today, Shraddha Prime is building for the future—combining responsible urban redevelopment, thoughtful design and disciplined execution to create lasting value for customers, communities and shareholders alike. Our purpose remains unchanged: to transform spaces into thriving neighbourhoods and contribute meaningfully to Mumbai's next phase of urban growth.



Our Journey of Growth

Building Landmarks. Enriching Lives.
Growing Value Together



2025

Shradhdha Pratham
(Borivali)

2023

Palacious (Bhandup)
Panorama (Mulund)
Pavilion (Kanjurmarg)
Paradise (Borivali)
Gold Crest (Kandivali)



2026

Phoenix
Paradise Enclave
(Mulund)



2024

Park City Pratham
(Borivali)



Our Presence Across Mumbai's Redevelopment Corridors

DRIVING REDEVELOPMENT-LED GROWTH ACROSS MUMBAI'S ESTABLISHED RESIDENTIAL CORRIDORS

Shraddha Prime has established a strong presence across Mumbai's Central and Western suburbs, with a diversified portfolio spanning redevelopment-driven projects in **Vikhroli, Bhandup, Mulund, Kanjurmarg, Borivali, Kandivali** and **Jogeshwari**.

The Company has successfully delivered projects across key micro-markets while continuing to expand its pipeline through redevelopment opportunities in densely populated residential catchments.

With a balanced mix of ongoing projects and future launches, Shraddha Prime remains well-positioned to capitalize on Mumbai's long-term urban redevelopment opportunity.



9

ONGOING
PROJECTS



8

UPCOMING
PROJECTS



10+

MICRO-MARKETS
ACROSS CENTRAL &
WESTERN MUMBAI



REDEVELOPMENT
FOCUSED
GROWTH



Board of Directors

Strong leadership with diversified expertise across real estate, finance, and governance



**Sudhir
Mehta**

Promoter &
Managing Director



**Santosh
Samant**

Non-Executive
Director



**Shivangi
Datta**

Non-Executive
Independent
Director



**Kapil
Purohit**

Non-Executive
Independent
Director



**Ashok
Chandanshive**

Non-Executive
Independent
Director



**Vinay
Nayak**

Non-Executive
Director

Leadership Team

Strong leadership with diversified expertise across real estate, finance, and governance



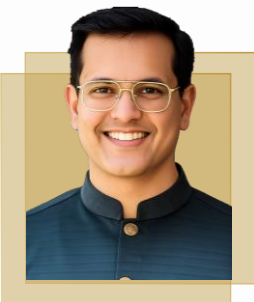
**Mehul
Barvalia**
Chief Executive
Officer



