



May 22, 2026

To,  
The Department of Corporate Services,  
BSE Limited  
Phiroze Jeejeebhoy Towers,  
Dalal Street, Fort, Mumbai-400001

**Scrip Code: 539042**

To,  
The General Manager-Listing Department  
The National Stock Exchange of India Limited  
Exchange Plaza, 5th Floor  
Plot No. C/1, G Block, Bandra Kurla Complex,  
Bandra (E), Mumbai - 400 051  
**Symbol:AGIIL**

Dear Sir/ Madam,

**Sub: Submission of Investor Presentation for the Quarter and Year ended 31.03.2026**

Pursuant to Regulation 30 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed herewith the Investor Presentation of Q4 and FY 2025-26.

This is for your information and record.

Thanking you,

Yours faithfully,  
For AGI Infra Limited

Aarti Mahajan  
(Company Secretary &  
Compliance Officer)

**AGI INFRA LIMITED**

CIN: L45200PB2005PLC028466

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

Phone: 0181-2986844 | 0181-2921991 | M: 91351-91351 | info@agiinfra.com | www.agiinfra.com

# AGI

**AGI INFRA LIMITED**  
**LISTED ON BSE & NSE**

**Builders & Developers**

(A Renowned name in Affordable & Premium Group Housing.)





# DISCLAIMER

This presentation by AGI Infra Limited ("Company") is intended solely for informational purposes and does not constitute an offer, solicitation, or recommendation to buy, sell, or subscribe to any securities of the Company. Potential investors are advised that investing in the Company's securities involves inherent risks. To understand the risks associated with investing, investors should carefully review the "Risk Factors" section in the Prospectus.

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

This presentation may include forward-looking statements related to the Company's market opportunities, business strategies, and growth prospects. These forward-looking statements are inherently uncertain and may be impacted by various risks and uncertainties, including but not limited to the performance of the Indian and global economies, real estate market trends, regulatory changes, competition, and other factors. Actual results may differ materially from those expressed or implied in these statements. AGI Infra Limited undertakes no obligation to update or revise any forward-looking information in this presentation.

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



# ABOUT US

AGI Infra Limited is a leading real estate development and construction company in Punjab, known for its unwavering commitment to quality, innovation, and customer satisfaction. Headquartered in Jalandhar, with a strong presence in Ludhiana and other parts of Punjab, AGI Infra has emerged as a trusted name in the Punjab real estate market.

**21+**

**Years of  
Experience**

**10,000+**

**Happy  
Families**

**26**

**Projects in  
Punjab**



# MILESTONES

2005

G.I. Builders Private Limited was incorporated

2009

Successfully completed group housing project -G.I. Apartments, Phagwara

2011

Launch of premium residential project in city "Jalandhar heights-I"

2013

Developed Commercial complex in the name of "AGI Business Center"

2014

Successfully launched Phases of Jalandhar Heights-I

2015

Launch of Group Residential project- "Jalandhar heights-II"

Listing of Company with BSE SME

Named one of the top five performers in BSE SME Segment.

2021

Expansion of AGI Sky Garden

2019

AGI MAXIMA(Under Affordable Housing)  
Expansion of Project URBANA by AGI

2018

URBANA by AGI  
Listing of Company at BSE Main Board  
AGI PALACE

2017

Launch of Affordable housing Project in the name of AGI Palace, AGI Smart homes and AGI Sky Garden

2016

Awarded INDIA's Most Admired Brands & Leaders

2022

Jalandhar Heights-III  
AGI Sky Villas, Ludhiana  
AGI Smart Homes-II  
AGI Sky Garden-III  
Received the award for "Best Affordable EWS/LIG Housing Project in Punjab" for its project AGI Sky Garden

2023

Expansion of Jalandhar Heights-III  
Further Expansion of Project URBANA Township  
AGI Smart Homes-II EXTENSION

2024

Mr. Sukhdev Singh Khinda, the Managing Director, received the Forbes Asia's "Best Under a Billion" award at a forum in Hong Kong.

Listing of Company at NSE Recognition on FORBES Asia Best under a Billion

2025

JALANDHAR HEIGHTS-IV  
Prestige by AGI  
Awarded the "Wealth Creator" Award at the 20th Construction World Architect and Builder Awards

