



MAN INFRACONSTRUCTION LIMITED

(CIN: L70200MH2002PLC136849)

Date: June 05, 2026

To,
The Listing Department
**National Stock Exchange of India
Limited**
Exchange Plaza, Bandra Kurla Complex,
Bandra (E), Mumbai – 400 051
Symbol: MANINFRA

To,
The Corporate Relationship Department
BSE Limited
P. J. Towers, Dalal Street,
Mumbai - 400 001

Scrip Code: 533169

Dear Sir/ Madam,

**Sub.: Investor Presentation - Disclosure under Regulation 30 of the SEBI
(Listing Obligation and Disclosure Requirements) Regulations, 2015**

In continuation to our earlier letter dated May 20, 2026, please find enclosed Investor Presentation for your information and record. The same shall also be uploaded on the Company's website.

You are requested to take the same on record.

Yours faithfully,
For **Man Infraconstruction Limited**

Durgesh Dingankar
Company Secretary
Membership No: F7007



L I V E B E T T E R





WELCOME TO

THE VISION BEYOND HORIZONS

DATE: 5TH JUNE 2026



BEFORE WE BUILT HOMES

WE HELPED BUILD
THE NATION.



THE FOUNDATION



MR. KISHORE SHAH

Founder

Man Infraconstruction Limited

1964

THE INCEPTION

- A civil engineer and the **1st generation entrepreneur** of the Group
- Predominantly engaged in industrial and civil contracting works
- Created a platform with strong foundation for future growth

THE BREAKTHROUGH

MR. PARAG SHAH

Chairman Emeritus

Man Infraconstruction Limited

1991

VENTURED INTO
PORT INFRA

- Built India's 1st private port in 1997 at Nhava Sheva, JNPT
- Pioneered Mivan technology for large-scale housing
- India's 1st Transshipment Terminal, Kochi

Won largest EPC port orders in India from Port of Singapore Authority in 2016 & 2022



For over six decades, MICL has operated in places
where precision was non-negotiable.

PORTS | INFRASTRUCTURE | REAL ESTATE

Before skylines trusted us, India's coastlines did.



60+
years
LEGACY

IT BEGAN IN 1964.



60+
million sq.ft
CONSTRUCTION AREA
COMPLETED

EPC + REAL ESTATE



60+
projects
DELIVERED

EPC + REAL ESTATE

20,000+
units
COMPLETED

EPC + REAL ESTATE



8
ports
DELIVERED



40+
awards
AND COUNTING

CHAPTER
01 THE BREAK-
THROUGH

PORT INFRASTRUCTURE
EPC PROJECTS

CHAPTER 01
THE BREAK THROUGH



MR. MANOJKUMAR
AGARWAL

Vice President – Projects
Man Infraconstruction Limited

WITH MICL
SINCE

2000

- Ground-up execution for 20 years before ascending to senior leadership
- Drove multinational projects to international standards – on time, every time

CHAPTER 01

THE BREAK THROUGH ▶ PORT INFRASTRUCTURE

COMPLETED
250+
HECTARES

ONGOING
100+
HECTARES



INDIA'S
FIRST
PRIVATE
PORT

NHAVA SHEVA
INTERNATIONAL
CONTAINER
TERMINAL

D P WORLD

JNPT, MUMBAI

30Ha

1997



CHENNAI
CONTAINER
TERMINAL (CCT)

DP WORLD
CHENNAI

15Ha

2002



MUNDRA
INTERNATIONAL
CONTAINER
TERMINAL

DP WORLD

MUNDRA, GUJARAT

23Ha

2003



GATEWAY
TERMINALS
INDIA PVT LTD (GTI)

AP MOLLER/
MAERSK

JNPT, MUMBAI

50Ha

2005



INTERNATIONAL
CONTAINER
TRANSHIPMENT
TERMINAL

DP WORLD

📍 KOCHI

30Ha

2007



GUJARAT
PIPAVAV
PORT LTD.

AP MOLLER/
MAERSK

● PIPAVAV, GUJARAT

30Ha

2015



BHARAT MUMBAI
CONTAINER
TERMINALS PH.1
(BMCT)

PORT OF
SINGAPORE
AUTHORITY (PSA)

JNPT, MUMBAI

100Ha

2016



ONGOING WORKS

2022-
2026

BHARAT MUMBAI
CONTAINER TERMINAL —
TERMINAL 4

PSA

📍 JNPT, MUMBAI

110Ha

₹1,800+ Cr

CONTRACT
VALUE

90%+ EXECUTED



350+ Ha

TOTAL AREA
DEVELOPED

₹3,500+ Cr

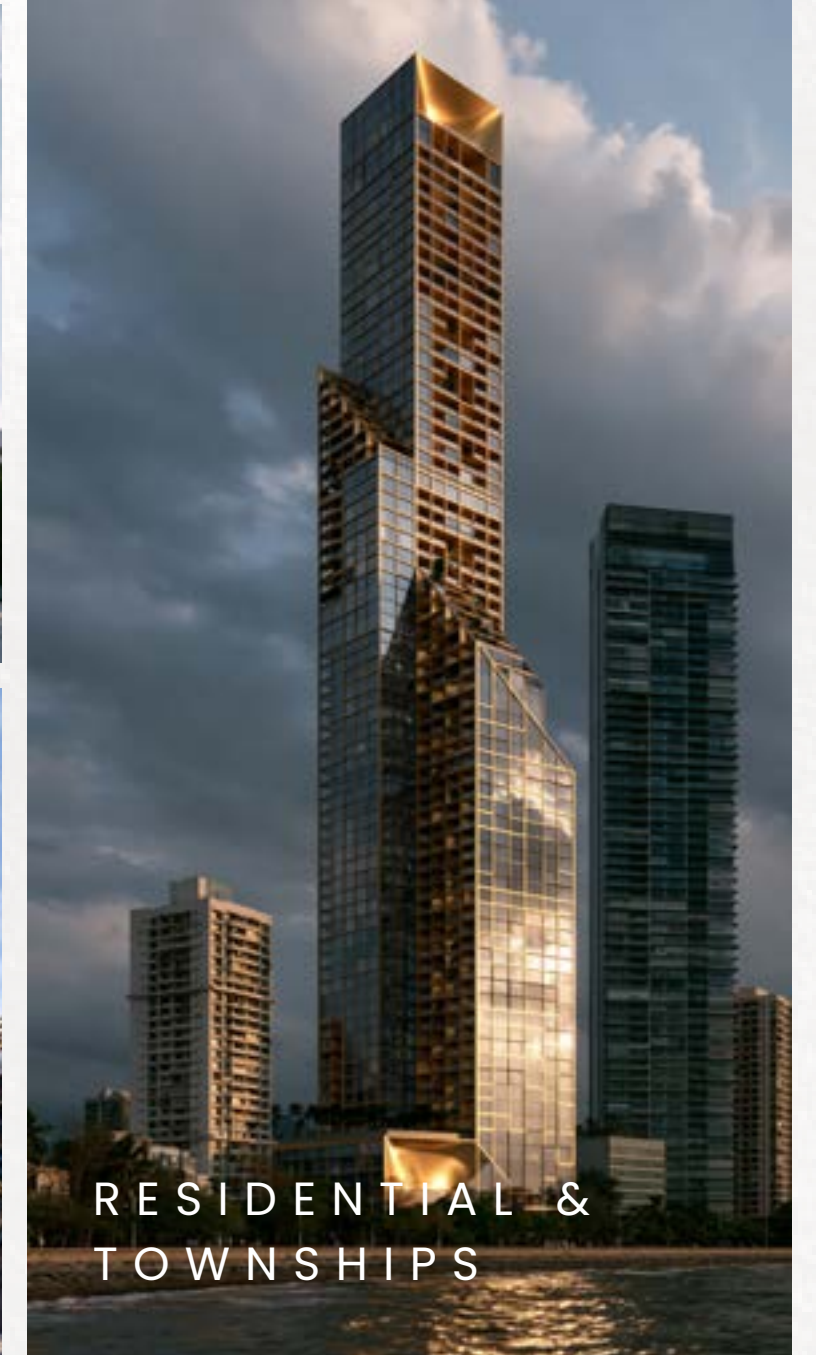
TOTAL WORK
VALUE EXECUTED

ONGOING &
COMPLETED
WORKS

CHAPTER 01

THE BREAK THROUGH ▶ MULTI-SECTOR EPC WORKS

THE GROUP CREATED LANDMARK
PROJECTS IN VARIOUS SECTORS.





CHAPTER 01
THE BREAK THROUGH

**MR. RAVINDRA
YEVALE**

Vice President – Engineering
Man Infraconstruction Limited

WITH MICL
SINCE

1999

- End-to-end ownership – planning to possession
- Expert in budgeting, contracts, compliance & stakeholder management
- Drives operational efficiency across residential & mixed-use projects

CHAPTER 01
THE BREAK THROUGH

STRENGTH
OF EPC BUSINESS

BACKED BY
500+
ENGINEERS



CHAPTER 01

THE BREAK THROUGH

01 QUALITY & ON-TIME DELIVERY

marquee clients come
back, every time

02 IN-HOUSE PLANT & EQUIPMENT

minimal
subcontracting,
maximum control

05 VALUE ENGINEERING

protecting margins
when the unexpected
hits

03 END-TO- END EPC CAPABILITY

ports, high-rise,
townships, mass
housing

04 RIGOROUS PROJECT MONITORING

cost control built
into every stage

TRUSTED BY INDIA'S LEADING

INFRA COMPANIES &
REAL ESTATE DEVELOPERS

CHAPTER 01
THE BREAK THROUGH

MULTI-SECTOR
EPC WORKS

COMPLETED
PROJECTS

RESIDENTIAL
BUILDINGS AND
TOWNSHIPS
UNDER EPC



KOHINOOR RESIDENCY

 Kohinoor Planet
Constructions Pvt. Ltd.

 **0.30 Million Sq.Ft.**



BLUE RIDGE

 Flagship
Infrastructure Pvt. Ltd.

 **1.68 Million Sq.Ft.**



CHAPTER 01
THE BREAK THROUGH

MULTI-SECTOR
EPC WORKS

ANANDAM CITY

 Godrej Properties Limited

 **1.33 Million Sq.Ft.**



CHAPTER 01
THE BREAK THROUGH

MULTI-SECTOR
EPC WORKS

SRA TOWNSHIP

 DB Realty

 **7.32 Million Sq.Ft.**



CHAPTER 01
THE BREAK THROUGH

MULTI-SECTOR
EPC WORKS

PCMC EWS

👤 Pimpri Chinchwad
Municipal Corporation

📏 2.46 Million Sq.Ft.