**Pinky
Verma**
Director of
Sales &
Marketing



**Dhruv
Mehta**
CFO



**Jitin
Shetty**
Purchase
Head



**Santosh
Barge**
Accounts
Head



**Rani
Gawali**
Legal
Head



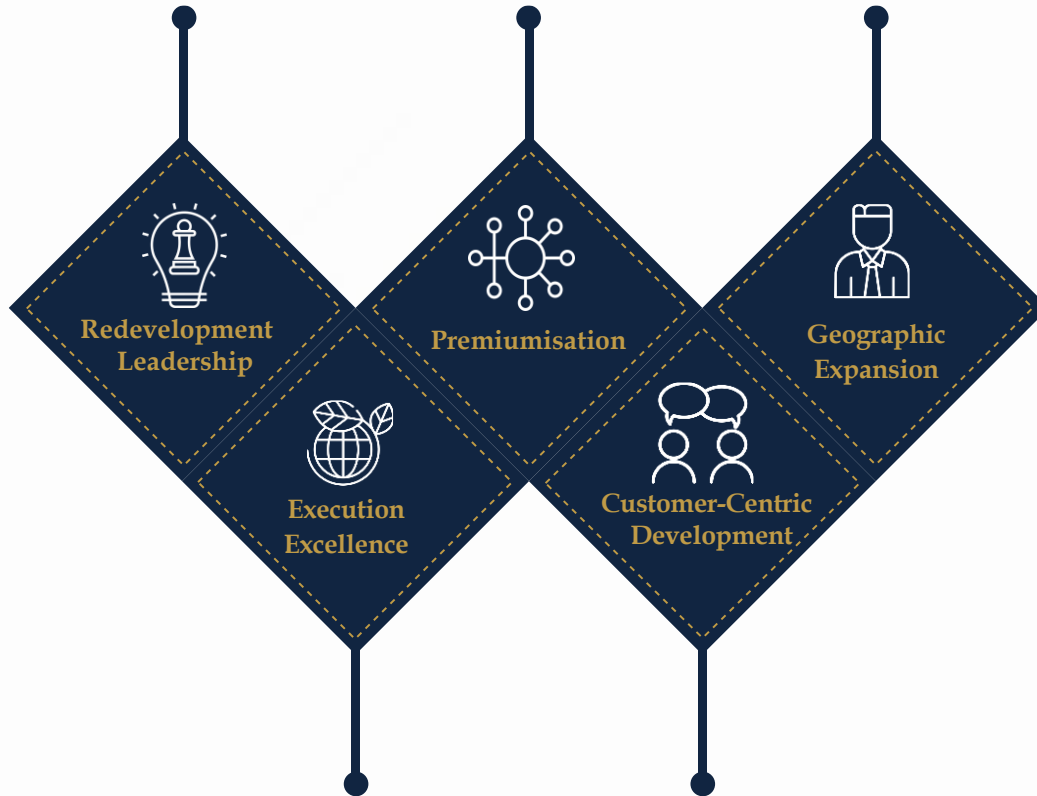
**Rajendra
Bankar**
Compliance
Head

Growth Strategies

Strengthen leadership in **Mumbai's redevelopment market** by leveraging long-standing housing society relationships, execution expertise and an asset-light business model.

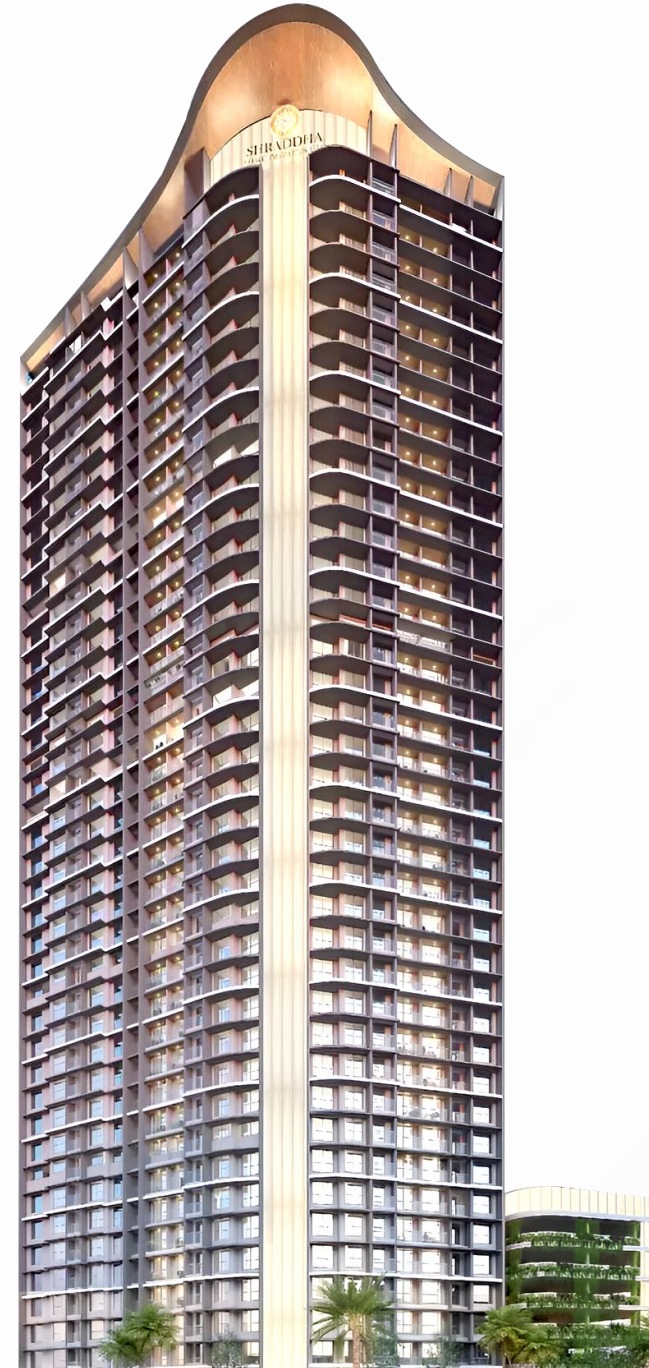
Continue transitioning towards **larger 2BHK, 3BHK and 4BHK** developments in high-demand micro-markets to enhance realizations and profitability.