2026

AGI GREEN CREST  
UTOPIA BY AGI

# Key Performance Indicators as on 31.03.2026



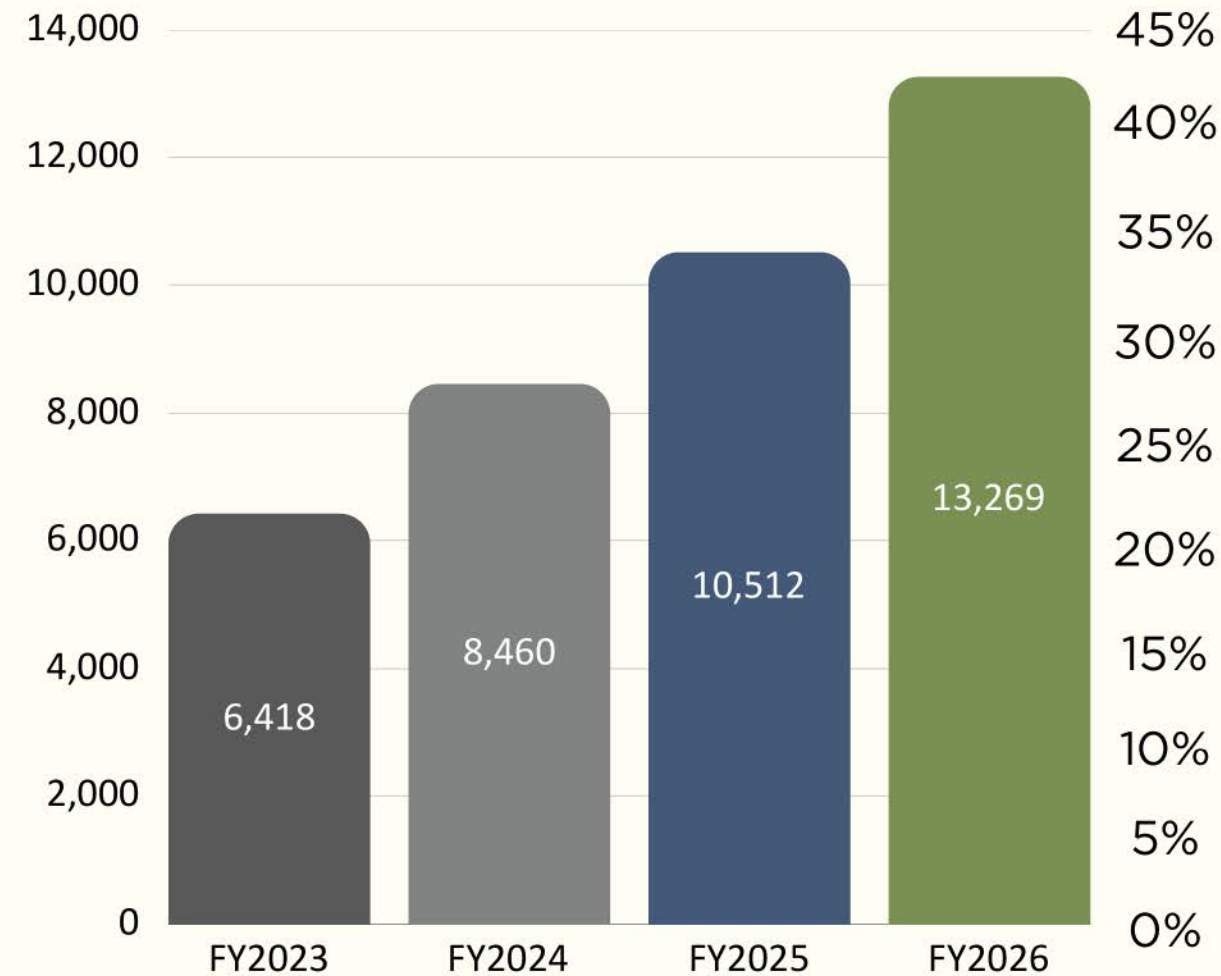
## REVENUE

₹inLakh



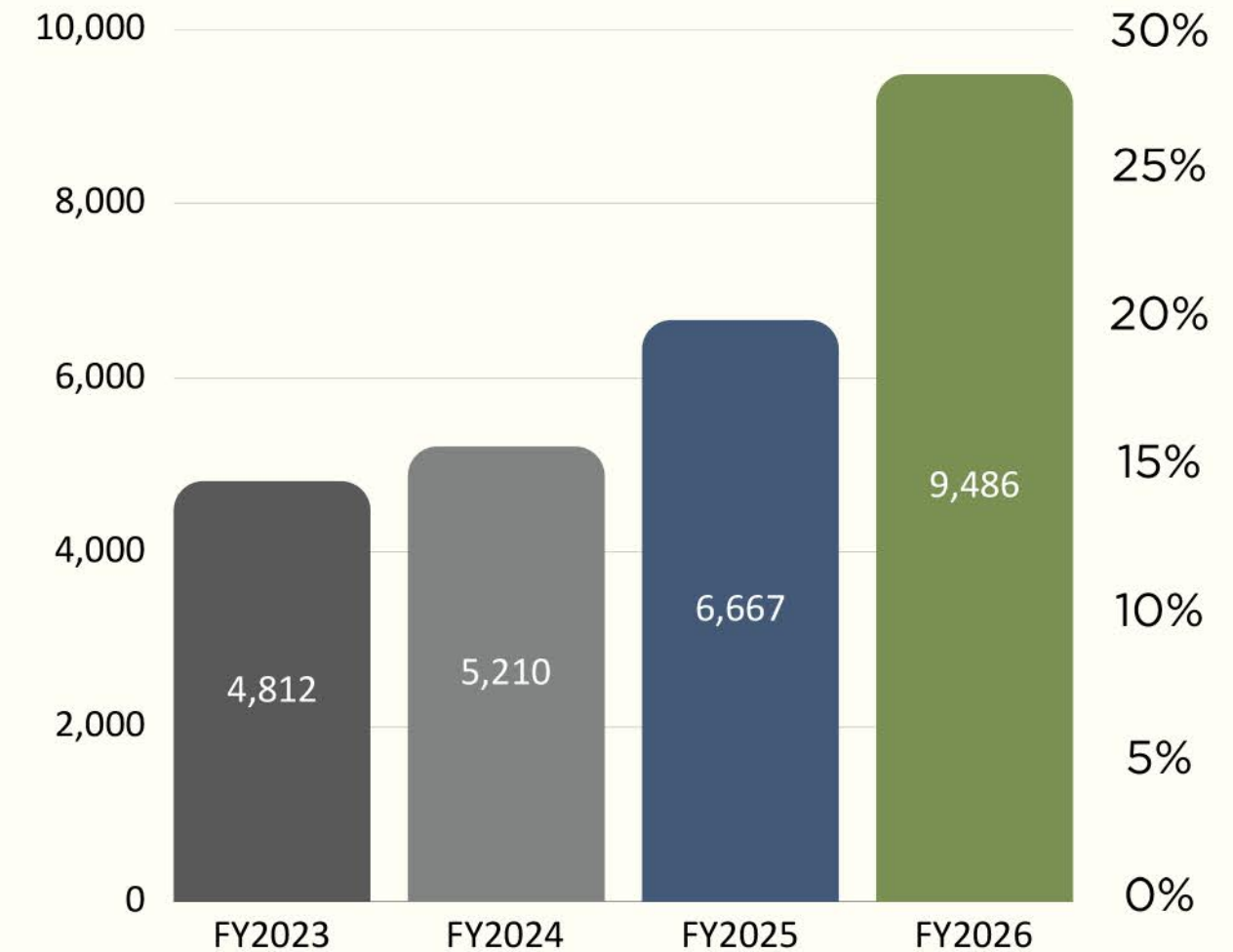
## EBITDA

₹inLakh / Margin



## PAT

₹inLakh / Margin





# FINANCIAL PERFORMANCE as on 31.03.2026

(₹ in lakh unless stated otherwise)

| Particulars                                    | FY 2023 | FY 2024  | FY 2025  | FY2026   |
|--|---------|----------|----------|----------|
| Revenue from Operations                        | 24,111  | 29,233   | 32,487   | 35,254   |
| Total income                                   | 24,752  | 30,139   | 33,745   | 36,224   |
| Profit/ (loss) before tax                      | 5,396   | 6,568    | 7,415    | 9,597    |
| Profit/ (loss) after Tax for the Year / Period | 4,812   | 5,210    | 6,667    | 9,486    |
| PAT Margin (%)                                 | 19%     | 17%      | 20%      | 26%      |
| EBITDA   | 6,418   | 8,460    | 10,512   | 13,269   |
| EBITDA Margin (%)                              | 27%     | 29%      | 31%      | 37%      |
| Total Equity(Shareholder funds)                | 17,242  | 22,465   | 29,480   | 46,480   |
| Net Debt                                       | 4,897   | 13,768   | 13,742   | 18,561   |
| Net Debt to equity ratio (Number of times)     | 0.28    | 0.61     | 0.47     | 0.39     |
| Total assets                                   | 75,918  | 1,07,952 | 1,19,638 | 1,57,820 |



