

NAME OF THE ISSUE: PRANAV CONSTRUCTIONS LIMITED



1. **Type of Issue (IPO/FPO)** Initial Public Offer

2. **Issue Size (Rs. in million)** **3,510.25***

Fresh Issue (Rs. in million)	3,156.00
Offer for sale (Rs. in million)	354.25

**Source: Prospectus dated September 9, 2026*

3. **Grade of issue along with name of rating agency**

Name	Not Applicable
Grade	Not Applicable

4. **Subscription Level (Number of times)** **96.51***

**Source: Basis of Allotment Advertisement dated September 11, 2026 and the above figure is before technical rejections, multiple or duplicate Bids and Bids not banked/returned.*

5. **QIB Holding (as percentage of total outstanding capital) as disclosed to stock exchanges**

Particulars	Percentage
(i) On Allotment ⁽¹⁾	10.05%
(ii) at the end of the 1st Quarter immediately after the listing of the issue (September 30, 2026) ⁽²⁾	Not available
(ii) at the end of 1 st FY (March 31, 2027) ⁽²⁾	Not available
(iii) at the end of 2 nd FY (March 31, 2028) ⁽²⁾	Not available
(iv) at the end of 3 rd FY (March 31, 2029) ⁽²⁾	Not available

⁽¹⁾ Basis of Allotment (excluding pre – issue QIB holding)/Post offer Report

⁽²⁾ QIB Holding not disclosed as reporting for relevant period has not been completed/ not available at public domain.

6. **Financials of the Issuer (Consolidated basis)**

(Rs. in crores)

Parameters	1 st FY (March 31, 2027)*	2 nd FY (March 31, 2028)*	3 rd FY (March 31, 2029)*
Income from operations	Not available	Not available	Not available
Net Profit for the period	Not available	Not available	Not available
Paid-up equity share capital	Not available	Not available	Not available
Reserves excluding revaluation reserves	Not available	Not available	Not available

**Financials not available as reporting for the relevant years has not been completed/ not available at public domain.*

7. **Trading status in scrip of the Issuer**

The equity shares of Pranav Constructions Limited were listed on BSE Limited ("BSE") and National Stock Exchange of India Limited ("NSE") in September 2026

The equity shares have not been suspended or delisted.

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

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Particulars	Status
(i) at the end of 1 st FY (March 31, 2027) ⁽¹⁾	Not Available
(ii) at the end of 2 nd FY (March 31, 2028) ⁽¹⁾	Not Available
(iii) at the end of 3 rd FY (March 31, 2029) ⁽¹⁾	Not Available

⁽¹⁾ Trading status not disclosed as the relevant fiscal years have not been completed

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

Particulars	Name of Director	Appointed / Resigned	Date
(i) at the end of 1 st FY (March 31, 2027) ⁽¹⁾	Not Available	Not Available	Not Available
(ii) at the end of 2 nd FY (March 31, 2028) ⁽¹⁾	Not Available	Not Available	Not Available
(iii) at the end of 3 rd FY (March 31, 2029) ⁽¹⁾	Not Available	Not Available	Not Available

⁽¹⁾ Changes in Directors of Issuer not updated as the relevant financial years have not been completed.

9. Status of implementation of project/commencement of commercial production

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

10. Status of utilization of issue proceeds

(i) As disclosed in the offer document

Particulars	Amount proposed to be funded from Net Proceeds (Rs. in million)	Estimated utilization of net proceeds in Fiscal 2027 (Rs. in million)
1. Funding costs towards obtaining government and statutory approvals and purchase of additional FSI as per applicable laws and cost towards compensation to members towards alternate accommodation, and hardship compensation, in relation to the development of certain of our Under-construction Redevelopment Projects, and certain of our Upcoming Redevelopment Projects	1,457.18	1,457.18
2. Repayment or prepayment, in full or in part, of certain of our outstanding borrowings availed by our Company	915.00	915.00
3. Funding acquisition of future redevelopment projects and general corporate purposes	425.74	425.74
Net Proceeds of the Issue	2,797.92	2,797.92

*The amount utilised for general corporate purposes shall not exceed 25% of the Gross Proceeds.