ORCHID WOODS

 DB Realty

 **1.95 Million Sq.Ft.**



TATA HOUSING REHAB

 Tata Housing
Development Co. Ltd.

 **0.86 Million Sq.Ft.**



AMBROSIA

👤 Park View Developers

📏 0.46 Million Sq.Ft.

AND MANY MORE
PRESTIGIOUS
PROJECTS.....



CHAPTER 01
THE BREAK THROUGH

MULTI-SECTOR
EPC WORKS

COMPLETED
PROJECTS

COMMERCIAL
BUILDINGS AND
INSTITUTIONS
UNDER EPC



CHAPTER 01
THE BREAK THROUGH

MULTI-SECTOR
EPC WORKS

**KOHINOOR
COMMERCIAL
COMPLEX**

 Kohinoor Planet
Constructions Pvt. Ltd.

 **0.36 Million Sq.Ft.**



SAI COMPLEX

📍 Shirdi Nagar
Panchayat

📏 0.07 Million Sq.Ft.



CHAPTER 01
THE BREAK THROUGH

MULTI-SECTOR
EPC WORKS

RAMSHETH
THAKUR
INTERNATIONAL
SPORTS COMPLEX

Thakur Infraprojects
Pvt. Ltd.

0.10 Million Sq.Ft.



KOHINOOR HOSPITAL

 Kohinoor
Hospital Trust

 **0.25 Million Sq.Ft.**



GODFREY
PHILLIPS FACTORY
SHED

 Godfrey Phillips
India Ltd.

 0.52 Million Sq.Ft.



GIGAPLEX
IT PARK

 B Raheja
Builders Pvt. Ltd.

 **0.52 Million Sq.Ft.**



AIRTEL MOBILE
SWITCHING &
DATA CENTRE

 Bharati
Airtel Ltd.


 0.06 Million Sq.Ft.



CHAPTER 01
THE BREAK THROUGH

MULTI-SECTOR
EPC WORKS

JINDAL STAINLESS
STEELWAY FACTORY

 Jindal Stainless
Steelway Ltd.



 0.08 Million Sq.Ft.

CHAPTER 01
THE BREAK THROUGH

MULTI-SECTOR
EPC WORKS

ELITE CLIENTS
ENDURING TRUST

adani

PSA
The World's Port of Call

APM TERMINALS
Lifting Global Trade

DP WORLD



BHARTI airtel

Godrej | PROPERTIES

TATA HOUSING

Camlin

MILTON



PIMPRI CHINCHWAD
MUNICIPAL CORPORATION

ELCOME
INTEGRATED SYSTEMS

Sunteck

NEELKANTH
Building Trust Since 1938

The Wadhwa Group
Landmarks planned with passion

ACME
Housing happiness, since 1975

PARANJAPÉ
Paranjape Schemes (Construction) Limited
The Spirit Of New India

rohan
Lifescapes

Kohinoor

OB REALTY
THE NEXT LEVEL

CHAPTER 01
THE BREAK THROUGH



MR. ASHOK MEHTA

Executive Director & Group CFO
Man Infraconstruction Limited

WITH MICL
SINCE

2008

- Qualified Chartered Accountant with 40+ years of experience in India and abroad
- Played the anchoring role in MICL's IPO listing in 2010
- Oversees all finance, accounting, taxation, auditing and treasury operations

MARCH
2010

MICL
LISTS

₹142 CR

IPO SIZE LISTED ON
BSE & NSE
MARCH 2010

62X

OVERSUBSCRIBED

₹400 + CR RETURNED TO
SHAREHOLDERS SINCE IPO
IN 2010

DIVIDENDS
DELIVERED,
YEAR
AFTER
YEAR

22%* PROFITS RETURNED TO
SHAREHOLDERS
CONSISTENTLY

16 YRS NOT ONE MISSED
FROM 2010-2026

CHAPTER
02 THE REAL
RISE BEGINS

FINANCIAL DISCIPLINE
THE OPPORTUNITY

CHAPTER 02
THE REAL RISE BEGINS

FINANCIAL DISCIPLINE
THE OPPORTUNITY

EXECUTION GAP

Homebuyers needed trusted
developer who can deliver timely



CHAPTER 02
THE REAL RISE BEGINS

FINANCIAL DISCIPLINE
THE OPPORTUNITY

REDEVELOPMENT WAVE

Societies & Landowners seeking
redevelopment, needed a financially
strong and execution-ready partner



CHAPTER 02
THE REAL RISE BEGINS

FINANCIAL DISCIPLINE
THE OPPORTUNITY

PREMIUM SEGMENT UNDERSERVED

Mumbai's prestigious addresses had only few credible developers, creating room for quality focused new developers



**THE MARKET
NEEDED SOMEONE DIFFERENT**



WE HAD EXACTLY
WHAT WAS NEEDED.



FINANCIAL
STRENGTH

2012 - 2014

₹120+ CR

LIQUIDITY

ZERO

NET DEBT

AFTER PEAK

₹190+ CR

INVESTMENT IN
MULUND PROJECT

CHAPTER 02
THE REAL RISE BEGINS

▶ FINANCIAL DISCIPLINE
THE OPPORTUNITY

WE HAD EXACTLY
WHAT WAS NEEDED.



**PEOPLE &
EXECUTION**

EXPERIENCED TEAM.
EXECUTION-READY
FROM DAY ONE

**IN-HOUSE EPC
CAPABILITY**

OWN
CONSTRUCTION
EQUIPMENT

CHAPTER 02
THE REAL RISE BEGINS

▶ FINANCIAL DISCIPLINE
THE OPPORTUNITY

WE HAD EXACTLY
WHAT WAS NEEDED.



LIVE BETTER



“CARRYING FORTH THE
LEGACY, BUILDING FOR
THE FUTURE”

MR. MANAN SHAH

Managing Director

Man Infraconstruction Limited

Spearheading the business since 2013
**with a vision to diversify & grow in the
real estate space**

MEDIA COVERAGE



The Indian EXPRESS
Mumbai | March 19, 2025 13:11 IST

Mumbai to get India's tallest residential towers by 2029, to generate Rs 3,000 crore revenue

Designed by renowned architect Hafeez Contractor, Aavaan Towers will offer panoramic views of the Arabian Sea, Queen's Necklace, Mahalaxmi Resonance, and Mumbai's bustling skyline.



Aavaan Towers will feature an 11-storey podium dedicated to parking and amenities. (Express Photo)

Mumbai is set to get India's tallest luxury residential towers with the launch of Aavaan Towers by Man Infraconstruction Limited (MICL). The 306-meter twin-tower skyscraper, located in Tardeo, promises to redefine ultra-luxury living in one of the city's most coveted neighborhoods.

Designed by renowned architect Hafeez Contractor, Aavaan Towers will offer panoramic views of the Arabian Sea, Queen's Necklace, Mahalaxmi Resonance, and Mumbai's bustling skyline. While the final floor count will be finalized upon completion, the towers will feature an 11-storey podium dedicated to parking and amenities.

Tower 1 will offer 3, 4, and 3 BHK residences, with carpet areas ranging from 1,300 sq ft to 3,282 sq ft. Spread across 43 lakh sq ft, the project is expected to generate over Rs 3,000 crore in revenue. MICL is targeting high-net-worth individuals (HNIs) and ultra-high-net-worth individuals (UHNIs) both in India and abroad.

Manan Shah, Managing Director, MICL, said on the project, "Aavaan is more than just a residence—it is a statement of new luxury living. Designed with an architectural vision never seen before in India, Aavaan is where opulence meets innovation, offering breathtaking views, unmatched craftsmanship, and an ecosystem of world-class amenities."

The development boasts over 35 premium amenities, including an ocean-view infinity pool, UFC gym, sports lounge, and a luxurious Hammam bath. Entertainment options such as a private theatre, bowling alley, and arcade zone complement relaxation areas like a summer garden and an outdoor tennis court, ensuring a perfect blend of leisure and luxury.

With approval secured to rise up to 328 meters (1,078 feet), Aavaan Towers is expected to be completed by 2029.



FORTUNE
Powerful Women | Budget 2023 | The Next 100 | India's richest | Best B-schools | Startup | Multimedia | Events | First 100

In conversation with Mr Manan Shah: A 360-degree insight into real estate

By FORTUNE INDIA EXCHANGE | SPONSORED FEATURE | Jan 1, 2023




Business Standard
Mar 19 2025 | 8:26 PM IST

MICL launches Aavaan Tower 2, pegs success on tallest tower in country

Manan Shah, MD of MICL, said that the project will offer 3, 4, and 3 BHK ultra-luxury residences ranging from 1,300 to 3,282 sq ft carpet area, priced between Rs 24 crore and Rs 33 crore.



For FY25, the company expects to generate revenue of Rs 1,700 crore, which is expected to rise to Rs 2,000 crore for FY26. (Representative Picture)

Mumbai-based Man Infraconstruction Limited (MICL) unveiled Aavaan Tower 2 on Wednesday, touting it as India's tallest skyscraper at 306 meters (over 1,000 feet), located in Tardeo, South Mumbai. The second tower of the 4.3 lakh sq ft twin-tower project is expected to generate total revenue of Rs 3,000 crore, with deliveries expected from 2027 onwards.

Manan Shah, managing director at MICL, said that the project will offer 3, 4, and 3 BHK ultra-luxury residences, ranging from 1,300 to 3,282 sq ft carpet area, priced between Rs 24 crore and Rs 33 crore. The project is poised to generate revenue potential of over Rs 3,000 crore, with deliveries expected to begin by 2028.

"70% of the first tower which was launched in 2024 has been sold out. We're launching the second tower today," he said, noting that the towers will be the tallest in the country. With approval secured to rise up to 306 meters, Aavaan Towers is expected to be completed by 2029.

For FY25, the company expects to generate revenue of Rs 1,700 crore, which is expected to rise to Rs 2,000 crore for FY26, on the back of ongoing projects in Gurgaon and a cluster redevelopment project in Ghatalpada.

The company received a letter of intent from Sheopati Zaheer Housing LLP last year to build a sea-facing residential project near Marine Lines, with a total construction area of about 22 lakh sq ft and a REERA carpet area of around 3.3 lakh sq ft for sale. This project is expected to yield total sales value exceeding Rs 1,100 crore.