## FINANCIAL PERFORMANCE for the Quarter Ended as on 31.03.2026

*(₹ in lakh unless stated otherwise)*

| Particulars                                    | 31.03.2026 | 31.12.2025 | 31.03.2025 |
|--|------------|------------|------------|
| Total income                                   | 9,211.79   | 8,943.36   | 8,891.26   |
| EBITDA   | 2,508.94   | 3,987.94   | 2,132.37   |
| EBITDA Margin (%)                              | 27%        | 45%        | 24%        |
| Profit/ (loss) after Tax for the Year / Period | 2,669.21   | 2,610.56   | 1,573.54   |
| PAT Margin (%)                                 | 29%        | 29%        | 18%        |

# AUDITED BALANCE SHEET AS AT MARCH 31, 2026

| Particulars                               | Note No. | (Rs In Lacs)                  |                               |
|---|----------|-------------------------------|-------------------------------|
|   |          | Figures as on 31st March 2026 | Figures as on 31st March 2025 |
| 1   | 2        |                               |                               |
| (1) ASSETS                                |          |                               |                               |
| Non-current assets                        |          |                               |                               |
| (a) Property Plant and Equipment          | 1(A)     | 8,243.74                      | 8,460.78                      |
| (b) Investment Property                   | 2        | 19,748.82                     | 19,060.52                     |
| (c) Other Intangible assets               | 1(B)     | 0.13                          | 0.13                          |
| (d) Financial Assets                      |          |                               |                               |
| (i) Investments                           | 2A       | 0.00                          |                               |
| (ii) Trade receivables                    |          |                               |                               |
| (iii) Loans                               |          |                               |                               |
| (iv) Others (to be specified)             |          |                               |                               |
| (e) Deferred tax assets (net)             | 3        | 2,186.02                      | 894.13                        |
| (f) Other non-current assets              | 4        | 703.40                        | 408.96                        |
| (2) Current assets                        |          |                               |                               |
| (a) Inventories                           | 5        | 1,08,230.20                   | 81,843.48                     |
| (b) Financial Assets                      |          |                               |                               |
| (i) Investments                           |          |                               |                               |
| (ii) Trade receivables                    | 6        | 382.59                        | 320.56                        |
| (iii) Cash and cash equivalents           | 7        | 8,941.62                      | 1,678.95                      |
| (iv) Bank balances other than (iii) above | 8        | 903.19                        | 1,077.98                      |
| (v) Loans                                 |          | 170.11                        |                               |
| (vi) Others (to be specified)             |          | 0.00                          | 0.00                          |
| (c) Current Tax Assets (Net)              | 9        | 1,597.26                      | 1,536.53                      |
| (d) Other current assets                  | 10       | 6,712.92                      | 4,355.65                      |
| <b>Total Assets</b>                       |          | <b>1,57,820.00</b>            | <b>1,19,637.68</b>            |

| Particulars  | Note No. | (Rs In Lacs)                  |                               |
|--|----------|-------------------------------|-------------------------------|
|  |          | Figures as on 31st March 2026 | Figures as on 31st March 2025 |
| 1  | 2        |                               |                               |
| EQUITY AND LIABILITIES   |          |                               |                               |
| Equity   |          |                               |                               |
| (a) Equity Share capital   | 11(A)    | 1,249.97                      | 1,221.67                      |
| (b) Other Equity   | 11(B)    | 45,230.47                     | 28,258.13                     |
| (c) Non Controlling Interest   |          | 1,997.13                      |                               |
| LIABILITIES  |          |                               |                               |
| Non-current liabilities  |          |                               |                               |
| (a) Financial Liabilities  |          |                               |                               |
| (i) Borrowings   | 12       | 12,551.46                     | 9,754.31                      |
| (ii) Trade payables  |          |                               |                               |
| (iii) Other financial liabilities (other than those specified in item (b) to be specified) |          |                               |                               |
| (b) Provisions   | 13       | 97.60                         | 90.36                         |
| (c) Deferred tax liabilities (Net)   |          |                               |                               |
| (d) Other non-current liabilities  |          |                               |                               |
| Current liabilities  |          |                               |                               |
| (a) Financial Liabilities  |          |                               |                               |
| (i) Borrowings   | 14       | 6,010.06                      | 3,987.35                      |
| (ii) Trade payables  | 15       |                               |                               |
| -Micro Small & Medium Enterprises  |          | 186.97                        | 161.38                        |
| - Others   |          | 2,395.19                      | 1,492.36                      |
| (iii) Other financial liabilities (other than those specified in item (c))                 |          |                               |                               |
| (b) Other current liabilities  | 16       | 87,778.75                     | 74,520.89                     |
| (c) Provisions   | 17       | 322.40                        | 151.23                        |
| <b>(d) Current Tax Liabilities (Net)</b>   |          |                               |                               |
| <b>Total Equity and Liabilities</b>  |          | <b>1,57,820.00</b>            | <b>1,19,637.68</b>            |

# AUDITED CONSOLIDATED CASH FLOW STATEMENT for the year ended March 31, 2026

|   | (Rs in Lacs)      |                   |
|---|-------------------|-------------------|
| Particulars   | 31st March, 2026  | 31st March, 2025  |
| <b>CASH FLOW FROM OPERATING ACTIVITIES</b>                |                   |                   |
| <b>Net Profit Before Tax</b>                              | <b>9,596.91</b>   | <b>7,414.8</b>    |
| Adjustment for :  |                   |                   |
| Depreciation & Amortisation                               | 2,181.22          | 1,830.20          |
| Extra Ordinary Items                                      | 14.60             | 470.73            |
| Interest / Dividend Income                                | -152.62           | -363.62           |
| (Profit) / Loss on sale on Fixed Assets                   |                   | 0                 |
| Financial Costs   | 1,491.36          | 1,266.03          |
| <b>Operating Profit before Working Capital Changes</b>    | <b>13,131.47</b>  | <b>10,618.14</b>  |
| Adjustment for :-   |                   |                   |
| (Increase) / Decrease in Inventories                      | -26,386.72        | -15,800.99        |
| (Increase) / Decrease in Trade Receivables                | -62.03            | -36.06            |
| Increase / (Decrease) in Trade Payables                   | 928.42            | 584.07            |
| Increase / (Decrease) in Short Term Provisions            | 171.17            | 93.71             |
| Increase / (Decrease) in Other current liabilities        | 13,257.85         | 4,006.73          |
| (Increase) / Decrease in Other Non Current Assets         | -294.43           | -148.74           |
| Increase / (Decrease) in Other long term liabilities      | 7.24              | 12.67             |
| (Increase) / Decrease in short term loans & Advances      | -170.11           | 0                 |
| (Increase) / Decrease in other Current Assets             | -2418             | 11.90             |
| <b>Cash Generated from Operations</b>                     | <b>-14,966.61</b> | <b>-11,276.72</b> |
| Direct Taxes Paid   | -1,402.77         | -1,332.87         |
| <b>Net cash from / (used in) operating activities (A)</b> | <b>-3,237.91</b>  | <b>-1,991.45</b>  |