Expand beyond traditional strongholds into **Western Suburbs, Thane and South Mumbai** while **deepening presence** across established redevelopment clusters.



Focus on **timely approvals, efficient project execution and disciplined capital allocation** to improve cash flows and maximize return on capital.

Deliver thoughtfully designed homes with **superior construction quality, transparent processes and timely delivery** to strengthen brand equity and customer trust.



Evolution Of Shraddha Prime

From Redevelopment Specialist To Pan-Mumbai Premium Developer

Wider Presence. Stronger Portfolio. Premium Living.

OUR EARLY FOCUS

Building Foundation in
Central Suburbs



Key Micro-Markets

- Bhandup
- Mulund
- Kanjurmarg
- Vikhroli



Typical Configuration

1 RK | 1 BHK

Affordable Housing
Compact Redevelopment Projects



EXPANDING OUR FOOTPRINT

Strengthening Presence Across
Central + Western Suburbs



Key Micro-Markets

- Borivali
- Kandivali
- Goregaon
- Jogeshwari



Typical Configuration

1 BHK | 2 BHK

Balanced Mix
Mid-Segment Housing



OUR CURRENT JOURNEY

A Pan-Mumbai Presence with
Premium Housing Focus



Key Micro-Markets

- Central Mumbai
- Thane



Typical Configuration

2 BHK | 3 BHK | 4 BHK

Premium Housing Large &
Premium Redevelopment Projects



Strategically expanded
from Mumbai's Central
suburbs to a pan-Mumbai
development platform



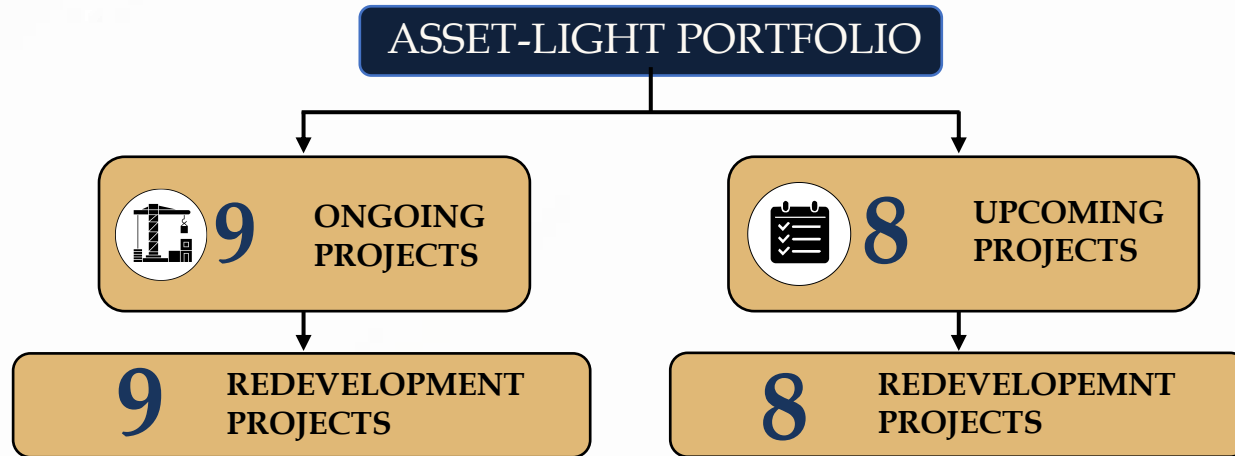
Transitioned from
affordable housing formats
to premium residential
offerings



This evolution positions us
as a pan-Mumbai premium
housing developer with a
robust pipeline, diversified
presence and a clear focus
on sustainable growth

Enhanced Focus on Redevelopment-Led Asset-Light Growth

Our asset-light strategy is centred on redevelopment, enabling scalable growth with strong capital efficiency and minimal balance sheet risk.