NRI NEWS 24x7
February 5, 2024

Car Aficionado: Manan Shah Managing Director MICL Group

Dual Pursuits: Manan Shah, the Managing Director of MICL Group, is renowned for his leadership in real estate development. Beyond his professional achievements, he harbors a deep-seated passion for luxury automobiles, reflecting a lifestyle that intertwines architectural excellence with automotive elegance.

Automotive Collection: Shah's garage boasts an impressive array of high-end vehicles, including models from BMW, Mercedes-Benz, and Audi. This collection underscores his appreciation for engineering prowess and design sophistication.

Philosophy: His enthusiasm for cars mirrors his approach to real estate—prioritizing quality, innovation, and luxury. Shah believes that the precision and performance found in luxury automobiles should be echoed in the homes and spaces he develops.

Lifestyle Integration: For Shah, cars are more than mere transportation; they are an extension of one's identity and aspirations. This perspective influences his real estate projects, aiming to create living spaces that resonate with the same level of refinement and status as his automotive preferences.



Manan Shah: A Blend of Luxury Real Estate and Automotive Passion



CNBC-TV18 ACCESS
Mar 19 2025 | 8:26 PM IST

Man Infra jumps 7% on ₹2,000 crore South Mumbai redevelopment deal

Man Infraconstruction shares jump after group acquires Tardeo redevelopment project via Man Aavaan Infraconstruction, boosting South Mumbai portfolio and sales potential.




COMMERCIAL DESIGN
February 5, 2024

MICL reports a stellar 33% YoY jump in net profit for 9mFY24.

Man Infraconstruction Limited (MICL), a leading construction company and a pioneer name in real estate development, announced its results for the period of 9mFY24 and 9mFY23.



9mFY24 and 9mFY23 Highlights

- Final listing of the ₹4.3 crore sea-fronted luxury of Marine Lines and the company has received 20% of the allotment during its IPO.
- Successful launch of two ultra-luxury projects: Sheopati Zaheer Housing and Sheopati Zaheer Housing in Marine Lines, collectively spanning an impressive 22 lakh sq ft of total area.
- Delivered record sales of Rs. 333 crore upon launch of Aavaan Towers, located in Ghatalpada East in the 4th Quarter of 2023.
- Received the Shikhar Award (SIC) in January 2024 for the premier residential tower of Aavaan Towers project in Ghatalpada East.
- Undertakes redevelopment of an existing residential market of the Marine Lines area, spanning 10,000 sq ft of total area with an estimated value of Rs. 200 crore.



NRI NEWS 24x7
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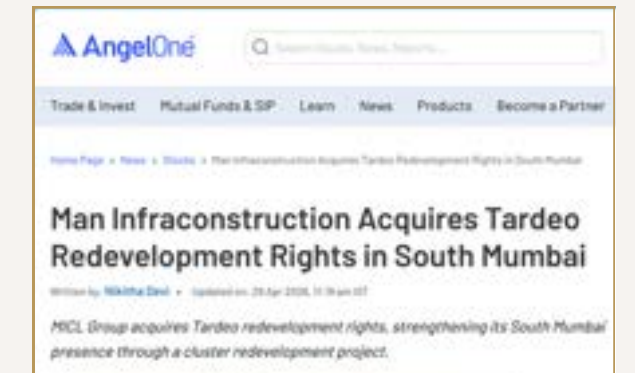
Manan Shah: A Blend of Luxury Real Estate and Automotive Passion



Bombay Times
Mar 19 2025 | 8:26 PM IST

The Times Real Estate Conclude & Awards 2024-25 Unveils The Icons Redefining Mumbai's Skyline

In its eighth year, it is a great pleasure of mine, authors and contributors, featuring the city's most iconic and innovative buildings.

AngelOne
Trade & Invest | Mutual Funds & SIP | Learn | News | Products | Become a Partner

Man Infraconstruction Acquires Tardeo Redevelopment Rights in South Mumbai

MICL Group acquires Tardeo redevelopment rights, strengthening its South Mumbai presence through a cluster redevelopment project.



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Man Infraconstruction Discloses ₹2,000+ Crore Project; Shares Jump 5%

Man Infraconstruction shares jumped over 5% after the company disclosed a ₹2,000 crore plus South Mumbai redevelopment project, boosting investor interest.



Man Infraconstruction Discloses ₹2,000+ Crore Project; Shares Jump 5%

AWARDS & RECOGNITION

**40+ AWARDS &
COUNTING**

ET NOW REALTY CONCLAVE & AWARDS 2026

Iconic Developer
of the Year

Luxury Project
of the Year

CREDAI MCHI 2026

The Builders of
Legacy &
Dreams Award

MID-DAY REAL ESTATE ICONS 2025

Iconic Next-Gen Leader
in Real Estate

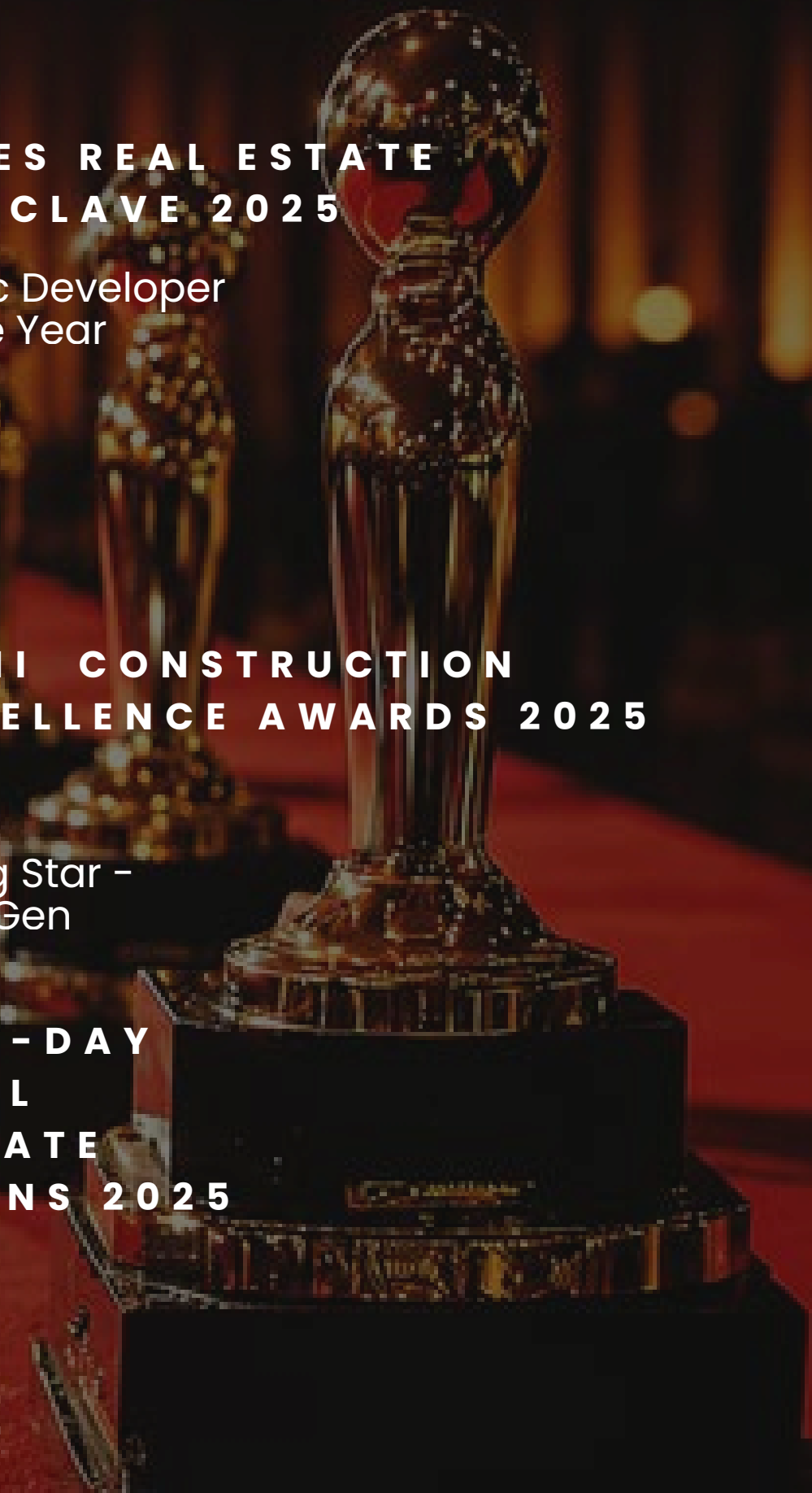
TIMES REAL ESTATE CONCLAVE 2025

Iconic Developer
of the Year

MCHI CONSTRUCTION EXCELLENCE AWARDS 2025

Rising Star -
Next Gen

MID-DAY REAL ESTATE ICONS 2025



CHAPTER
03 THE DAWN
OF A NEW ERA

THE FUTURE

PROJECT
MILESTONES
REAL ESTATE
(INDIA)

