CA DHIRAJ OSTWAL

THE BUSINESS STRATEGIST

Exclusive Mandate | Residential Infrastructure & Consulting Business

SLIDE 1 | EXECUTIVE SUMMARY

📍 Hyderabad (HQ) | Warangal | Kurnool, Telangana & AP | Turnkey Residential Construction (B2C)

A fast-growing, employee-led turnkey residential construction business with integrated consulting arm — seeking a strategic investor or acquirer

2022	₹6.00 Cr	110+	₹29.35 Cr
YEAR OF INCORPORATION	FY 2025-26 PROVISIONAL REVENUE	COMPLETED + ONGOING PROJECTS	STRATEGIC VALUATION INDICATION

Deal Snapshot: Incorporated Dec 2022 | Turnkey Residential Construction — Individual Houses (G+1 to G+3, S+1/S+2) on Customer-Owned Plots | 70+ Completed Projects, 62 Active Projects (Order Book ₹39.78 Cr) | 19 Token/Pipeline Projects (Expected Value ₹12.31 Cr) | 3-Branch Network: Hyderabad HQ + Warangal + Kurnool | 43-Member Team | Integrated Consulting Arm | Package-Based Pricing, Milestone Billing | NIC Code 06010 — Other Construction Activity n.e.c.

This is a fast-growing turnkey residential construction business headquartered in Hyderabad, operating across Telangana and Andhra Pradesh. The business disrupts the unorganized individual-house construction market through an employee-led execution model, transparent package-based pricing, and milestone payments. With 70+ completed projects and 62 active projects having an agreement value of ₹39.78 Cr, the firm has built strong regional brand equity and a robust digital lead engine. Revenue grew from ₹19.83 L in FY 2022-23 to ₹2.44 Cr in FY 2023-24 (audited) and ₹6.00 Cr in FY 2025-26 (provisional). The integrated consulting entity handles feasibility studies, project planning, compliance, and regulatory management. A complete due diligence pack including audited financials, ITR acknowledgements, asset schedules, project lists, and liability summaries is available through the exclusive advisor.

SLIDE 1B | COMPANY FUNCTIONS & DEPARTMENT STRUCTURE

🏢 40+ Employees | 9 Functional Departments | Employee-Led Execution | 19 Site Supervisors

How the Company Operates — Functions & Department Roles

📣 Sales & Business Development

Function: Inbound lead handling & project closure

🤝 Client Relationship Management (CRM)

Function: End-to-end client communication from

⚙️ Engineering & Technical Team

Function: Structural design, civil engineering oversight across digital, walk-in & referral channels

Monthly Enquiry Volume: 127 incoming calls & enquiries across all channels

New Business Pace: ~₹12 Cr worth of new projects onboarded every 3 months

agreement signing to project handover

Process: Dedicated WhatsApp groups per project for regular progress updates

Satisfaction Score: 4.8/5 across delivered projects

& technical quality control — company-employed, not outsourced

Site Supervision: 19 dedicated site supervisors covering active projects across all branches

Compliance: ISO 9001:2015, RERA Compliant, GST Registered

📋 Project Management

Function: End-to-end project planning, timeline management & milestone-based billing

Monitoring: Centralized review from Hyderabad HQ + branch-level oversight

Capacity: 62 active projects running simultaneously across 3 branches

🏪 Procurement Team

Function: Centralized material sourcing & vendor coordination for quality consistency

Vehicle Assets: JCB, Tata Tipper 1216, Tata 407 Gold — reduces site logistics cost up to 50%

Upside: Vendor consolidation can significantly improve margins post-acquisition

💰 Accounts & Administration

Function: Financial management, payroll, tax compliance & statutory filings

Audits: FY23, FY24, FY25 independently CA-audited; FY26 provisional

Upside: ERP/MIS systems can be layered by acquirer for real-time financial controls

✨ Fully Staffed, Multi-Function Operation: With 40+ employees across 9 functional departments — including Marketing/Digital and the Infrastructure Consulting arm covered in later slides — this is not a founder-only business. The team infrastructure is already built and operational across 3 branches, ready for a professional acquirer to layer systems, controls, and scale onto.