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(ii) Actual Utilization

Particulars	Amount proposed to be funded from Net Proceeds (Rs. in million)	Amount utilised at the end of Quarter (September 30, 2026) (Rs. in million) *
1. Funding costs towards obtaining government and statutory approvals and purchase of additional FSI as per applicable laws and cost towards compensation to members towards alternate accommodation, and hardship compensation, in relation to the development of certain of our Under-construction Redevelopment Projects, and certain of our Upcoming Redevelopment Projects	1,457.18	Not Available
2. Repayment or prepayment, in full or in part, of certain of our outstanding borrowings availed by our Company	915.00	Not Available
3. Funding acquisition of future redevelopment projects and general corporate purposes	425.74	Not Available
Net Proceeds of the Issue	2,797.92	Not Available

*Information not available as reporting for the relevant years has not been completed/ not available at public domain.

(iii) Reasons for deviation, if any

Not Applicable

11. Comments of monitoring agency, if applicable

(a) Comments on use of funds	Not Available
(b) Comments on deviation, if any, in the use of proceeds of the issue from the objects stated in the offer document	
(c) Any other reservations expressed by the monitoring agency about the end use of funds	

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12. Price- related data

Designated Stock Exchange NSE Limited
Issue Price (Rs.) 124/-
Listing Date September 15, 2026

Price Parameter	At closing of listing day Sept 15, 2026	At close of 30th calendar day from listing day (Oct 14, 2026)	At close of 90th calendar day from listing day (Dec 11, 2026) ⁽¹⁾	As at the end of the 1st FY after the listing of the issue (March 31, 2027) ⁽¹⁾		
				Closing price	High price	Low price
Market Price ⁽²⁾	132.00	94.47	Not Available	Not Available	Not Available	Not Available
Nifty 50 ⁽²⁾	23,118.60	22,622.70	Not Available	Not Available	Not Available	Not Available
Sectoral Index	Not comparable to any of the available sectoral indices					
Price Parameter	As at the end of March 31, 2028 ⁽¹⁾			As at the end of March 31, 2029 ⁽¹⁾		
	Closing price	High price	Low price	Closing price	High price	Low price
Market Price ⁽²⁾	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available
Nifty 50 ⁽²⁾	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available
Sectoral Index	Not comparable to any of the available sectoral indices					

Source: Stock Exchange data, where the 30th day / 90th day/ March 31 of a particular year falls on a holiday, the immediately preceding trading day has been considered for the price.

⁽¹⁾ The Pricing data is not disclosed as the relevant period has not been completed.

⁽²⁾ Being market price and index of BSE, the designated stock exchange

13. Basis for Issue Price and Comparison with peer Group and Industry Average

Accounting Ratio	Name of Company	As disclosed in the offer document (See Clause (2) (VII) (K) of Schedule VIII to SEBI (ICDR) Regulations, 2009)	At the end of 1 st FY March 31, 2027 ⁽²⁾	At the end of 2nd FY March 31, 2028 ⁽²⁾	At the end of 3rd FY March 31, 2029 ⁽³⁾
EPS (Basic)	Issuer: Pranav Constructions Limited	8.18	Not Available	Not Available	Not Available
	Peer Group:				
	Keystone Realtors Limited	6.25	Not Available	Not Available	Not Available
	Godrej Properties Limited	61.43	Not Available	Not Available	Not Available
	Lodha Developers Limited (Formerly known as Macrotech Developers Limited)	34.34	Not Available	Not Available	Not Available
	Suraj Estate Developers Limited	19.51	Not Available	Not Available	Not Available
	Kolte-Patil Developers Limited	-4.51	Not Available	Not Available	Not Available
	Arkade Developers Limited	0.29	Not Available	Not Available	Not Available
	Kalpataru Limited	4.76	Not Available	Not Available	Not Available
	Industry Average	17.44	Not Available	Not Available	Not Available
	Issuer: Pranav Constructions Limited	8.18	Not Available	Not Available	Not Available