Redevelopment Portfolio Highlights



100% of ongoing projects



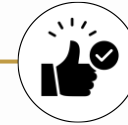
100% of upcoming projects



Presence across 10+ micro-markets



Focused on society redevelopment opportunities



ADVANTAGES

- Lower upfront land acquisition costs
- Strong capital efficiency through redevelopment model
- Faster access to established residential micro-markets
- Asset-light growth with limited balance sheet risk
- Strong relationships with housing societies



WAY FORWARD

- Continue expanding redevelopment footprint across Mumbai suburbs
- Continue to focus on Bhandup, Vikhroli, Mulund and Kanjurmarg clusters
- Selectively enter new redevelopment micro-markets in Western and Southern Mumbai Market
- Leverage execution track record to secure larger society redevelopment opportunities

Strategic Positioning in the Mumbai MMR

Well positioned to capitalise on Mumbai's redevelopment opportunity and premium housing demand

Industry Opportunities



Large Addressable Market

- Mumbai is India's largest residential market by value
- MMR continues to be among the top contributors to launches and sales in India



Redevelopment-Led Growth

- Significant aging housing stock
- Strong pipeline of SRA, MHADA & society redevelopment opportunities
- Increasing redevelopment demand in Western Suburbs



Premiumisation Trend

- Homes priced above ₹1.5 Cr accounted for ~53% of launches across top cities in Q1 CY26
- Luxury & ultra-luxury segments continue to gain share in overall demand



High Entry Barriers

- Limited land availability
- Regulatory approvals & rehabilitation expertise
- Execution capability and long-term relationships

Shraddha Prime's Strategic Positioning

Redevelopment Opportunity

- SRA
- MHADA
- Society Redevelopment

Project Execution

- 9 Ongoing Projects
- 8 Upcoming Projects
- 11+ Mn sq. ft. of construction delivered

Premiumisation

- Growing preference for premium & larger homes
- Higher realizations & stronger value creation

Western Suburbs Presence

- Borivali
- Kandivali
- Malad
- Mulund & beyond

Key Market Trends (Top 7 Cities)



53%

of Q1 CY26 launches were priced above ₹1.5 Cr



22%

of Q1 CY25 launches were in the ultra-luxury segment (> ₹2.5 Cr)



53%

Among the largest contributors to launches and sales in Q1 CY26

Sources

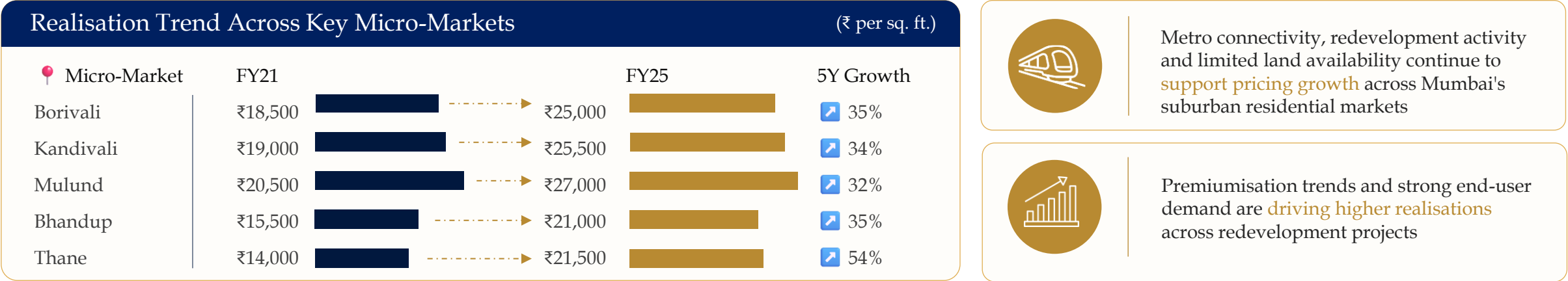
ANAROCK Research – Pan India Residential Market Viewpoints Q1 CY26 | ANAROCK Research – Pan India Residential Market Viewpoints Q1 CY25 | Shraddha Prime Projects Internal Data (FY26) for project execution metrics.