SLIDE 2 | BUSINESS OVERVIEW

📍 Hyderabad, Telangana, India

Business Overview: Turnkey Residential Construction & Infrastructure Consulting

📋 Basic Information

Date of Incorporation:	30-Dec-2022
CIN:	XXXXXXXXXXXXXXXXXXXXX
PAN:	XXXXXXXXXX
TAN:	XXXXXXXXXX
Registered Office:	XXX, Hyderabad, Telangana

🏢 Group Structure & Entities

Construction Entity: Real estate development, construction management & property sales (residential & commercial)

Consulting Entity: End-to-end infrastructure consulting: feasibility studies, project planning, compliance & regulatory management

Promoters: Disclosed post-NDA

Entity Type: Private Limited Company

NIC Code: 06010 — Other Construction Activity n.e.c.

Core Business: Turnkey construction of individual houses on customer-owned plots

Leadership: Promoter-led, supported by COO, Management Head & functional heads

✨ **Integrated Capability: From client inquiry and site feasibility through to construction execution, milestone billing, quality assurance, and post-delivery support — a complete turnkey residential construction and infrastructure consulting operation operating across Hyderabad, Warangal, and Kurnool in Telangana & Andhra Pradesh.**

SLIDE 3 | FINANCIAL PERFORMANCE (AUDITED FY24 & FY25)

📄 Audited Financials FY 2023-24 & FY 2024-25 | ITR Filed AY 2025-26

Financial Performance – Statement of Profit & Loss (Amounts in ₹)

📋 P&L Summary — Three-Year View (₹ in Hundreds)

Particulars	FY 2023-24 (Aud.)	FY 2024-25 (Aud.)	FY 2025-26 (Prov.)
Revenue from Operations	₹19,826	₹2,44,015	₹6,00,000
Total Expenses	₹19,382	₹2,33,145	₹5,70,328
Profit Before Tax	₹444	₹10,870	₹29,672
Tax Expense	₹115	₹3,618	₹11,597
Net Profit for the Period	₹329	₹7,613	₹18,075
Basic EPS (₹)	3.29	76.13	180.75

All figures in ₹ Hundreds (Hundreds unit as per financial statements filed). FY 2025-26 figures are provisional/management-prepared.

📊 Revenue Actuals (Schedule 4)

Financial Year	Total Revenue
FY 2022-23	₹19,82,635
FY 2023-24 (Audited)	₹24,40,1543
FY 2024-25 (Audited)	₹2,44,01,543
FY 2025-26 (Provisional)	₹6,00,00,000

📊 Revenue Breakup — FY 2024-25

Category	Amount (₹)
Villas / Premium Homes	₹35,38,871
G+ Structures	₹2,08,62,672
Total	**₹2,44,01,543**

📊 Revenue Breakup — FY 2025-26 (Provisional)

Category	Amount (₹)
Villas / Premium Homes	₹11,69,473
G+ Structures	₹5,88,30,527
Total	**₹6,00,00,000**

📌 **ITR Filing Details:** Income Tax Return filed under ITR-6 for AY 2025-26 (Assessment Year). Acknowledgement No.: XXXXXXXXXXXXXXX | Date of Filing: 31-Dec-2025 | Status: Private Company | PAN: XXXXXXXXXX | CIN:

XXXXXXXXXXXXXXXXXXXXXX. Prior years (FY 2022-23 and FY 2023-24) are independently audited. FY 2024-25 is audited. FY 2025-26 figures are provisional and subject to audit.