Accounting Ratio	Name of Company	As disclosed in the offer document (See Clause (2) (VII) (K) of Schedule VIII to SEBI (ICDR) Regulations, 2009)	At the end of 1 st FY March 31, 2027 ⁽²⁾	At the end of 2nd FY March 31, 2028 ⁽²⁾	At the end of 3rd FY March 31, 2029 ⁽³⁾
EPS (Diluted)					
	Peer Group:				
	Keystone Realtors Limited	6.21	Not Available	Not Available	Not Available
	Godrej Properties Limited	61.42	Not Available	Not Available	Not Available
	Lodha Developers Limited (Formerly known as Macrotech Developers Limited)	34.25	Not Available	Not Available	Not Available
	Suraj Estate Developers Limited	19.51	Not Available	Not Available	Not Available
	Kolte-Patil Developers Limited	-4.51	Not Available	Not Available	Not Available
	Arkade Developers Limited	0.29	Not Available	Not Available	Not Available
	Kalpataru Limited	4.76	Not Available	Not Available	Not Available
	Industry Average	17.42	Not Available	Not Available	Not Available
P/E	Issuer: Pranav Constructions Limited	Not Available	Not Available	Not Available	Not Available
	Peer Group:				
	Keystone Realtors Limited	64.86	Not Available	Not Available	Not Available
	Godrej Properties Limited	33.25	Not Available	Not Available	Not Available
	Lodha Developers Limited (Formerly known as Macrotech Developers Limited)	33.48	Not Available	Not Available	Not Available
	Suraj Estate Developers Limited	9.94	Not Available	Not Available	Not Available
	Kolte-Patil Developers Limited	Not Available	Not Available	Not Available	Not Available
	Arkade Developers Limited	482.59	Not Available	Not Available	Not Available
	Kalpataru Limited	56.64	Not Available	Not Available	Not Available
RONW	Issuer: Pranav Constructions Limited	33.78			
	Peer Group:				
	Keystone Realtors Limited	3.34	Not Available	Not Available	Not Available
	Godrej Properties Limited	9.97	Not Available	Not Available	Not Available
	Lodha Developers Limited (Formerly known as Macrotech Developers Limited)	15.71	Not Available	Not Available	Not Available
	Suraj Estate Developers Limited	9.53	Not Available	Not Available	Not Available
	Kolte-Patil Developers Limited	-3.73	Not Available	Not Available	Not Available
	Arkade Developers Limited	0.60	Not Available	Not Available	Not Available
	Kalpataru Limited	2.45	Not Available	Not Available	Not Available
NAV (₹ per share)	Industry Average	5.41	Not Available	Not Available	Not Available
	Issuer: Pranav Constructions Limited	28.30			
	Peer Group:				
	Keystone Realtors Limited	229.29	Not Available	Not Available	Not Available

Accounting Ratio	Name of Company	As disclosed in the offer document (See Clause (2) (VII) (K) of Schedule VIII to SEBI (ICDR) Regulations, 2009)	At the end of 1 st FY March 31, 2027 ⁽²⁾	At the end of 2nd FY March 31, 2028 ⁽²⁾	At the end of 3rd FY March 31, 2029 ⁽³⁾
	Godrej Properties Limited	642.58	Not Available	Not Available	Not Available
	Lodha Developers Limited (Formerly known as Macrotech Developers Limited)	234.55	Not Available	Not Available	Not Available
	Suraj Estate Developers Limited	207.87	Not Available	Not Available	Not Available
	Kolte-Patil Developers Limited	135.84	Not Available	Not Available	Not Available
	Arkade Developers Limited	47.51	Not Available	Not Available	Not Available
	Kalpataru Limited	198.04	Not Available	Not Available	Not Available
	Industry Average	242.24	Not Available	Not Available	Not Available

⁽¹⁾ Source: Prospectus dated September 9, 2026

⁽²⁾ Information not provided as the relevant fiscal year has not completed / not disclosed in public domain

14. Any other material information

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