|   | (Rs in Lacs)     |                  |
|---|------------------|------------------|
| Particulars   | 31st March, 2026 | 31st March, 2025 |
| <b>CASH FLOW FROM INVESTING ACTIVITIES</b>                          |                  |                  |
| Purchase of Fixed Assets (Incl CWIP)                                | -1,964.17        | -4,791.24        |
| Sale/transfer of Fixed Assets                                       | 0.00             | 10.66            |
| Profit / (Loss) on sale of Fixed Assets                             | 0.00             | 0                |
| Other non Current Investments                                       | -688.30          | 549.94           |
| Purchase / Sale of Investments                                      |                  | 0                |
| Interest / Dividend Income  | 152.62           | 363.62           |
| <b>Net cash from/(used in) Investing activities (B)</b>             | <b>-2,499.85</b> | <b>-3,867.02</b> |
| <b>CASH FLOW FROM FINANCING ACTIVITIES</b>                          |                  |                  |
| Proceeds From issue of share capital (including Premium)            | 7,500.00         | 0                |
| Proceeds from Non controlling Interest                              | 1,997.13         | 0                |
| Share Application Money   | 0.00             | 0                |
| Increase/(Decrease) in Long Term Borrowing                          | 2,797.15         | 4,511.02         |
| Increase/Decrease in Long Term Loans & Advances                     |                  |                  |
| Increase/(Decrease) in Short Term borrowing                         | 2,022.72         | -4,537.48        |
| Dividend Paid   | 0.00             | -122.17          |
| Financial Costs   | -1,491.36        | -1,266.03        |
| <b>Net cash from/(used in) financing activities (C)</b>             | <b>12,825.64</b> | <b>-1,414.66</b> |
| <b>Net (Decrease)/Increase in cash and Cash Equivalents (A+B+C)</b> | <b>7,087.88</b>  | <b>-7,273.13</b> |
| Cash and cash equivalents at beginnings of year                     | 2,756.93         | 10,030.06        |
| <b>Cash and cash equivalents at end of year</b>                     | <b>9,844.81</b>  | <b>2,756.93</b>  |