12+

YEARS
of Operational
Excellence

8.0

MILLION SQ.FT.
Construction Area
Delivered

₹10,800+

CRORES
Sales
Generated

20

PROJECTS
All Delivered
Before Time

3.1

MILLION SQ.FT.
Carpet Area
Delivered

₹8,075+

CRORES
Total
Collections

CHAPTER 03
THE DAWN OF A NEW ERA

REAL ESTATE
INDIA

COMPLETED
PROJECTS

BOUTIQUE
ESTATE



G+7 | 2 & 3 Bed Residences

Year of Launch **Feb 2015**
Year of Completion **Oct 2016**

15 MONTHS
DELIVERY TIME



G+12 | 2 & 3 Bed Residences

Year of Launch Aug 2015
Year of Completion May 2016

15 MONTHS
DELIVERY TIME



CHAPTER 03
THE DAWN OF A NEW ERA

REAL ESTATE
INDIA

COMPLETED
PROJECTS

NEW AGE
COMMUNITY





CHAPTER 03
THE DAWN OF A NEW ERA

REAL ESTATE
INDIA



 **MULUND - WEST**

 **G+4 podium +43 | 3 Towers |
2, 2.5 & 3 Bed Residences**

 Year of Launch **JAN 2015**
 Year of Completion **FEB 2019**

49 MONTHS
DELIVERY TIME



G + 4 Podium + 48
2, 2.5 & 3 Bed Residences

Year of Launch NOV 2019
Year of Completion SEP 2024

59 MONTHS
DELIVERY TIME





CHAPTER 03
THE DAWN OF A NEW ERA

REAL ESTATE
INDIA



 **MIRA ROAD - EAST**

G + 4 Podium + 30 | 6 Towers
1, 2 & 3 Bed Residences |
Commercial

 Year of Launch **SEP 2018**
 Year of Completion **MAR 2024**

49* MONTHS
DELIVERY TIME



*For Towers A,B,C,D & Aaradhya Primus

CHAPTER 03
THE DAWN OF A NEW ERA

REAL ESTATE
INDIA



GHATKOPAR - EAST

B3 + G + 16 | 14 Tower
2, 3 & 4 Bed Residences

Year of Launch **SEP 2020**
Year of Completion **JAN 2024**

47* MONTHS
DELIVERY TIME

*For Towers A,B,C,D & Aaradhya Primus



CHAPTER 03
THE DAWN OF A NEW ERA

REAL ESTATE
INDIA

COMPLETED
PROJECTS

ULTRA
LUXURY



[] G + 4 Podium + 15
| 3 & 4 Bed Residences

🕒 Year of Launch **OCT 2015**
🕒 Year of Completion **FEB 2018**

30 MONTHS
DELIVERY TIME




CHAPTER 03
THE DAWN OF A NEW ERA

REAL ESTATE
INDIA



 **VILE PARLE - WEST**

 **G+14 | 2 & 3 Bed Residences**

 Year of Launch **FEB 2021**
Year of Completion **MAY 2023**

26 MONTHS
DELIVERY TIME



CHAPTER 03
THE DAWN OF A NEW ERA

REAL ESTATE
INDIA

 aaradhya
EVOOQ  **JUHU**

 **G+12 | 3, 4 & 4.5 Bed Residences**

 Year of Launch **APR 2022**
 Year of Completion **Sep 2024**

29 MONTHS
DELIVERY TIME



CHAPTER 03
THE DAWN OF A NEW ERA

REAL ESTATE
INDIA

COMPLETED
PROJECTS

COMMERCIAL





CHAPTER 03
THE DAWN OF A NEW ERA

REAL ESTATE
INDIA

THE
GATEWAY  **MULUND - WEST**

 **G + 1 Retail + 17**
| Commerical Office

 Year of Launch **Apr 2020**
 Year of Completion **July 2024**

51 MONTHS
DELIVERY TIME



CHAPTER 03
THE DAWN OF A NEW ERA

REAL ESTATE
INDIA



GHATKOPAR - EAST

B3 + G + 13
Commerical Office

Year of Launch **SEP 2020**
Year of Completion **Mar 2024**

47 MONTHS
DELIVERY TIME



CHAPTER 03
THE DAWN OF A NEW ERA

REAL ESTATE
INDIA

aaradhya
PRIMUS

MIRA ROAD - EAST

G+4
Commerical Office

Year of Launch
Year of Completion

34 MONTHS
DELIVERY TIME

JAN 2020
NOV 2022



CHAPTER 03
THE DAWN OF A NEW ERA

▶ REAL ESTATE
INDIA

aaradhya
SQUARE

📍 **GHATKOPAR - EAST**

📏 **G + 14**
| Commerical Office

🕒 Year of Launch **Sep 2020**
Year of Completion **Jan 2023**

37 MONTHS
DELIVERY TIME



**OUR IMPECCABLE
DELIVERY TRACK RECORD**

DELIVERY
TRACK
RECORD



20/20

PROJECTS COMPLETED
BEFORE SCHEDULE

6-30

MONTHS EARLY
ACROSS ALL PROJECTS

“Timely Delivery is in our DNA”

DELIVERY
TRACK
RECORD



8.0 MN

SQ.FT CONSTRUCTION
AREA DELIVERED (MAR -26)

3.1 MN

SQ.FT CARPET AREA
DELIVERED

SALES
VELOCITY



~90%

INVENTORY SOLD PRIOR
TO OC

~100%

INVENTORY SOLD ACROSS
ALL COMPLETED PROJECTS

“Buyers don’t wait - they book
before we complete”