Sustained Pricing Growth and Supportive Industry Dynamics

Strengthen Mumbai's Redevelopment Opportunity



Structural demand, infrastructure-led connectivity and favourable policy support continue to drive redevelopment activity



Key Industry Drivers Supporting Redevelopment Momentum

DEMAND
Premiumisation and strong end-user demand are driving larger, higher-value housing demand.

POLICY
Supportive policies such as DCPR 2034 and TOD are enhancing redevelopment economics

FUNDING
Asset-light redevelopment models continue to attract institutional capital.

CONSUMER
Homebuyers and housing societies increasingly prefer organized developers.

Why Redevelopment Remains Attractive

Higher FSI Potential
Enhances project economics and profitability

Infrastructure-Led Appreciation
Metro corridors and connectivity upgrades driving residential demand

Limited Land Availability
Scarcity of developable land supports long-term pricing power

Scalable Growth Model
Redevelopment emerging as a preferred and repeatable growth strategy

Mumbai's redevelopment market remains supported by favourable policy reforms, robust end-user demand, infrastructure-led growth and sustained pricing appreciation across key suburban micro-markets, creating a strong long-term opportunity for organised developers.

Q1 FY27 - Consolidated Profit & Loss Statement

Particulars (INR Lakhs)	Q1-FY27	Q1-FY26	Y-o-Y
Operational Revenue	13,357.95	5,869.94	127.57%
Total Expenses	10,913.76	4,800.37	
EBITDA	2,444.19	1,069.57	128.52%
<i>EBITDA Margins (%)</i>	18.30%	18.22%	
Other Income	305.04	224.64	
Depreciation	5.89	2.40	
Finance Cost	39.18	7.02	
Exceptional Items	0.00	17.35	
Profit/ (loss) before tax	2,704.16	1,302.14	
Tax	776.14	372.14	
PAT	1,928.02	930.00	107.32%
<i>PAT Margins (%)</i>	14.43%	15.84%	
Diluted EPS (INR)	4.78	2.21	



Commenting on the recent performance, Sudhir Mehta, Managing Director said

“When I look back at the first quarter of FY27, what stands out is the continued progress we are making in strengthening our project pipeline and building a more diversified development portfolio across Mumbai. The quarter began on a positive note with the receipt of Commencement Certificates for two important redevelopment projects in Mulund. Shraddha Phoenix in Mulund East has a residential RERA carpet area of approximately 75,000 sq. ft. and an estimated revenue potential of around ₹150 crore over the next three years. This was followed by Shraddha Paradise Enclave in Mulund West, comprising the redevelopment of Himgiri CHS, with approximately 1,30,000 sq. ft. of residential and 20,000 sq. ft. of commercial RERA carpet area and an estimated revenue potential of around ₹420–450 crore over the next three years. These approvals are important milestones as they move projects closer to execution and add visibility to our future development pipeline.

At the same time, we are preparing for the next phase of our portfolio with Avyukta Imperial, our upcoming premium development in Matunga East. The project represents an important step towards expanding our presence in the premium housing segment. Located in one of Mumbai's established residential micro-markets, Avyukta Imperial is designed as an exclusive development with spacious 3 BHK and customised jodi configurations, premium finishes and larger living spaces. The project offers residences of up to 2,700 sq. ft. and has been conceived around privacy, comfort and a high-quality living experience.

What is particularly encouraging is the diversity that we are building within our portfolio. Our projects now span redevelopment opportunities across different Mumbai micro-markets as well as premium residential developments. Avyukta Imperial, with its location in Matunga East and proximity to established educational, healthcare, business and lifestyle destinations, gives us an opportunity to participate in the premium end of Mumbai's housing market while remaining focused on markets where we understand the customer and development environment well.