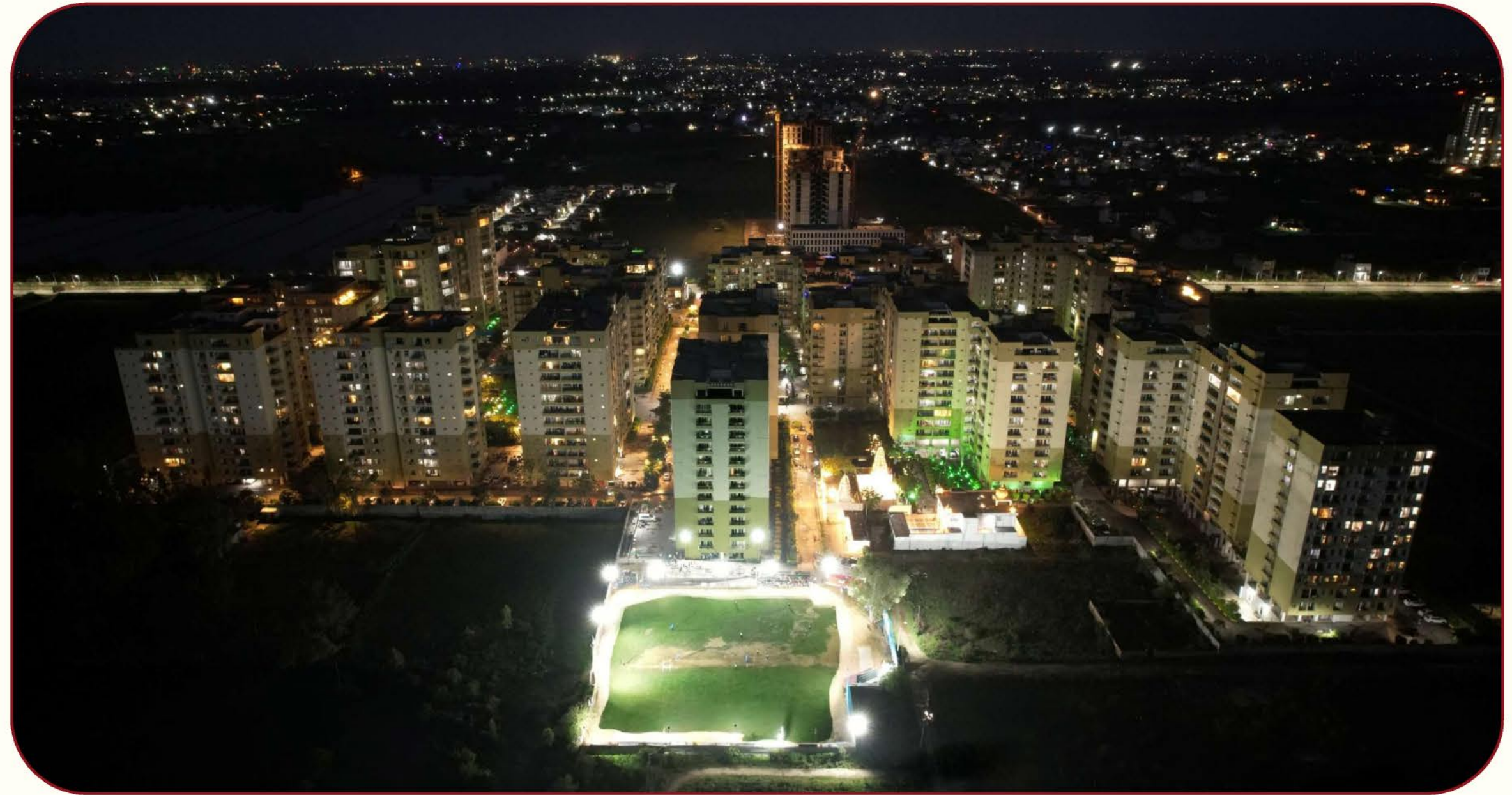
# PROJECT PORTFOLIO



|                           | TOTAL SALEABLE AREA | No. OF PROJECT | PREMIUM & LUXURY HOUSING | AFFORDABLE HOUSING | OFFICE SPACE    | RETAIL SPACE    |
|---------------------------|---------------------|----------------|--------------------------|--------------------|-----------------|-----------------|
|                           |                     |                |                          |                    |                 |                 |
| <b>COMPLETED PROJECTS</b> | <b>95,18,616</b>    | <b>10</b>      | <b>74,00,236</b>         | <b>19,98,280</b>   | <b>Nil</b>      | <b>1,20,100</b> |
|                           |                     |                | <i>Sq. ft.</i>           | <i>Sq. ft.</i>     | <i>Sq. ft.</i>  | <i>Sq. ft.</i>  |
|                           |                     |                | <b>77.74%</b>            | <b>20.99%</b>      | <b>0.0%</b>     | <b>1.27%</b>    |
|                           |                     |                |                          |                    |                 |                 |
| <b>ONGOING PROJECTS</b>   | <b>1,68,26,201</b>  | <b>12</b>      | <b>1,28,00,017</b>       | <b>38,24,000</b>   | <b>1,20,032</b> | <b>82,152</b>   |
|                           |                     |                | <i>Sq. ft.</i>           | <i>Sq. ft.</i>     | <i>Sq. ft.</i>  | <i>Sq. ft.</i>  |
|                           |                     |                | <b>76.08%</b>            | <b>22.72%</b>      | <b>0.72%</b>    | <b>0.48%</b>    |
|                           |                     |                |                          |                    |                 |                 |
| <b>UPCOMING PROJECTS</b>  | <b>78,73,000</b>    | <b>4</b>       | <b>62,00,000</b>         | <b>5,73,000</b>    | <b>5,50,000</b> | <b>5,50,000</b> |
|                           |                     |                | <i>Sq. ft.</i>           | <i>Sq. ft.</i>     | <i>Sq. ft.</i>  | <i>Sq. ft.</i>  |
|                           |                     |                | <b>78.77%</b>            | <b>7.27%</b>       | <b>6.98%</b>    | <b>6.98%</b>    |
|                           |                     |                |                          |                    |                 |                 |

# COMPLETED PROJECTS

We have delivered  
10 completed projects as of  
March 31, 2026 with a total  
Saleable Area of  
95,18,616 sq. ft.



## JALANDHAR HEIGHTS-I

**AGI INFRA LIMITED**



**COMPLETED PROJECTS**



**JALANDHAR HEIGHTS-II**

**COMPLETED PROJECTS**

**AGI INFRA LIMITED**

**AGI**



**AGI SMART HOMES, JALANDHAR**

**AGI INFRA LIMITED**



**COMPLETED PROJECTS**



**AGI SKY GARDEN, G.T.ROAD, JALANDHAR**



COMPLETED PROJECTS



## AGI PRIDE, JALANDHAR

**COMPLETED PROJECTS**

**AGI INFRA LIMITED**

**AGI**



**AGI MAXIMA, JALANDHAR**

**AGI INFRA LIMITED**



**COMPLETED PROJECTS**



**AGI PALACE, JALANDHAR**

**AGI INFRA LIMITED**

**AGI**

**COMPLETED PROJECTS**



**URBANA BY AGI, JALANDHAR**

**AGI INFRA LIMITED**



**COMPLETED PROJECTS**



**JALANDHAR HEIGHTS-III**

# COMPLETED PROJECTS as on 31.03.2026



| Sr. No. | Project name               | Total Saleable Area (in sq. ft.) | Area sold (in sq. ft.) | No. of flats/ units | Year of Completion |
|---------|----------------------------|----------------------------------|------------------------|---------------------|--------------------|
| 1       | Jalandhar Heights -I       | 20,73,650                        | 20,18,580              | 1,064               | 2014               |
| 2       | Jalandhar Heights -II      | 21,64,810                        | 20,72,070              | 1,108               | 2021               |
| 3       | AGI Smart Homes            | 4,59,200                         | 4,42,680               | 560                 | 2019               |
| 4       | AGI Sky Garden             | 10,44,680                        | 10,00,500              | 1,274               | 2023               |
| 5       | AGI Business Centre        | 43,500                           | 42,450                 | 69                  | 2018               |
| 6       | AGI Pride (Rented)         | 76,600                           | -                      | -                   | 2021               |
| 7       | AGI Smart Homes-<br>Maxima | 4,94,400                         | 4,77,000               | 432                 | 2022               |
| 8       | AGI Palace                 | 3,24,000                         | 3,24,000               | 106                 | 2022               |
| 9       | Urbana By AGI              | 22,11,176                        | 22,11,176              | 352                 | 2023               |
| 10      | Jalandhar Heights-III      | 6,26,600                         | 5,55,800               | 356                 | 2025               |
|         | <b>Total</b>               | <b>95,18,616</b>                 | <b>91,44,256</b>       | <b>5,321</b>        |                    |

# ONGOING PROJECTS

We are developing **12** ongoing projects as of March 31, 2026 with a total Saleable Area of **1,68,26,201 sq. ft.**