CHAPTER
04 GROWTH
AMBITION
VISION 2031

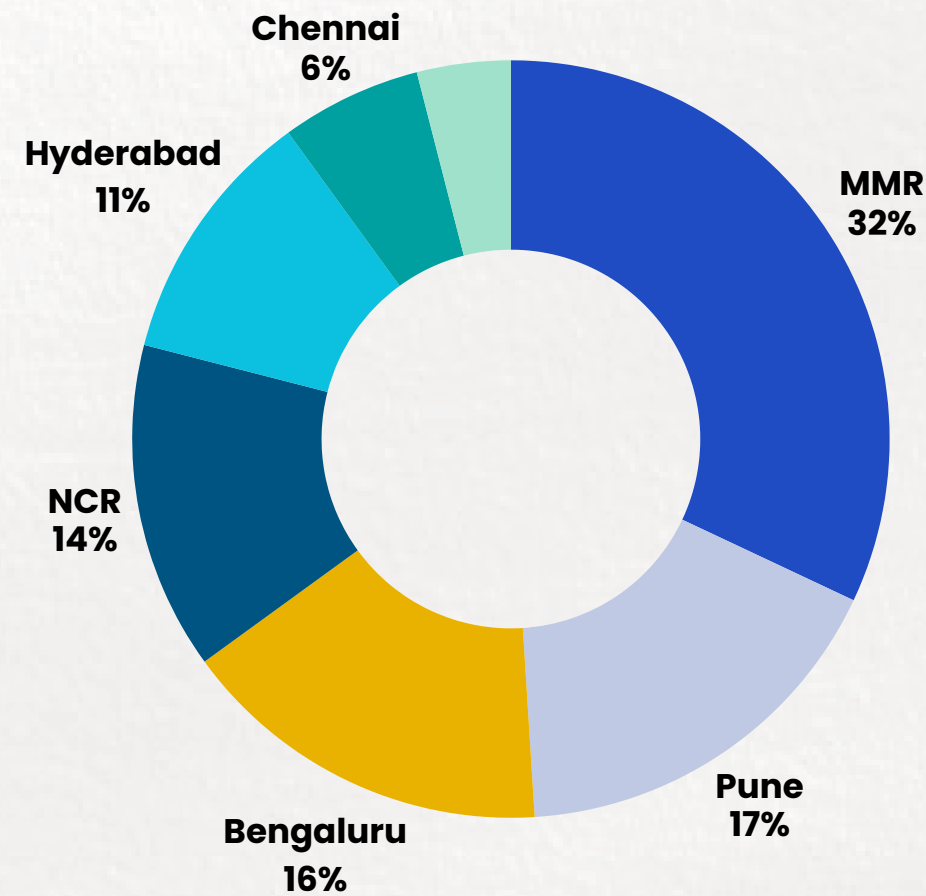


WHY MUMBAI

INDIA RE

MUMBAI.
INDIA'S #1
RESIDENTIAL
MARKET

SALES SHARE
TOP 7 CITIES, CY 2025



UNMATCHED
MARKET SHARE

32%

MMR'S
SHARE

2X

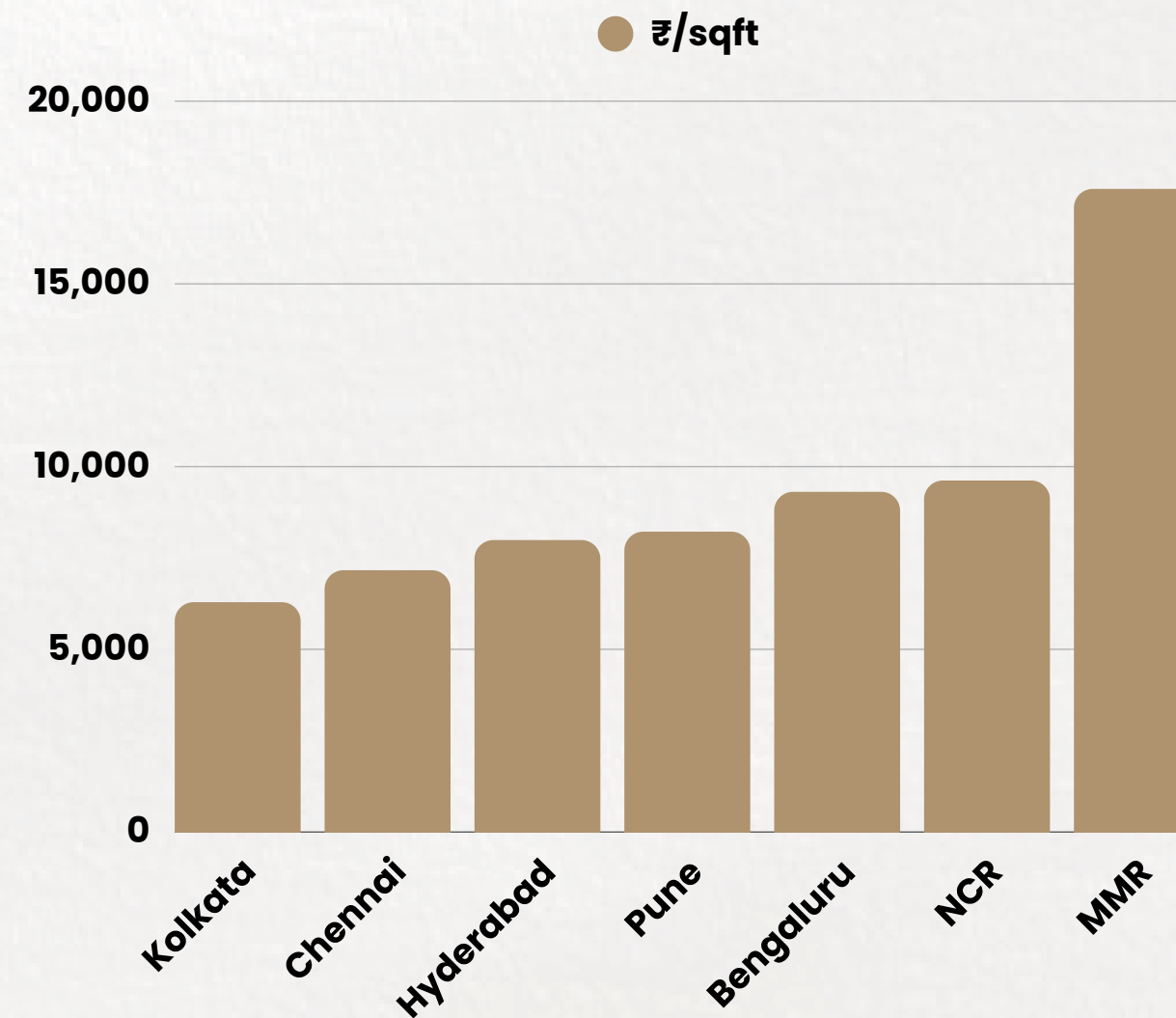
TO THE NEXT
LARGEST MARKET

INDIA RE

MUMBAI. INDIA'S #1 RESIDENTIAL MARKET

PAN-INDIA RESIDENTIAL SALES

AVG REALIZATION ₹/SQ FT — Q1 2026



UNMATCHED
REALISATION

₹17,500+

PSF AT MMR

~2X

PSF PAN INDIA AVERAGE

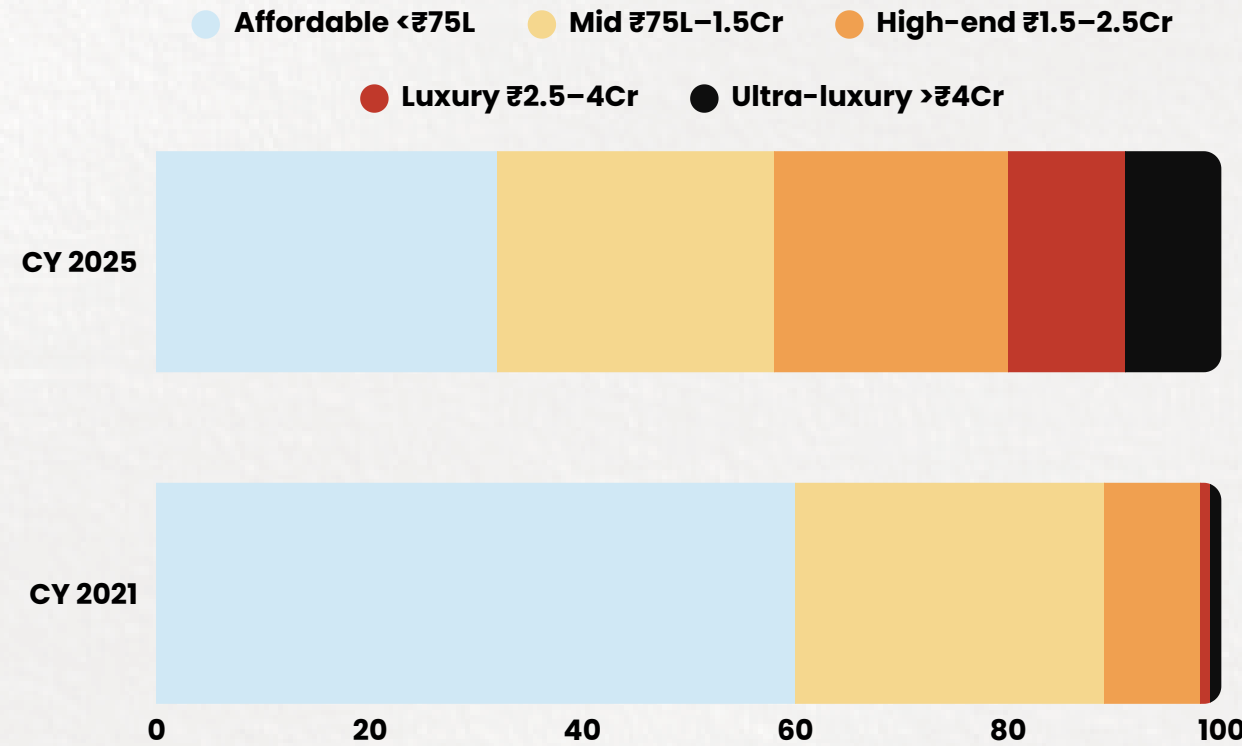
A gap that has held across every quarter

INDIA RE

LUXURY IS NO LONGER NICHE

In 4 years, luxury went from the exception to the rule. The market permanently re-rated upward.

BUDGET SEGMENTATION SHIFT CY2021 VS CY2025



AFFORDABLE SHARE

60% → 32%
2021 → 2025

LUXURY SHARE

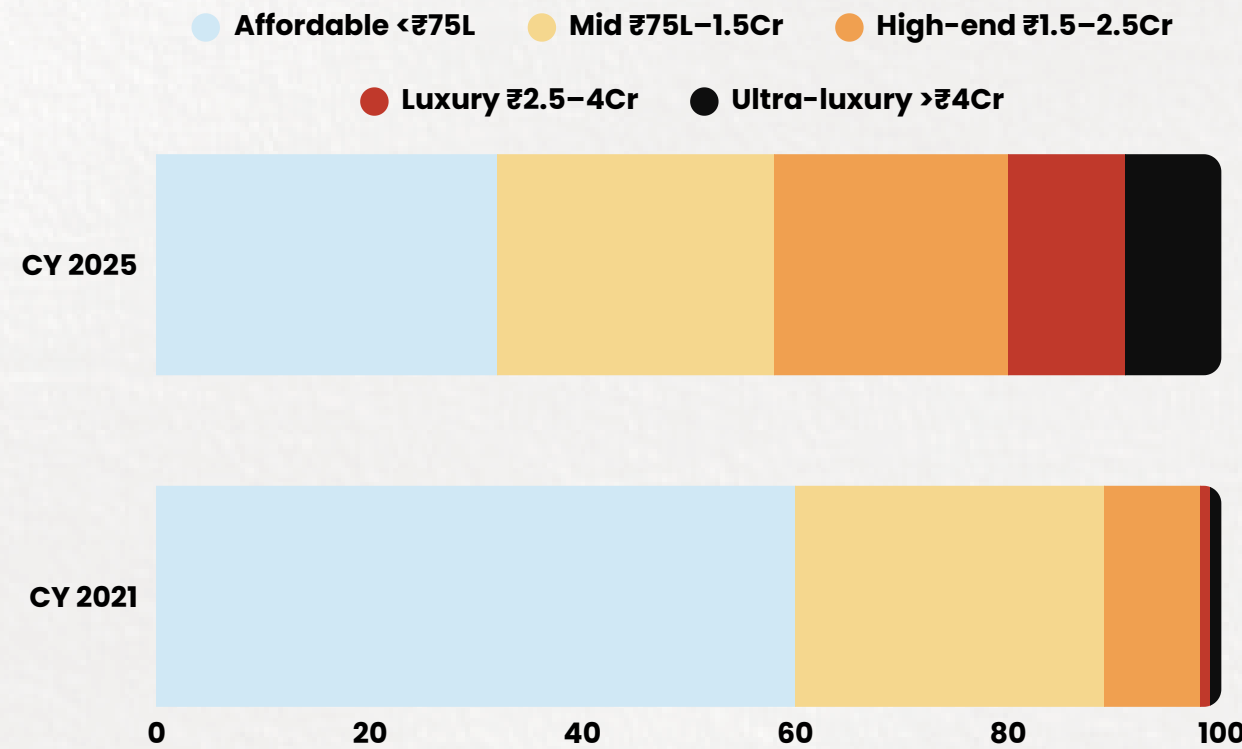
2% → 20%
2021 → 2025

INDIA RE

LUXURY IS NO LONGER NICHE

In 4 years, luxury went from the exception to the rule. The market permanently re-rated upward.

BUDGET SEGMENTATION SHIFT CY2021 VS CY2025



LUXURY CAGR

28% → 30%

2021 → 2025

FASTEST GROWING SEGMENT

2X of 15%

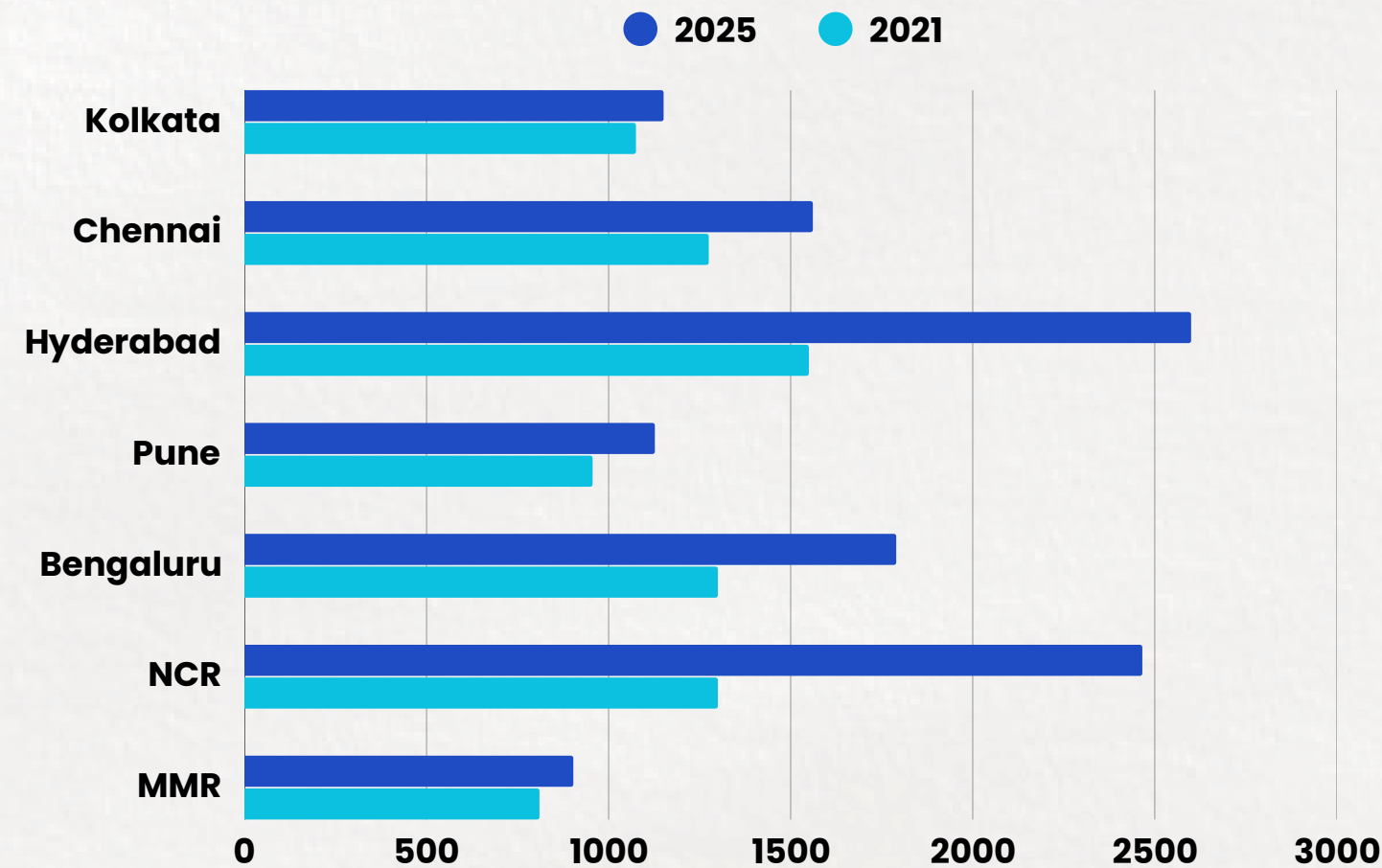
OVERALL CAGR

INDIA RE

THE BUYER HAS PERMANENTLY UPGRADED

Bigger homes. Higher budgets.
Amenities as a necessity. This
shift is structural — not a cycle.