✨ **Exceptional Revenue CAGR: Revenue grew from ₹19.83 L in FY 2022-23 to ₹6.00 Cr in FY 2025-26 (provisional) — a ~30x scale-up in approximately 3 years — driven by a growing order book, expanding branch network, and strong digital lead conversion, with net profit margin steady at 12%+.**

SLIDE 4 | BALANCE SHEET SNAPSHOT

📊 Audited Balance Sheet as at 31/03/2025 | Provisional Balance Sheet 31/03/2026

Balance Sheet Snapshot

📏 Equity & Liabilities — FY 2024-25 (Audited, ₹)

Particulars	Amount (₹)
Share Capital	1,00,000
Reserves & Surplus	8,18,471
Total Shareholders' Funds	9,18,471
Deferred Tax Liabilities (Net)	1,45,849
Short-Term Borrowings (Related Parties)	74,95,084
Other Current Liabilities (incl. Customer Advances)	5,86,75,473
Short-Term Provisions (Income Tax)	1,97,940
Total Equity & Liabilities	**6,74,32,817**

🏭 Assets — FY 2024-25 (Audited, ₹)

Particulars	Amount (₹)
Fixed Assets (Tangible — Vehicles)	75,75,536
Work-in-Progress (WIP)	5,66,06,551
Cash & Cash Equivalents	15,10,534
Short-Term Loans & Advances	16,99,200
Other Current Assets	40,996
Total Current Assets	5,98,57,281
Total Assets	**6,74,32,817**

Total Balance Sheet Size: ₹6.74 Cr (FY25, Audited) | **Net Worth (Capital + Reserves): ₹9.18 L (FY25)** | **WIP (Active Projects in Books): ₹5.66 Cr (FY25)** | **Customer Advances (FY25): ₹5.22 Cr**

✨ **Balance Sheet Strength: Reserves & Surplus grew from ₹2.43 L (FY23) to ₹5.72 L (FY24) to ₹8.18 L (FY25) and ₹23.02 L provisionally in FY26 — consistent with steady profitability retention. WIP of ₹5.66 Cr in books (FY25) reflects a large and growing active project pipeline on customer-owned plots.**

SLIDE 5 | PROVISIONAL CURRENT YEAR PERFORMANCE

📈 Provisional Financials | FY 2025-26 (31st March 2026)

Provisional Current Year Performance — FY 2025-26

📋 Provisional P&L — FY 2025-26 (₹ in Hundreds)

Particulars	Amount (₹)
Revenue from Operations	6,00,000.00
Purchases (Stock-in-Trade)	7,90,438.08
Changes in Inventories (WIP)	–4,69,576.93
Employee Benefits Expense	1,32,149.51
Depreciation	12,735.94
Other Expenses	1,04,581.85
Total Expenses	5,70,328.45
Profit Before Tax	29,671.55
Net Profit (After Tax)	18,074.65

🏦 Provisional Balance Sheet Highlights — FY 2025-26 (₹ in Hundreds)

Particulars	Amount (₹)
Share Capital	1,000.00
Reserves & Surplus (Closing)	23,021.44
Short-Term Borrowings (Related Parties)	48,068.24
Trade Payables	31,142.15
Other Current Liabilities (incl. Customer Advances)	10,35,863.50
WIP (Inventory)	9,51,521.81
Fixed Assets (Net)	77,778.12
Trade Receivables	62,054.35

📌 **Note on Provisional Figures:** The above figures are provisional/management-prepared financials for FY 2025-26 (year ended 31st March 2026) and are yet to be independently audited. They are provided for indicative purposes only and should be independently verified during due diligence. All amounts in ₹ Hundreds as per the financial statement format.

✨ Continued Momentum: Provisional net profit for FY 2025-26 stands at ₹18,074.65 Hundreds (~₹1.81 Cr), more than double (2.4x) the FY 2024-25 audited net profit of ₹7,613 Hundreds (~₹76.13 L) — reflecting strong revenue scale-up from ₹2.44 Cr to ₹6.00 Cr year-on-year, subject to audit confirmation.