**URBANA TOWNSHIP, JALANDHAR**

**AGI INFRA LIMITED**



**ONGOING PROJECTS**



**URBANA SQUARE, JALANDHAR**

**AGI INFRA LIMITED**

**AGI**

**ONGOING PROJECTS**



**AGI SKY GARDEN-II, G.T.ROAD, JALANDHAR**

**ONGOING PROJECTS**

**AGI INFRA LIMITED**

**AGI**



**AGI SKY GARDEN-III, G.T.ROAD, JALANDHAR**

**AGI INFRA LIMITED**

**AGI**

**ONGOING PROJECTS**



**JALANDHAR HEIGHTS-II (EXT)**

**AGI INFRA LIMITED**



**ONGOING PROJECTS**



**AGI SMART HOMES-II, JALANDHAR**

# AGI INFRA LIMITED

# AGI

ONGOING PROJECTS



## AGI SMART HOMES-II (EXT), JALANDHAR

**AGI INFRA LIMITED**



**ONGOING PROJECTS**



**AGI SKY VILLAS, LUDHIANA**



**JALANDHAR HEIGHTS-IV**

# AGI INFRA LIMITED



ONGOING PROJECTS



## JALANDHAR HEIGHTS-IV

# AGI INFRA LIMITED



ONGOING PROJECTS



## PRESTIGE BY AGI, JALANDHAR

# AGI INFRA LIMITED

# AGI

ONGOING PROJECTS



## PRESTIGE BY AGI, JALANDHAR

# AGI INFRA LIMITED

# AGI

ONGOING PROJECTS



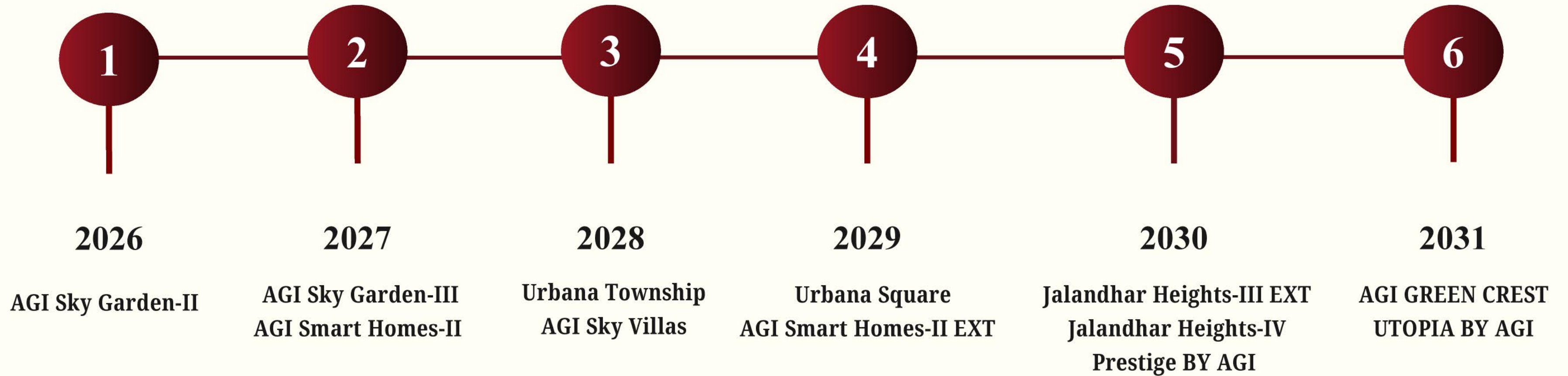
## AGI GREEN CREST, JALANDHAR

# ONGOING PROJECTS as on 31.03.2026



| Sr. No. | Project name                        | Location       | Total Saleable Area (in sq. ft.) | As a % of completion | Area sold(in sq. ft.) (registered units) | Total No. of Units/ Flats | Estimated month/year of completion |
|---------|-------------------------------------|----------------|----------------------------------|----------------------|--|---------------------------|------------------------------------|
| 1       | Urbana Township (Independent Units) | Jalandhar      | 16,24,320                        | 25%                  | 8,52,300                                 | 188                       | Dec 2028                           |
| 2       | Urbana Square                       | Jalandhar      | 2,02,184                         | 40%                  | 1,34,862                                 | 360                       | Jan 2029                           |
| 3       | AGI Sky Garden-II                   | Kapurthala     | 7,00,900                         | 95%                  | 6,82,900                                 | 572                       | Sept 2026                          |
| 4       | AGI Sky Garden-III                  | Kapurthala     | 3,08,100                         | 70%                  | 2,82,100                                 | 240                       | Mar 2027                           |
| 5       | Jalandhar Heights-III EXT           | Jalandhar      | 13,30,000                        | 55%                  | 12,39,000                                | 396                       | Mar 2030                           |
| 6       | AGI Smart Homes-II                  | Jalandhar      | 14,86,600                        | 80%                  | 10,37,000                                | 1,150                     | Mar 2027                           |
| 7       | AGI Smart Homes-II EXT              | Jalandhar      | 4,13,400                         | 35%                  | 3,80,000                                 | 368                       | Mar 2029                           |
| 8       | AGI Sky Villas                      | Ludhiana       | 28,00,000                        | 85%                  | 15,32,300                                | 815                       | Dec 2028                           |
| 9       | Jalandhar Heights-IV                | Jalandhar      | 30,00,000                        | 30%                  | 7,11,200                                 | 1,052                     | Dec 2030                           |
| 10      | Prestige BY AGI                     | Jalandhar      | 9,15,000                         | 15%                  | 3,01,600                                 | 713                       | Dec 2030                           |
| 11      | AGI Greencrest                      | Jalandhar      | 8,52,000                         | 5%                   | 0  | 452                       | Mar 2031                           |
| 12      | Utopia by AGI                       | New Chandigarh | 31,93,697                        | 5%                   | 0  | 661                       | Mar 2031                           |
|         | <b>Total</b>                        |                | <b>1,68,26,201</b>               |                      | <b>71,53,262</b>                         | <b>6,967</b>              |                                    |

# ESTIMATED YEAR OF COMPLETION



# UPCOMING PROJECTS as on 31.03.2026



| Sr. No. | Project            | Location  | Total Saleable Area (in sq. ft.) | Total No. of Units/flats           | As a % of Ownership | Estimated month/year of completion |
|---------|--------------------|-----------|----------------------------------|------------------------------------|---------------------|------------------------------------|
| 1       | AGI Gateway        | Ludhiana  | 40,00,000                        | 1,200                              | 100%                | Jun 2032                           |
| 2       | Gateway By AGI     | Jalandhar | 22,00,000                        | 1,100                              | 100%                | Mar 2031                           |
| 3       | Commercial Project | Jalandhar | 11,00,000                        | 24 Floors                          | 100%                | Jun 2031                           |
| 4       | AGI Urban Crest    | Ludhiana  | 5,73,000                         | 382                                | 100%                | Mar 2032                           |
|         | <b>Total</b>       |           | <b>78,73,000</b>                 | <b>2,682 Flats &amp; 24 Floors</b> |                     |                                    |