**AVERAGE UNIT SIZE (SQ FT)
2021 VS 2025**



PAN-INDIA AVG UNIT SIZE

1,180 → 1,657
₹ PER SQ.FT.

+ 40%
IN 4 YEARS



HOW MICL
IS UNIQUE

my
COLLECTION

**WE WIN
LAND
WITHOUT
BUYING IT**

Four reasons why
societies and landowners
choose MICL
consistently.

01
**TRACK
RECORD**

20/20

PROJECTS DELIVERED
BEFORE TIME

03
**FINANCIAL
STRENGTH**

₹686 CR

LIQUIDITY ·
NET DEBT-FREE

02
**MANAGEMENT
CONNECT**

DIRECT

SENIOR LEADERSHIP PERSONALLY
MEETS EVERY SOCIETY & LANDOWNER

04
**DEAL
STRUCTURE**

DM | JV | JDA | SRA

ASSET-LIGHT · LOWER
UPFRONT LAND COST

ACQUISITION DISCIPLINE

Every deal must
pass through seven
filters. No
exceptions.

DEAL
ENTERS

01 REALISTIC PRICE ASSUMPTION

Achievable realization
per micro-market —
not aspiration

02 NO OVER- COMMITMENT

Free sale · rent ·
corpus calibrated to
viability

03 IRR THRESHOLD

Management-
defined hurdle rate
— effort to reward

04

COLLABORATION TO DE-RISK

DM or JV preferred —
shared risk, aligned
incentives

05

VALUE ENGINEERING

Construction costs
stress-tested before
bid submission

06

PHASED CAPITAL COMMITMENT

Capital in tranches —
exposure controlled at
every stage

07

IN-HOUSE EPC ADVANTAGE

Construction margin
stays within MICL —
no cost surprises

**EVERY DEAL EARNS
ITS PLACE.**

**MICL APPROVED
PROJECT**

TWO SEGMENTS.
MULTIPLE INCOME
STREAMS.

REAL ESTATE
PROJECTS

01
EQUITY
MARGIN

Subsidiary → Full revenue in P&L

JV → Share of Profit → PAT

02
DM
FEE

Charged as % of GDV

03
EPC
MARGIN

**Earns Construction
Margin due to in-
house engineering
capabilities**

04
INTEREST
MARGIN

**Earns interest on
capital deployed in
the project**

.....
**TWO SEGMENTS.
MULTIPLE INCOME
STREAMS.**
.....

EPC
PROJECTS

01
EPC MARGIN-
INFRA PROJECTS

.....
**Earns Margin on Work Order
Awarded to MICL**

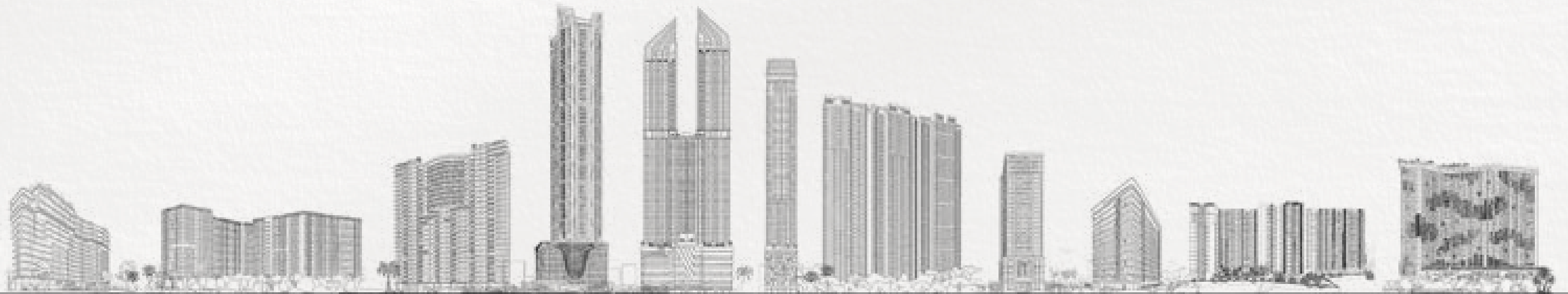
02
PMC
FEES

.....
**PMC — Pure Fee
Income on
Construction Cost**



THE ACQUISITION JOURNEY

REAL ESTATE THE MASTERPIECES



**Pali Hill,
Bandra West**

Vile Parle West

**BKC
Bandra East**

**Marine Lines,
South Mumbai**

**Tardeo,
South Mumbai**

**Tardeo,
South Mumbai**

Mulund West

**Off Bandstand,
Bandra West**

Juhu

**60 Feet,
Ghatkopar East**

Near Dahisar

REAL ESTATE PROJECTS

RESIDENTIAL & COMMERCIAL DEVELOPMENTS

COMPLETED PROJECTS

- Aaradhya EVOQ
- The Gateway
- Aaradhya HighPark
- Aaradhya Fourpoint
- Aaradhya One Earth
- Atmosphere O2
- Insignia
- Aaradhya Square
- Aaradhya Primus
- Aaradhya Eastwind
- Aaradhya Nine
- Atmosphere Ph 1
- Aaradhya Signature
- Aaradhya Residency
- Aaradhya Nalanda
- Aaradhya Saphalya
- Aaradhya Tower



ON-GOING RESIDENTIAL PROJECTS

- Artek Park – BKC
- Jade Park - Vile Parle (West)
- Aaradhya One Park – Ghatkopar (East)
- Aaradhya Avaan – Tardeo
- Aaradhya Parkwood – Mira Road (East)

UPCOMING PROJECTS

- Pali Hill – Bandra (West)
- Marine Lines
- Tardeo 2.0
- Goregaon (West)

LEGENDS

- Completed Projects
- On-Going Projects
- Upcoming Projects

FROM SUBURBS TO SKYLINES



ORIGINS

- ▶ **Mulund**
- ▶ **Vikhroli**
- ▶ **Ghatkopar (Standalone)**
- ▶ **Sion**



A deliberate, decade-long march into **Mumbai's most prestigious addresses.**

EVERY ADDRESS COMMANDS MORE RESPECT.

Note: All projects are in Mumbai

SRA – Slum Redevelopment Authority; Goregaon project is in the initial phase

FROM SUBURBS TO SKYLINES

A deliberate, decade-long
march into Mumbai's most
prestigious addresses.

► **Dahisar**



COMMUNITIES

► **Mulund (Phase 2&3)**



► **Ghatkopar (Cluster)**



A deliberate, decade-
long march into
**Mumbai's most
prestigious addresses.**

EVERY ADDRESS COMMANDS MORE
RESPECT.

FROM SUBURBS TO SKYLINES

A deliberate, decade-long
march into Mumbai's most
prestigious addresses.



SRA

► Goregaon W

A deliberate, decade-
long march into
**Mumbai's most
prestigious addresses.**


EVERY ADDRESS COMMANDS MORE
RESPECT.

FROM SUBURBS TO SKYLINES

A deliberate, decade-long
march into Mumbai's most
prestigious addresses.

- 
- ▶ Juhu
 - ▶ Vile Parle
 - ▶ BKC, Bandra

LUXURY



A deliberate, decade-
long march into
**Mumbai's most
prestigious addresses.**

EVERY ADDRESS COMMANDS MORE
RESPECT.

FROM SUBURBS TO SKYLINES

A deliberate, decade-long march into Mumbai's most prestigious addresses.

► Pali Hill, Bandra
► Bandstand, Bandra

► Tardeo
► Marine Lines

ICONIC

A deliberate, decade-long march into **Mumbai's most prestigious addresses.**

EVERY ADDRESS COMMANDS MORE RESPECT.

RESIDENTIAL



aaradhya
AVAAN

A WORLD BEYOND

TARDEO, SOUTH MUMBAI

CARPET AREA
**6.5 LAKH
SQ.FT.**

GDV
**₹3,000+
CRORES**



Artistic Impression

ONGOING PROJECTS RESIDENTIAL



aaradhya
PARKWOOD

Enchanted Serene Living

MIRA ROAD - EAST

CARPET AREA
5.3 LAKH
SQ.FT.

GDV
₹925+
CRORES



ONGOING PROJECTS RESIDENTIAL



aaradhya
ONEPARK

ONE WORLD. ONE COMMUNITY

60 FEET, GHATKOPAR - EAST

CARPET AREA
**4.3 LAKH
SQ.FT.**

GDV
**₹1,200+
CRORES**



ONGOING PROJECTS RESIDENTIAL

ARTEK PARK

OPP. JIO WORLD DRIVE, BKC

CARPET AREA
1.6 LAKH
SQ.FT.

GDV
₹850+
CRORES



ONGOING PROJECTS RESIDENTIAL



JADE PARK

ONE REFLECTION. ONE COMMUNITY.

VILE PARLE - WEST

CARPET AREA
3.5 LAKH
SQ.FT.