SLIDE 6 | PROJECT PORTFOLIO & ORDER BOOK

🏗️ 70+ Completed | 62 Active | 19 Token/Pipeline | Across Hyderabad, Warangal & Kurnool

Project Portfolio & Order Book

70+
COMPLETED PROJECTS

62
ACTIVE PROJECTS

₹39.78 Cr
ACTIVE ORDER BOOK VALUE

19
TOKEN / PIPELINE PROJECTS

₹12.31 Cr
TOKEN PIPELINE EXPECTED VALUE

📋 Active Projects — Key Metrics

Active Project Order Book:	₹39,77,97,535 (62 projects)
Balance Receivable on Active Projects:	₹15,91,68,546

📊 Token / Pipeline Projects (Schedule 3)

Total Token Projects:	19 projects
Total Token Received:	₹10,05,000
Total Expected Agreement Value:	₹1,23,05,1,500

Home Size Range:	1,000 – 8,700 sft
Project Types:	G+1 to G+3, S+1/S+2, Duplex, Premium Villas
Geography:	Hyderabad, Warangal, Kurnool, Bibinagar, Bongir, Medipally, and surrounding areas
Milestone Billing:	Yes — structured stage-wise payment collection

Key Locations:	Beeramguda, Bodduppal, Chilkur, Hamankonda, Kompally, Nizamabad, Shamirpet, Turkayamjal, Uppal, VSP and more
Largest Pipeline Project:	Chilkur 2 — Expected ₹1.40 Cr
Kompally Pipeline:	Expected ₹1.26 Cr

📋 Sample Completed Projects (Selected — Schedule 2A)

Code	Location	Year	Approx. Value (₹)	Project Type	Approx. SFT
CP-006	Bongir	2024	1,46,16,000	G+2+PH	8,700 sft
CP-008	Gandipet	2023	1,09,38,000	S+3	7,080 sft
CP-033	Miyapur-1	2023	1,17,15,000	G+3+PH	7,100 sft
CP-036	Tarnaka	2024	1,04,00,000	G+3	7,600 sft
CP-039	Vanastalipuram-2	2023	1,07,44,000	G+2+PH	6,800 sft
CP-007	Bibinagar	2022	1,02,97,000	G+2	2,150 sft
CP-016	Janwada	2024	64,60,000	G+3	3,800 sft

Detail Subtotal (34 rows with proof): ₹18.07 Cr · **On-Time Delivery Record** · **4.8/5 Client Satisfaction** · **Package-Based + Milestone Billing**

✨ **Strong Visible Pipeline: An active order book of ₹39.78 Cr across 62 projects, with ₹15.92 Cr in balance receivables still to be collected on ongoing work, plus a ₹12.31 Cr token/pipeline expected from 19 signed-intent projects — provides exceptional near-term revenue visibility for any acquirer or investor.**

SLIDE 7 | LIABILITIES, ASSETS & VALUATION

📊 Schedule 6 & 7 | Liability Summary | Fixed Asset Register | Strategic Valuation Bridge

Liabilities, Assets & Strategic Valuation Bridge

⚖️ Liability Summary (Schedule 6 — Provisional FY26)

Type / Party	Outstanding Amount (₹)	Status
Related Parties (Per Books, Note 6)	4,806,824	Unsecured
Vendors / Others (Note 7)	3,114,215	Book figure
Customer Advances & Statutory / Others (Note 8)	10,35,86,350	Includes customer advances

🏭 Fixed Asset Summary (Schedule 7)

Asset Category	Gross Value (₹)	Book Value (₹)
Vehicles (3 units)	75,83,327	66,35,411
Computers & Devices	76,600	64,092
Furniture & Fittings	18,47,570	17,56,456
Software (Intangible)	2,77,791	45,664

Type / Party	Outstanding Amount (₹)	Status
Income Tax Provision (Note 9)	681,972	Provision
Vehicle Finance (EMI Loan — Ref. 62971695)	2,069,133	Regular / 0 overdue | Secured by vehicle | EMI ₹72,100
Cholamandalam — SFC 407 Gold (Ref. XVFPHYF00007729055)	871,247	0 overdue | Secured by vehicle
Cholamandalam — LPK 1416 (Ref. XVFPHYF00007729056)	1,701,938	0 overdue | Secured by vehicle
TOTAL LIABILITIES	**₹11,68,31,679 (~₹11.68 Cr)**	