As we move ahead in FY27, our priority will be to maintain execution momentum, progress our existing developments and continue strengthening the project pipeline. The opportunities in Mumbai's redevelopment market remain significant, and we believe our growing experience across residential, redevelopment and premium housing gives us a strong base to participate in this opportunity. With Shraddha Phoenix and Shraddha Paradise Enclave progressing and Avyukta Imperial adding a new dimension to our portfolio, we remain focused on creating long-term value through well-located, thoughtfully planned and quality developments.”

Shraddha Phoenix (Mulund East)



75,355 Sq. Ft.

RERA carpet area
(residential)



INR 150 Crs.

Estimated Revenue



Shraddha Paradise Enclave (Mulund West)



1,30,000 Sq. Ft.

RERA carpet area
(residential)



20,000 Sq. Ft.

RERA carpet area
(commercial)



INR 450 Crs.

Estimated Revenue



Avyukta Imperial (Matunga East)

Project Type: Premium Residential Redevelopment

Location: Matunga East, Mumbai

Micro-market: Central Mumbai

Target Segment: Premium Residential



Located in a supply-constrained Central Mumbai redevelopment market.



Premium product positioning expected to support superior realizations.



Reinforces the Company's premium redevelopment strategy.



Strong connectivity to key business districts and social infrastructure.



Enhances Shraddha Prime's brand presence in high-value micro-markets.



Ongoing Projects



SHRADDHA PARK CITY

Borivali East



SHRADDHA PARADISE

Borivali West



SHRADDHA PALACIOUS

Bhandup West



SHRADDHA PANORAMA

Mulund West



SHRADDHA PENINSULA

Thane



SHRADDHA PRATHAM

Magathane



SHRADDHA PRIVA

Mulund West



SHRADDHA PAVILLION

KanjurMarg East



GOLD CREST

Kandivali West

Ongoing Projects

Sr. No.	Name of the Project	Saleable Units	Saleable Carpet Area (sq.ft.)	Sales Realisation	Construction Cost	Margin
1	Shraddha Paradise-Borivali West	208	1,47,617	37,948	26,495	11,453
2	Shraddha Pavillion-Bhandari Kanjur Marg	114	51,106	10,189	7,648	2,541
3	Shraddha Palacious-Amrutsrushti Bhandup	266	1,20,457	18,696	13,960	4,736
4	Shraddha Panorama-nahur Siddhivinayak	186	1,05,801	18,229	8,928	9,301
5	Shraddha Park City-lig Mahindra Borivali East	842	4,85,115	1,08,210	44,136	64,074
6	Pratham By Shraddha - Arundhati Niwas Magathane	235	1,29,427	22,003	11,405	10,598
7	Shraddha Peninsula-balkum Thane	214	91,197	12,638	9,400	3,238
8	Shraddha Priva - Mulund	107	45,511	7,129	5,700	1,429
9	Shraddha Gold Crest-Kandivali	109	64,166	16,683	15,850	833
	Total	2,281	12,40,397	2,51,725	1,43,522	1,08,203

Note: Area potential is as per management estimates subject to plan approvals from regulatory authorities
Above figures are based on Management Estimates which are subject to change

Project Timelines

Projects	Region	Status	FY26	FY27	FY28	FY29
Shraddha Paradise	Borivali West	Construction				
Shraddha Pavillion	Kanjur Marg	Construction				
Shraddha Palacious	Bhandup	Construction				
Shraddha Panorama	Nahur	Construction				
Shraddha Park City	Borivali East	Construction				
Pratham by Shraddha	Magathane	Construction				
Shraddha Peninsula	Thane	Nearing Completion				
Shraddha Priva	Mulund	Completed				
Shraddha Gold Crest	Kandivali	Completed				