GDV
₹1,200+
CRORES



LOCATION ·
SOUTH MUMBAI PORTFOLIO

COMBINED
GDV
₹8,000+
CRORES

3 SOUTH MUMBAI
PROJECTS

CUMULATIVE
CONSTRUCTION
AREA

~5.75 MN
SQ.FT.



LOCATION ·
BANDRA PORTFOLIO

COMBINED
GDV
₹2,350+
CRORES

3 BANDRA
PROJECTS

CUMULATIVE
CONSTRUCTION
AREA

~1.15 MN
SQ.FT.



THREE WAVES. ONE RELENTLESS MARCH.

How MICL
built one of Mumbai's
distinguished portfolios.

TOTAL
PORTFOLIO
GDV
₹18,625+ Cr

ACROSS 12 ONGOING &
UPCOMING PROJECTS



PRIOR YEARS
2021 – 2023
₹5,875+ Cr

- Tardeo
- Vile Parle
- Mulund W
- Near. Dahisar



BREAKOUT
2024 – 2025
₹9,650+ Cr

- Goregaon W
- Ghatkopar E
- BKC
- Pali Hill
- Marine Lines



ACCELERATION
2026 (6 months)
₹3,100+ Cr
New additions

- Tardeo
- Bandstand, Bandra
- Mulund W

CHAPTER 04
HOW MICL IS UNIQUE

▶ **AQUISITION**
JOURNEY

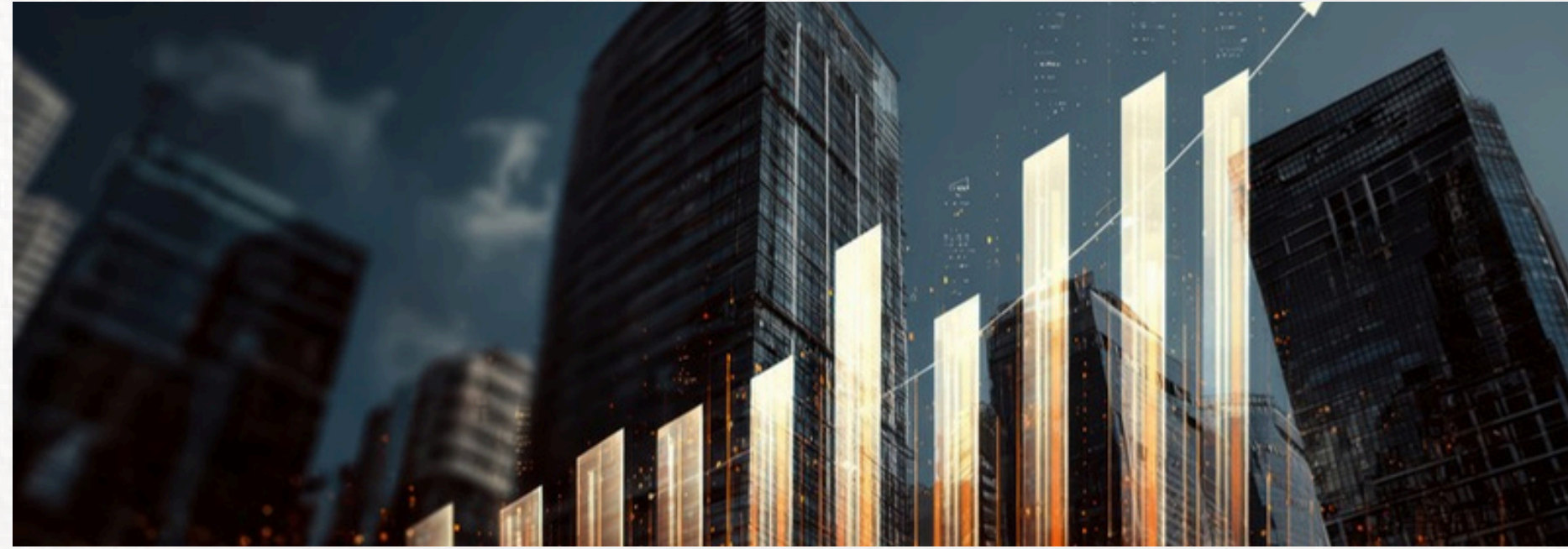
▶ **LOCATION**
STRATEGY

TOTAL
PORTFOLIO
GDV

₹18,625+ Cr

ACROSS 12 ONGOING &
UPCOMING PROJECTS

The Portfolio
built without
a land bank



THE GROWTH STORY

MICL'S
LARGEST-
EVER
LAUNCH
PHASE

01 FY27
LAUNCHES
GDV

₹6,700+ CR

02 FY27
LAUNCH
PIPELINE

~11.0 Lakh Sq. Ft.

Marine Lines **GDV ₹3,100+ Cr**

Pali Hill, Bandra **GDV ₹500+ Cr**

Tardeo **GDV ₹2,000+ Cr**

Mulund **GDV ₹100+ Cr**

Bandstand, Bandra **GDV ₹1,000+ Cr**

ONGOING PROJECTS

1.0+
MILLION
SQ.FT.