Asset Category	Gross Value (₹)	Book Value (₹)
TOTAL	**₹97,85,288**	**₹85,01,623**

🔒 Vehicle Insurance Summary (Schedule 9)

Vehicle	Coverage (₹)	Premium (₹)
SHINRAIPRIME 2WD (TG07AB7632)	28,00,000	35,370
SFC 407 Gold (TG-07-V-3728)	10,00,000	34,031
LPK 1416 (TG-07-V-3708)	23,50,000	57,756
Total	**₹61,50,000**	**₹1,27,157**

📊 Strategic Valuation Bridge (Schedule 10 — Management Estimate)

Valuation Component	Method / Basis	Value (₹)
Active Project Order Book Strategic Value	45% of active project agreement value	17.90 Cr
Token Project Conversion Value	20% of token expected agreement value	2.46 Cr
Completed Project Portfolio Credibility	5% of completed project aggregate value	90.34 L
Business Intangible / Goodwill	As per Schedule 7A	2.94 Cr
Fixed Asset / Branch Operating Setup	Gross value per Schedule 7	97.85 L
Strategic Control / Expansion Option Value	8% of visible business base	4.17 Cr
TOTAL STRATEGIC VALUATION INDICATION	**Management strategic valuation bridge for negotiation**	**₹29.35 Cr**

📌 **Note:** The strategic valuation bridge above is a management-prepared indication for transaction negotiation purposes only and is not a statutory valuation certificate. All figures remain subject to independent review by CA / buyer based on supporting documents and physical verification.

SLIDE 8 | INVESTMENT HIGHLIGHTS

✨ Key Reasons to Invest / Acquire

Investment Highlights & Strategic Upside

💰 Financial Upside

Revenue Growth: ~30x in ~3 years (FY23 to FY26P)

Net Profit Rapid — from ₹2.43 L (FY23) to ₹1.81 Cr

🏗️ Operational Upside

Order Book Visibility: ₹39.78 Cr active + ₹12.31 Cr pipeline

Employee-Led Not dependent on unorganised

🤝 Market & Strategic Upside

Market CAGR: 7.4% CAGR Hyderabad residential construction (2026–2031, fastest of any major Indian city)

CAGR: (FY26P)

Revenue CAGR (Projected): 18% CAGR projected FY26–FY30

Profit Margin Trajectory: 12% stable; expected to expand to 18% by Year 3

Audited Financials: FY23, FY24, FY25 available; CA-audited

Expected Investor IRR: 18–22% (targeted) to 22–28% (strategy)

Model: subcontractors

3 Branch Network: Hyderabad HQ + Warangal + Kurnool — scalable

Digital Lead Engine: Proven online lead generation (Instagram, GCS, Rootify)

Package Pricing: Transparent BOQ-based pricing improves customer trust

Tech Adoption: BIM, project management software, process SOPs

Sector Share: Residential = 44.7% of total India construction market

Infrastructure CAGR: 12% CAGR expected — infrastructure sector over 5 years

Exit Strategy: IPO in 5–7 years; buyback/secondary from Year 3; IRR 22–28%

Integration: Consulting arm provides cross-sell & regulatory depth

Scalability: Proven model — ready to replicate across new cities

✨ Investment Summary: A fast-growing, promoter-led, employee-executed turnkey residential construction business with an integrated consulting arm, transparent pricing, ₹39.78 Cr active order book, 62 live projects, 19-project pipeline, 3-branch regional network, and strong digital lead generation — offering a scalable platform in India's fastest-growing major-city residential construction market (Hyderabad, 7.4% CAGR).