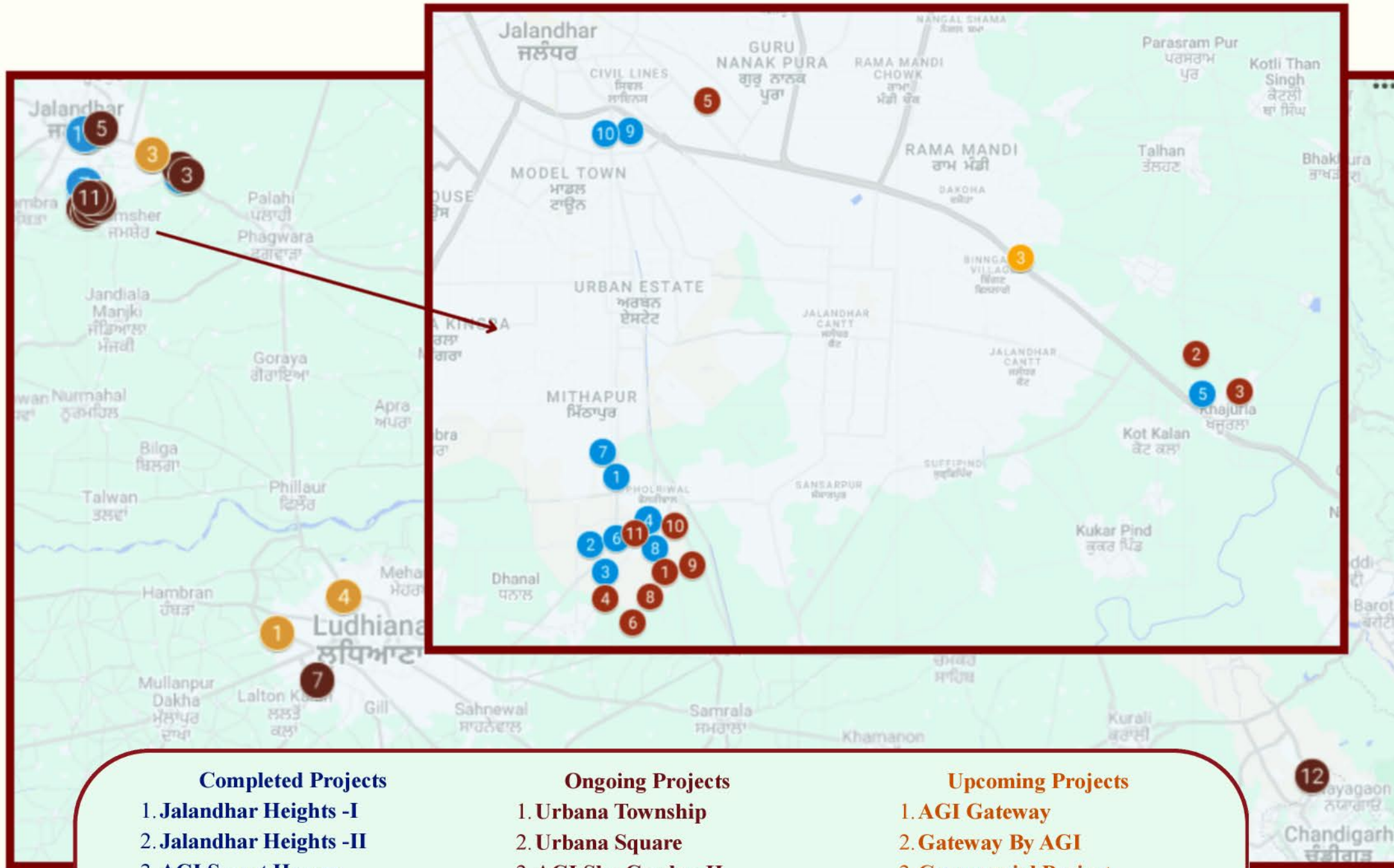
# LAND RESERVES as on 31.03.2026



| Sr. No. | Location                               | Company's stake in the land | Plot Area (square feet) | Plot Area (acres) |
|---------|--|-----------------------------|-------------------------|-------------------|
| 1       | Village Palheri Sas Nagar, Chandigarh  | 100%                        | 4,57,380                | 11                |
| 2       | Village Bhagat Majra, New Chandigarh   | 100%                        | 89,870                  | 2                 |
| 3       | Akalgarh & Lalton Kalan                | 100%                        | 12,63,240               | 29                |
| 4       | Village Daad & Sunet, Ludhiana         | 100%                        | 2,61,360                | 6                 |
| 5       | Village Kadianwali, Jalandhar          | 100%                        | 10,89,000               | 25                |
| 6       | Village Khazurla, Distt. Kapurthala    | 100%                        | 8,71,200                | 20                |
| 7       | Village Chitewani, Jalandhar           | 100%                        | 2,72,250                | 6                 |
| 8       | Village Pholriwal, Jalandhar           | 100%                        | 15,86,890               | 36                |
| 9       | Village Barring & Dhannowali Jalandhar | 100%                        | 2,17,800                | 5                 |
| 10      | Village Jagral, Jalandhar              | 100%                        | 6,53,400                | 15                |
| 11      | Village chananpur, Jalandhar           | 100%                        | 2,17,800                | 5                 |
| 12      | Village Salem Tabri & Bhora, Ludhiana  | 100%                        | 1,85,130                | 4.25              |
|         | <b>Total</b>                           |                             | <b>71,65,320</b>        | <b>164.25</b>     |

In addition, our company has purchased FAR 625000 SQFT

# CURRENT PROJECT PORTFOLIO ACROSS PUNJAB



By FY32,

**Saleable Area**  
**176.46 lakh sq. ft.**

**PAT Margin (%)**  
**Around 25%**

- | Completed Projects        | Ongoing Projects             | Upcoming Projects     |
|---------------------------|------------------------------|-----------------------|
| 1. Jalandhar Heights -I   | 1. Urbana Township           | 1. AGI Gateway        |
| 2. Jalandhar Heights -II  | 2. Urbana Square             | 2. Gateway By AGI     |
| 3. AGI Smart Homes        | 3. AGI Sky Garden-II         | 3. Commercial Project |
| 4. Sky Garden             | 4. AGI Sky Garden-III        | 4. AGI Urban Crest    |
| 5. Business Centre        | 5. Jalandhar Heights-III EXT |                       |
| 6. AGI Pride-Floor        | 6. Smart Homes-II            |                       |
| 7. AGI Smart Homes-Maxima | 7. Smart Homes-II EXT        |                       |
| 8. AGI Palace             | 8. Sky Villas                |                       |
| 9. Urbana By AGI          | 9. Jalandhar Heights -IV     |                       |
| 10. Jalandhar Heights-III | 10. Prestige BY AGI          |                       |
|                           | 11. AGI Greencrest           |                       |
|                           | 12. Utopia By AGI            |                       |

# PROJECT DETAILS as on 31.03.2026



With a robust pipeline of ongoing projects, we continue to build world- class homes.

| Project name                                    | Ongoing Project     |                                  |                      |   | Proposed Timeline       |                                    |
|---|---------------------|----------------------------------|----------------------|---|-------------------------|------------------------------------|
|   | As a % of ownership | Total Saleable Area (in sq. ft.) | As a % of completion | Area sold in sq. ft. (registered units) | Unsold Area (in Sq. ft) | Estimated month/year of completion |
| Urbana Township (Independent Units) - Jalandhar | 100%                | 16,24,320                        | 25%                  | 8,52,300                                | 7,72,020                | Dec 2028                           |
| Urbana Square - Jalandhar                       | 100%                | 2,02,184                         | 40%                  | 1,34,862                                | 67,322                  | Jan 2029                           |
| AGI Sky Garden-II - Kapurthala                  | 100%                | 7,00,900                         | 95%                  | 6,82,900                                | 18,000                  | Sept 2026                          |
| AGI Sky Garden-III - Kapurthala                 | 100%                | 3,08,100                         | 70%                  | 2,82,100                                | 26,000                  | Mar 2027                           |
| Jalandhar Heights-III EXT Jalandhar             | 100%                | 13,30,000                        | 55%                  | 12,39,000                               | 91,000                  | Mar 2030                           |
| AGI Smart Homes-II - Jalandhar                  | 100%                | 14,86,600                        | 80%                  | 10,37,000                               | 4,49,600                | Mar 2027                           |
| AGI Smart Homes-II EXT - Jalandhar              | 100%                | 4,13,400                         | 35%                  | 3,80,000                                | 33,400                  | Mar 2029                           |
| AGI Sky Villas - Ludhiana                       | 100%                | 28,00,000                        | 85%                  | 15,32,300                               | 12,67,700               | Dec 2028                           |
| Jalandhar Heights-IV - Jalandhar                | 100%                | 30,00,000                        | 30%                  | 7,11,200                                | 22,88,800               | Dec 2030                           |
| Prestige By AGI - Jalandhar                     | 100%                | 9,15,000                         | 15%                  | 3,01,600                                | 6,13,400                | Dec 2030                           |
| AGI Green Crest                                 | 100%                | 8,52,000                         | 5%                   | 0                                       | 8,52,000                | Mar 2031                           |
| Utopia by AGI                                   | 100%                | 31,93,697                        | 5%                   | 0                                       | 31,93,697               | Mar 2031                           |
| <b>Ongoing Project</b>                          |                     | <b>1,68,26,201</b>               |                      | <b>71,53,262</b>                        | <b>96,72,939</b>        |                                    |
| Completed Project                               | 100%                | 95,18,616                        | 100%                 | 91,44,256                               | 3,74,360                |                                    |
| Ongoing Project                                 | 100%                | 1,68,26,201                      | 43%                  | 71,53,262                               | 96,72,939               |                                    |
| Upcoming Project                                | 100%                | 78,73,000                        | 0%                   | -                                       | 78,73,000               |                                    |

# OUR LEADERSHIP

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

Under his leadership, AGI Infra Limited has delivered multiple projects in the state of Punjab and such projects are a testimonial of Mr. Singh's foresight and proactiveness in the real estate research and technology. Owing to the remarkable imprint that the Company has been creating in the field of real estate, Mr. Singh has also been awarded with an Honorary Doctorate Degree in Real Estate by the University of Maryland.