Carpet Area
Delivery Planned in
the next

6-18
MONTHS

AARADHYA
PARKWOOD 

📍 NEAR DAHISAR

-90%
SOLD | JUN
2026

AARADHYA
ONEPARK

📍 GHATKOPAR - EAST

-60%
SOLD | MAR
2027

Expected
Completion

ATMOSPHERE
TOWER G

📍 MULUND - WEST

-70%
SOLD | DEC
2027

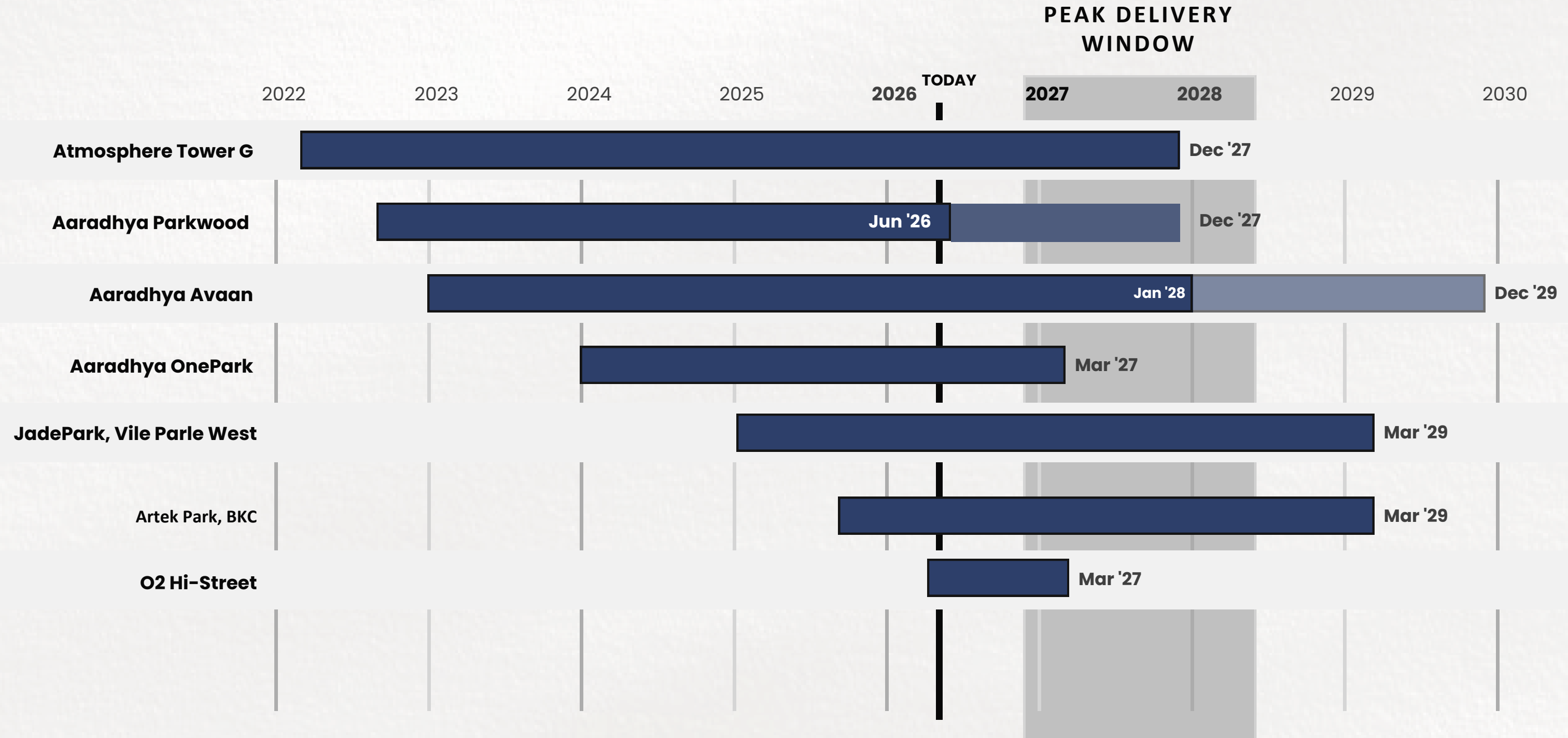
Expected
Completion

SCALE.MOMENTUM.AMBITION

THE NEXT CHAPTER

BEGINS ₹5,000+ CR

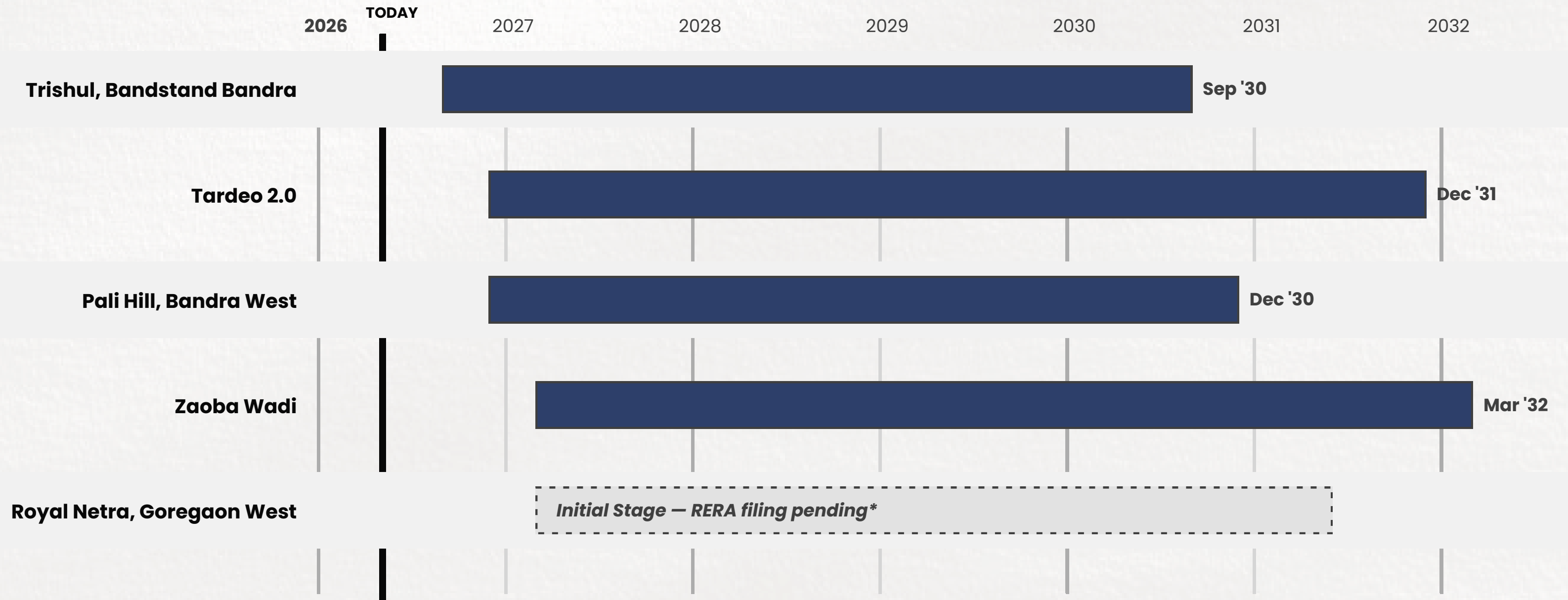
COMBINED SALES TARGET
OVER THE NEXT TWO YEARS



■ Ongoing / Phase 1

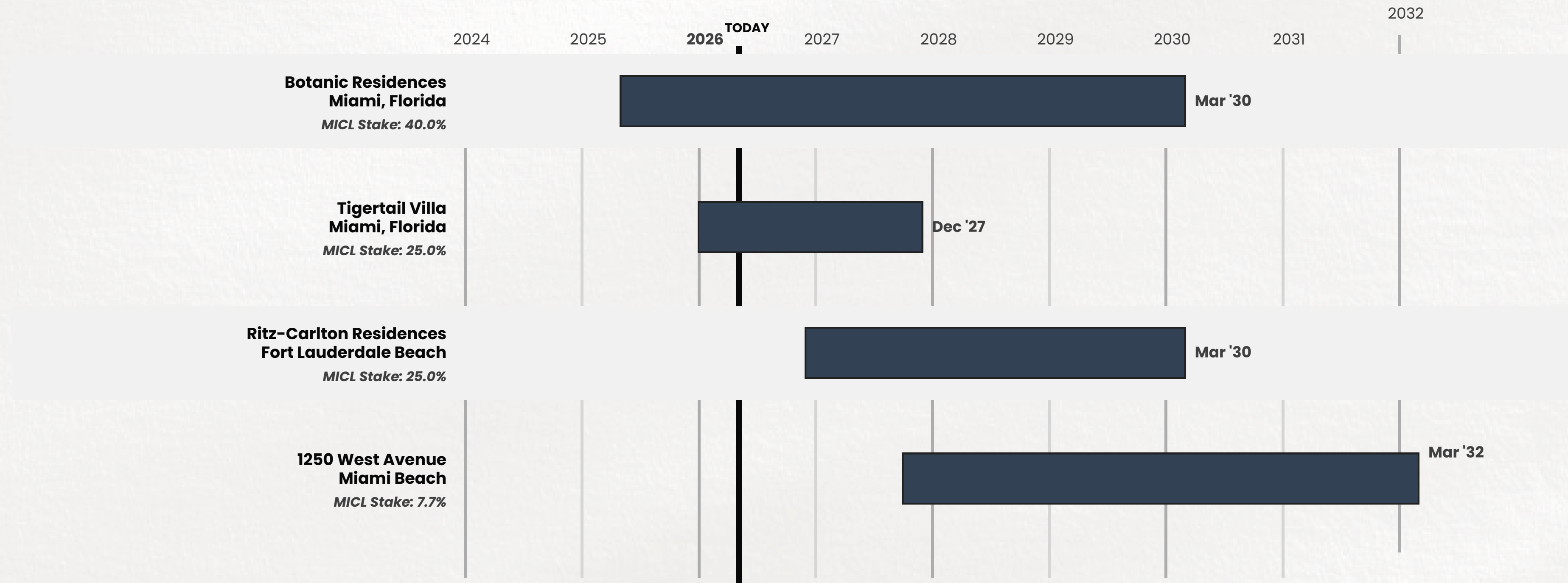
■ Phase 2 – Avaan (commences post Phase 1 completion)

All start timelines as per RERA filings, completion dates are Management guidance, earlier than RERA filings



India Upcoming Projects | As per RERA | Sorted chronologically by launch date | May 2026

* Royal Netra, Goregaon West is in initial stage - RERA dates not yet filed | All other timelines as per RERA filings



MICL Global Inc. — Florida, USA | Sorted chronologically by launch date | May 2026

VISION 2031

“WE BELIEVE MICL IS ENTERING ITS NEXT PHASE OF GROWTH.

WHAT’S COMING WILL REDEFINE THE COMPANY.”

MR. MANAN SHAH

Managing Director

Man Infraconstruction Limited

2X

FROM CURRENT ESTIMATED PORTFOLIO GDV OF

₹18,625+ CR

OUR AMBITION IS CLEAR

₹35,000 + Cr^{*}

GDV[^] BY 2031

*Estimated
^GDV – Gross Development Value

GROWTH & AMBITION

VISION 2031



A wide-angle photograph of the Miami skyline at sunset. The sun is low on the horizon, casting a golden glow across the sky and reflecting on the water. The sky is filled with large, dramatic clouds in shades of orange, pink, and purple. In the foreground, the white railing and part of a boat are visible, suggesting the viewer is on a boat looking out at the city. The skyline consists of several tall, modern buildings, some of which are silhouetted against the bright sky.

THE GLOBAL FRONTIERS

MIAMI, FLORIDA USA



“LEGACY IS NOT MEASURED BY
WHAT WE INHERIT, BUT BY WHAT
WE BUILD UPON IT.”

MR. VATSAL SHAH

Director, MICL Global

- Third Generation of the founding family, he preserves the guiding principles that have brought MICL its continued success
- Earned a M.S. in Business Analytics from University of Miami in 2021

Has set sights on establishing MICL
Group's presence on the global stage

Mr. Vatsal Shah

DIRECTOR: MICL GLOBAL

MIAMI
FLORIDA
USA

GLOBAL
PORTFOLIO

\$ 1.4 BN

GROSS
DEVELOPMENT VALUE

~6.4 LAKH

SQ.FT.
CARPET AREA

~236

UNIT
INVENTORY

Waterfront residences,
Apartments and Villas

EPC POTENTIAL

UPCOMING PROJECTS

01
Off Bandstand,
Bandra West

02
Tardeo 2.0

03
Royal Netra,
Goregaon

04
Marine Lines

05
02 Hi-Street,
Mulund

06
Virgo, Pali Hill,
Bandra West

RUNWAY AHEAD

How MICL assembled
Mumbai's most
ambitious portfolio.

1 Cr Sq. Ft.

Total Construction Area

₹5,855 Cr

EPC Work Order Value

6

Projects

INDIA'S NEXT DECADAL PORT OPPORTUNITY

01 Vadhavan Port & Connectivity

Dahanu-Boisar, Maharashtra

OPPORTUNITY SIZE

₹80,000+ Cr

02 Vizhinjam Port Phase 2

Kerala

OPPORTUNITY SIZE

₹16,000 Cr

03 Mundra Expansion Belt

Gujarat

OPPORTUNITY SIZE

₹30,000 Cr

~₹1.26 Lakh Cr+

Total Sector Investment
opportunity

**THE BIG AMBITION
FOR MICL GROUP**

INDIA RE PORTFOLIO

₹35,000 + Cr

GDV[^] BY 2031

GLOBAL PORTFOLIO

\$1.4+ BILLION+

EXECUTION
BY 2031

EPC CONSTRUCTION VALUE

₹5,855 + Cr

EPC
POTENTIAL

WELL POSITIONED FOR FUTURE GROWTH

25%+

PBT
MARGIN

CONSISTENT

20%+

RETURNS
ON EQUITY

5-YEAR AVERAGE

25%+

RETURNS ON CAPITAL
EMPLOYED

5-YEAR AVERAGE

₹2,266 CR

NETWORTH

CONSOLIDATED
LEVELS

NET
DEBT
FREE

CONSOLIDATED
LEVELS

₹686 CR

LIQUIDITY

CONSOLIDATED
LEVELS

₹1,461 CR

INVESTED IN OWN
PROJECTS

CARE A+

CREDIT RATING

STABLE
OUTLOOK

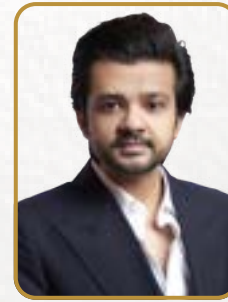
All the critical building blocks are in place for MICL's most ambitious chapter.

THE LEADERSHIP

TOP MANAGEMENT



PARAG SHAH
CHAIRMAN EMERITUS



MANAN SHAH
MANAGING DIRECTOR



VATSAL SHAH
DIRECTOR, MICL GLOBAL

FINANCE



ASHOK M.
DIRECTOR/CFO

SECRETARIAL



DURGESH D.
COMPANY SECRETARY

ENGINEERING



RAVI Y.
VICE PRESIDENT

BUSINESS DEVELOPMENT



KHUSHRAHO K.
DIRECTOR

SALES & MARKETING



AYUSH S.
DEP. VICE PRESIDENT

LEGAL



SAMEER A.
DEP. VICE PRESIDENT

LIAISONING



ASHISH V.
GENERAL MANAGER



The future belongs to
those who can see it.
Destiny belongs to those
who dare to shape it.

- **MR. MANAN SHAH**
MANAGING DIRECTOR, MICL GROUP



THANK YOU