Forthcoming Projects

Sr. No.	Upcoming Project	Location	Total Cost	Total Recovery	Gross Profit (PBT)
1	CTS No. 365A Of Village Bhandup (W), Mumbai	Bhandup	36,034.20	44,898.58	8,864.38
2	CTS No.459(pt) Of Village Borivali, Mumbai	Eksar Dongari	2,99,057.40	6,20,671.97	3,21,614.57
3	Raichand Niwas Welfare Association, Dadar.	Dadar	22,927.01	34,987.24	12,060.23
4	Avyukta Imperial	Matunga	7,211.18	11,802.28	4,591.10
5	New Adarsh Villa, Mulund (W), Mumbai.	Mulund (W)	9,165.07	11,790.36	2,625.29
6	Sanmitra CHS Ltd	Ashokvan, Borivali	7,736.90	12,238.95	4,502.05
7	Shivneri SRA CHS	Wadala	26,109.80	35,799.31	9,689.51
8	Ganesh Krup SRA CHS	Malad	32,858.49	41,191.53	8,333.04
	Total		4,41,100.05	8,13,380.22	3,72,280.17

Note: Area potential is as per management estimates subject to plan approvals from regulatory authorities
Above figures are based on Management Estimates which are subject to change

Historical Profit & Loss Statement

Particulars (INR Lakhs)	FY23	FY24	FY25	FY26
Operational Revenue	0.00	4,327.86	15,558.28	50,835.41
Total Expenses	81.60	4,043.48	12,503.75	44,207.54
EBITDA	(81.60)	284.38	3,054.53	6,627.87
<i>EBITDA Margins (%)</i>	<i>-</i>	<i>6.57%</i>	<i>19.63%</i>	<i>13.04%</i>
Other Income	3.00	489.85	458.28	1,263.19
Depreciation	3.01	4.01	6.10	13.13
Finance Cost	5.10	0.58	31.94	17.12
PBT	(88.25)	769.64	3,474.77	7,843.46
Tax	(22.95)	116.28	983.23	2,504.67
PAT	(65.30)	653.36	2,491.54	5,338.79
<i>PAT Margins (%)</i>	<i>-</i>	<i>15.10%</i>	<i>16.01%</i>	<i>10.50%</i>
Diluted EPS (INR)	(1.43)	4.33	9.87	13.21

Historical Balance Sheet

Particulars (INR Lakhs)	FY23	FY24	FY25	FY26
Assets				
Non-current assets				
Property, Plant and Equipment	87.54	9.47	3.73	54.69
Other Intangible assets	-	-	24.48	7.13
Right of use asset	5.02	1.00	16.43	5.65
Financial assets				
Other Investments	72.65	134.49	680.50	3,221.46
Deferred tax assets (net)	22.95	3.87	3.47	-
Other non-current assets	-	-	-	0.31
Current assets				
Inventories	9,890.81	17,164.00	27,826.67	38,855.00
Financial assets				
Investments	46.59	-	-	-
Trade receivables	-	428.98	1.62	3.78
Cash and cash equivalents	271.05	111.26	1,040.71	3,397.69
Loans and advances	2,860.70	3,091.62	6,454.42	15,217.02
Other current financial assets	92.54	250.83	0.31	1,000.00
Other current assets	41.43	126.55	2,499.42	8,166.97
Total assets (1+2)	13,344.69	21,368.66	38,551.77	69,929.70

Particulars (INR Lakhs)	FY23	FY24	FY25	FY26
Equity And Liabilities				
Equity				
Equity share capital	644.75	2,209.32	4,229.37	4,229.37
Other equity	(509.84)	3,264.08	3,652.83	8,973.01
Non-controlling interests	2.40	217.68	179.97	451.59
Non-current liabilities				
Financial liabilities				
Borrowings	-	5,270.51	18,692.93	25,079.79
Lease Liabilities	2.14	-	16.03	1.42
Deferred tax liabilities (net)	-	-	-	19.09
Provisions	0.07	1.11	4.47	8.26
Current liabilities				
Financial liabilities				
Borrowings	8,768.07	5,076.54	232.36	1,079.53
Trade payables	839.78	2,270.08	2,634.86	9,767.59
Other current financial liabilities	-	2.33	5.28	1.50
Lease Liabilities	4.22	2.14	1.72	4.91
Other current liabilities	3,535.99	3,022.55	8,173.28	13,887.60
Provisions	57.11	32.32	728.67	6,426.04
Total equity and liabilities (1+2+3)	13,344.69	21,368.66	38,551.77	69,929.70



THANK YOU

Shraddha Prime Projects Ltd

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