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

**Sukhdev Singh Khinda**  
**Managing Director**





# AWARDS & RECOGNITIONS

## Global & National Recognition

**Featured in Forbes' Best Under a Billion (Asia-Pacific) (2023–24)**

*Ranked among Top 200 companies out of 20,000 contenders*

## Sustainability & Certifications

**Member, Indian Green Building Council (IGBC) –**

*Membership No. IGBC-CS-2874*

**ISO 9001:2008 Certified – Residential & Commercial Construction**

**Jalandhar Heights-II – IGBC Silver Rating (Green Homes)**

**AGI Sky Garden – Best Affordable EWS/LIG Housing Project, Punjab**

## Key Awards & Industry Recognitions

**Top 5 Performers in BSE SME Segment (FY 2014–15)**

**Achievers of the North –**

*Times of India (2015)*

**Best Admired Developer (Residential), Punjab –**

*Asia Service Quality Awards (2016)*

**Most Trusted Real Estate Developer (Punjab) –**

*NBSL Awards (2017)*

**Most Affordable Residential Developer in Punjab –**

*Business Leaders' Summit & Awards (2017)*

**India's Most Admired Brands & Business Leaders –**

*Elite 50, White Page International (2016–17)*

**World's Greatest Brands –**

*Asia One (2018–19, Real Estate Category)*

**Real Estate Icon for Customer Satisfaction –**

*News18 Punjab (2024)*

**Atal Achievement Award –**

*Outstanding Contribution to Real Estate (2023)*

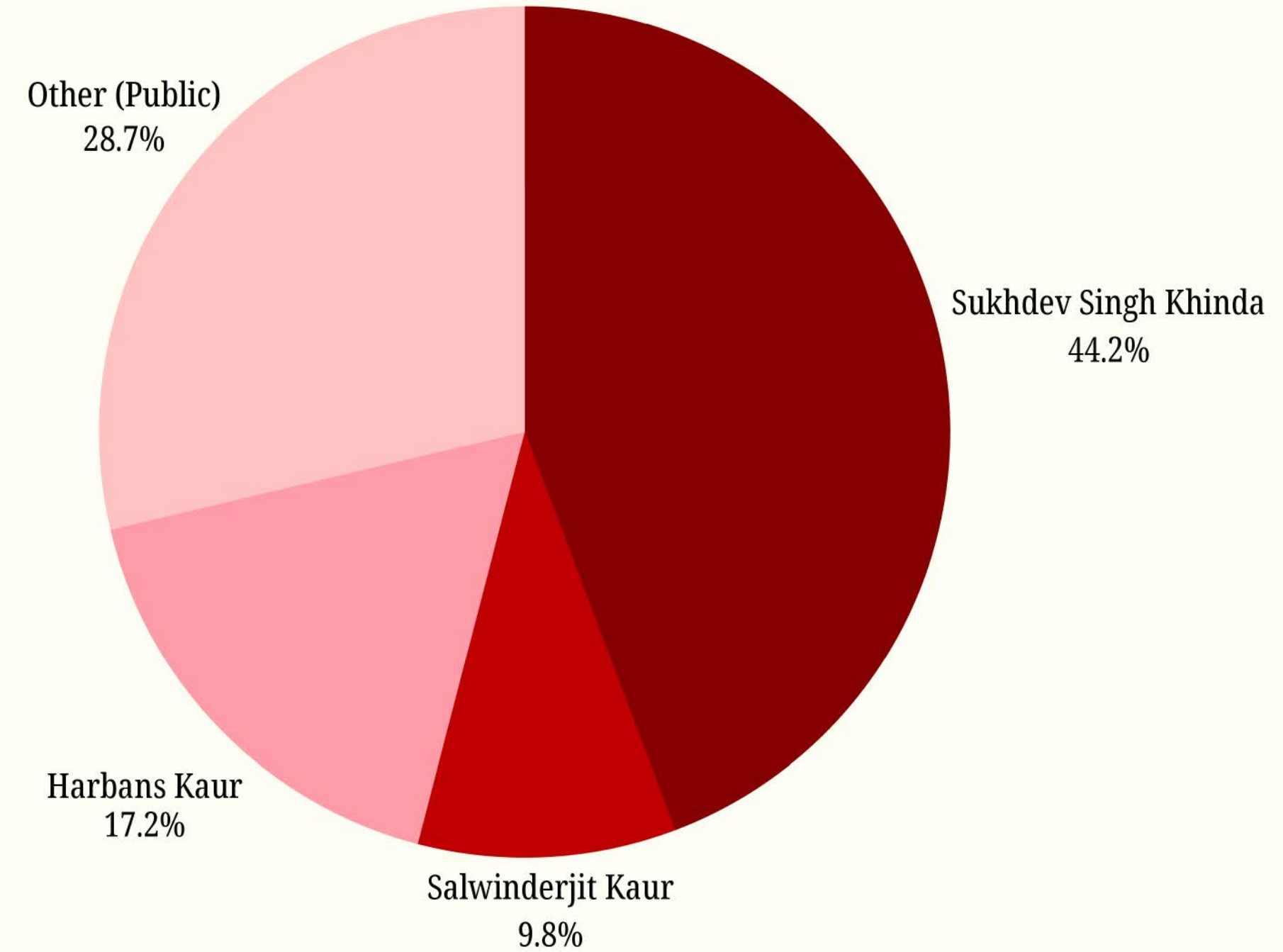


India Wealth Creator's Award – Construction World Architect & Builders Awards (2025)

# SHAREHOLDING PATTERN



| Name                  | No. of Shares       |
|-----------------------|---------------------|
| Sukhdev Singh Khinda  | 5,53,03,200         |
| Salwinderjit Kaur     | 1,22,50,000         |
| Abhijeet Singh Khinda | 900                 |
| Harbans Kaur          | 2,15,60,000         |
| Other (Public)        | 3,58,83,288         |
| <b>Total</b>          | <b>12,49,97,388</b> |





# AGI

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