SLIDE 9 | DEAL TERMS & GROWTH ROADMAP

💰 Strategic Valuation & Use of Funds

Deal Terms & Growth Roadmap

₹6.00 Cr	12%+	₹29.35 Cr	22–28%
FY 2025-26 PROVISIONAL REVENUE	NET PROFIT MARGIN	STRATEGIC VALUATION INDICATION	EXPECTED INVESTOR IRR

💼 Use of Investment / Acquisition Capital

Working Capital (30%): Project execution float, material procurement & site operational costs

Branch Expansion (25%): Siddipet, Vijayawada, Godavarikhani — new office setup & team hiring

Technology & Systems (20%): ERP, MIS, project management software, BIM tools & process automation

🗓️ 3-Year Growth Roadmap Post-Acquisition

Year 1: Stabilize operations, implement ERP/MIS, add 2 new branches (Siddipet, Vijayawada), build corporate team

Year 2: Expand to Karnataka & Tamil Nadu, launch material supply vertical, double order book to ₹80+ Cr

Year 3: Scale to ₹40+ Cr revenue, introduce quality dashboards, SOPs & target net-zero construction standards

Marketing & Brand Scale (15%):	Aggressive digital campaigns, new market entry & B2B outreach
Corporate Infrastructure (10%):	HR systems, legal, compliance, finance controls & leadership team build-out

Revenue Target:	₹30–40 Cr near-term → ₹100 Cr+ with right corporate team & capital deployment
Exit Strategy:	IPO listing within 5–7 years as primary exit route | Buyback & secondary sales from Year 3
Expected Investor IRR:	22–28% | Payback Period: 4–5 years

📌 **Deal Terms Note:** Strategic valuation indication of ₹29.35 Cr is a management-prepared bridge figure for negotiation purposes only and is not a statutory valuation. All figures are as represented by the company and are subject to independent due diligence and verification by the prospective investor/acquirer. Payback period estimate: 4–5 years.

SLIDE 10 | BUSINESS MODEL & DIGITAL PRESENCE

🏗️ Turnkey Execution | Package-Based Pricing | Milestone Billing | Digital-First Brand

Business Model & Digital Presence

🔄 How the Business Model Works

Step 1 — Lead Generation:	Digital platforms, referrals, walk-ins & incoming calls (127 enquiries)
Step 2 — Client Consultation:	Needs assessment, site discussion & package selection
Step 3 — Agreement Onboarding:	Formal construction agreement with defined scope & milestones
Step 4 — Milestone Billing:	Structured stage-wise payment collection tied to completion
Step 5 — Employee Execution:	Internal PMs, engineers, supervisors & procurement team handle delivery
Step 6 — Client Updates:	WhatsApp groups, direct communication & regular progress reporting
Step 7 — Handover:	Quality check, final walkthrough & post-delivery support
Monitoring:	Centralized from Hyderabad HQ with branch-level oversight

📱 Digital Presence & Lead Generation

Instagram:	Active — project videos, client reviews, brand content
YouTube:	Active — completed project walkthroughs, testimonials
Facebook:	Active presence & ad campaigns
Google Business Profile:	Active — high visibility in local search
Website:	Active — lead capture & package showcase
Meta Ads / Google Ads:	Paid digital campaigns running
Organic Content:	Project updates, influencer/content collaborations
Total Monthly Enquiries:	127 incoming calls & enquiries (combined digital + organic)

✨ **Strongest Marketing Asset: Public social proof — completed project videos, ongoing site updates, client testimonial videos, and strong review credibility — drives a continuous organic enquiry engine that paid campaigns alone cannot replicate.**

📦 Revenue Streams & Client Segmentation

💼 Revenue Streams

Residential Turnkey (Core):	Individual homes on customer-owned plots — primary revenue driver
Villas / Premium Homes:	Higher-margin category — customized scope, larger ticket size (FY25: ₹35.39 L revenue)
G+ Structures (Volume):	G+1 to G+3, S+1/S+2 — volume category (FY25: ₹2.08 Cr | FY26P: ₹5.88 Cr)
Change Order / Upgrades:	Additional scope revenue from in-progress client upgrades
Infrastructure Consulting:	Feasibility studies, planning, compliance & regulatory management — cross-sell arm
Future Vertical (Planned):	Systematic construction material supply & builder-to-builder procurement support

🎯 Client Ticket-Size Segmentation

Project Value Category	Portfolio Share	Profile
Below ₹40 Lakh	~30%	Entry residential — volume throughput
Below ₹70 Lakh	~50%	Mid-segment — core revenue category
Above ₹80 Lakh	~20% (growing)	Premium / luxury — highest margin, strongest referrals

Higher-Margin Projects:	~70% of active portfolio now in better-margin categories
Highest Single Project Value:	~₹2.9 Crore (single residential project)

📌 **Brand Assets Included in Acquisition:** Company logos, brand identity, brochures, package documents, website, all social media handles (Instagram, Facebook, YouTube, LinkedIn), Google Business Profile, client testimonial content library, project video assets, digital marketing creatives, lead generation systems, and trademarks / intellectual property wherever applicable.

SLIDE 11 | EXPANSION STRATEGY & COMPETITIVE STRENGTHS

🗺️ 5 Branches by End-2026 | Multi-State Expansion | Material Supply Vertical | Unorganised Market Disruption

Expansion Strategy & Competitive Strengths

🗺️ Branch Expansion Roadmap

Hyderabad HQ:	Operational — 4,500 sft | Company investment ~₹40 L | Rent ₹1.30 L/month (Market: ₹2.80–3.00 L)
Warangal Branch:	Operational (opened 2025) — 2,000 sft | Investment ~₹15 L | Rent ₹25,000/month (Market: ₹45,000)
Kurnool Branch:	Operational (opened 2026) — 2,500 sft | Investment ~₹15 L | Rent ₹33,000/month (Market: ₹60,000)
Siddipet:	Planned — Next expansion market, Telangana
Vijayawada:	Planned — High-potential Andhra Pradesh market

🌏 Long-Term Expansion Vision

Phase 1 — Telugu States:	Consolidate Telangana & Andhra Pradesh with 5+ branches
Phase 2 — South India:	Karnataka & Tamil Nadu using same trust-based model
Phase 3 — Pan-India:	Select northern & western markets in long term
New Revenue Vertical:	Systematic construction material supply — procurement consolidation, vendor ecosystem development & builder-to-builder material supply
Revenue Potential:	Scale from ₹30–40 Cr to ₹100 Cr+ with right corporate leadership

Godavarikhani:	Planned — Telangana growth corridor
Target by End-2026:	5 operational branches

✨ **Cost Advantage: All 3 branches were set up at bare-shell and are occupied at significantly below-market rental rates — a direct result of early-mover investment in branch infrastructure.**

Platform Opportunity:	Convert regional construction brand into organized national construction & building-solutions platform

🏆 Key Competitive Strengths

🏗️ Execution Strengths

Employee-Led Model:	No pure third-party dependency — 19 site supervisors on company payroll
Agreement-Based:	Every project formally documented with scope, milestones & payment terms
Package Pricing:	Transparent BOQ-based packages — improves client trust & margin control
Quality Standard:	ISO 9001:2015 certified | RERA Compliant

📣 Brand & Referral Strengths

Digital Brand:	Strong construction brand across Instagram, YouTube, Google — most competitors have zero digital presence
Referral Credibility:	Significant portion of clients have referred family, relatives & friends — confirmed by enquiry pattern
Social Proof Library:	Client testimonial videos, completed project walkthroughs, ongoing site content — all publicly visible
Review-Driven Marketing:	Word-of-mouth & client review content reduces paid CAC significantly
Trust Signal:	In a market built on personal relationships, documented social proof is rare & powerful

🌏 Market Context & Positioning

Market Gap:	Highly unorganized individual home segment — most contractors operate without agreement, documentation, or systems
Positioning:	Agreement-based, employee-led, digitally visible brand with no comparable organized competitor at regional level

✨ **Market Positioning: In a highly unorganized individual home construction market where most contractors operate without documentation, systems, or digital presence — this business has built a recognizable, trusted brand with agreement-based execution, structured pricing, employee accountability, and proven digital lead generation that competitors cannot quickly replicate.**

SLIDE 12 | TRANSACTION & DEAL STRUCTURE

💼 Full Exit Sale | ₹30 Crore Ask | Strategic Acquisition | Leadership Transition Support

Transaction & Deal Structure

₹30 Cr	100%	1 Year	₹100 Cr+
EXPECTED DEAL VALUE (FULL EXIT)	STAKE AVAILABLE (FULL SALE ONLY)	LEADERSHIP TRANSITION SUPPORT	SCALE POTENTIAL WITH RIGHT ACQUIRER

💼 Transaction Structure

Deal Type:	Full Sale / Full Exit — 100% stake
Partial Stake:	Not available — full exit only preferred
Expected Deal Value:	₹30 Crore for complete business sale
Transition Support:	Founders/leadership open to 1-year post-transaction salary-based support for team integration, client handling, vendor transition & operational handover
Confidential Valuation Logic:	Full valuation discussion available post-NDA & preliminary interest confirmation
NDA Requirement:	Financial, project-wise, client, vendor & operational data released only post-NDA

🎯 Reason for Sale — Strategic, Not Distress

Reason:	Strategic — not financial distress
Current Stage:	Business has reached a stage requiring stronger corporate structure, deeper management systems & larger capital access
Founder Belief:	Right acquirer can institutionalize, professionalize, scale & take the business to ₹100 Cr+
What's Built:	Brand trust, digital presence, active project flow, branch infrastructure, employee strength, vehicles, client testimonials & scalable model
What's Needed:	Corporate team, professional finance controls, ERP/MIS systems, expanded capital & experienced expansion leadership
Goal:	Ensure built foundation is not wasted — convert regional brand into organized national construction platform

🏗️ What the Acquirer Gets

Active Order Book:	₹39.78 Cr across 62 live projects
Pipeline:	₹12.31 Cr across 19 token/signed-intent projects
Brand & Digital Assets:	Established digital brand, 127 monthly enquiries, social media channels, website, testimonial library
3-Branch Infrastructure:	Hyderabad HQ + Warangal + Kurnool — below market rental, company-invested fitout
Team:	40+ employees across all functions (engineering, PM, CRM, sales, accounts, site supervisors)
Vehicles & Assets:	JCB, Tata Tipper 1216, Tata 407 Gold (all under loan, secured)
Audited Financials:	FY23, FY24, FY25 audited; FY26 provisional — complete DD pack ready
Referral & Repeat Network:	Strong existing client base with referral credibility across Telangana & AP

🚀 Post-Acquisition Upside for Buyer

SOP Implementation:	Opportunity to layer professional SOPs, ERP, MIS, quality dashboards & reporting systems onto existing business
Procurement Control:	Structured vendor ecosystem & procurement consolidation can significantly improve margins
Geographic Rollout:	Replicate proven model in Siddipet, Vijayawada, Godavarikhani, Karnataka & Tamil Nadu
New Revenue Vertical:	Construction material supply & builder-to-builder support — ready-to-launch add-on
Brand Leverage:	Existing trust, testimonials & digital visibility accelerates new market entry vs. building from scratch
Scale Path:	₹30–40 Cr near-term → ₹100 Cr+ with right corporate team & capital

📌 **Confidentiality Note:** The above information is shared for preliminary evaluation only. Detailed financials, project-wise revenue, client names, vendor ecosystem, cost structure, margins, team salary details, agreements, liabilities, asset documents, loans, tax records, and full operational data will be disclosed only after execution of a suitable NDA through the exclusive advisor.

📞 Confidential Inquiry Process

This is an exclusive mandate. All interested investors, strategic acquirers, family offices, private equity firms, and financial buyers must route their inquiries through the authorized advisor.

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** Private & Confidential — Strictly for qualified investors, strategic buyers, and financial institutions. Entity name has been anonymized for this blind teaser. All documents available for full due diligence through the advisor after NDA execution. Direct inquiries to the company will not be responded to. **

Exclusive Mandate — Residential Infrastructure & Consulting Business | Hyderabad, Telangana

Deal Reference: ARB-INFRA-HYD-2026 | Hyderabad, Warangal & Kurnool, Telangana & AP | Blind Teaser — Full Name Disclosed Post-NDA