



Incorporated on August 9, 2012, Capacit'e Infraprojects Limited is a fast growing construction Company, focussed on Residential, Commercial and Institutional Buildings. The company is providing end-to-end construction services for Residential Buildings, Multi-Level Car Parks, Corporate Office Buildings and Buildings for Commercial Purposes and Buildings for Educational, Hospitality and Healthcare purposes. The company also provides Mechanical, Electrical and Plumbing ("MEP") and finishing works. Based on categorisation, their constructions can be classified as Super High Rise Buildings and High Rise Buildings.

The Company predominantly operates in the Mumbai metropolitan region ("MMR"), the National Capital Region ("NCR") and Bengaluru. The Company's operations are geographically divided into MMR and Pune ("West Zone"), NCR and Patna ("North Zone") and Bengaluru, Chennai, Hyderabad, Kochi and Vijaywada ("South Zone"). As on May 31, 2017, projects in the West Zone, North Zone and South Zone constituted, approximately 58.93%, 14.29% and 26.79% of its total projects, respectively.

The Company has refrained from any other activities such as land development or infrastructure development to ensure a focused business approach with an eye on profitability.

The total Order Book of the Company stood at Rs.46 billion, as at May 31, 2017 providing a strong revenue visibility. High-rise & super high-rise buildings constituted more than 50% of order book.

The Company has marquee clients like Kalpataru, Oberoi Constructions Limited, The Wadhwa Group, Saifee Burhani Upliftment Trust, Lodha Group, Rustomjee, Godrej Properties Limited, Brigade Enterprises Limited and Prestige Estates Projects Limited. The Company's key projects include Trump Tower - Worli - MMR, One Altamount - Tardeo, MMR, Lodha Splendora -Thane, MMR, Bharti Worldmark - Gurugram, NCR, Brookfields - Gurugram, NCR, Auris Serenity, Mumbai, Century Breeze, Bengaluru.

The company uses specialised formwork technologies, including Vertical Composite Panel system for columns; Horizontal Composite Panel system for slabs, Crane enabled Composite table formwork, Aluminium Panel Formwork and Automatic Climbing System Formwork. This modern technologies help reduce the construction cycle time of replicating floors in a highrise construction. As of May 31, 2017, the company had 1,711 employees and 10,035 contract labourers across all their projects. The company has received an ISO 9001:2008 certification for their quality management system, an ISO 14001:2004 certification for the environmental management system and an OHSAS 18001:2007 certification in respect of their occupational health and safety management systems.

In FY 2016, the company issued Series-A CCPS towards investment of Rs.63 crores. During FY 2017, the company issued Series-B CCPS towards an additional investment of Rs.60 crore.

Investment Rationale and Recommendation

At the upper end of the price band of Rs. 250, the IPO is valued at 24x at FY17 EPS on post IPO basis, we believe the IPO is fairly priced. With due consideration to factors like a) exclusive focus on construction of buildings in major cities, b) specialist in construction of high rise buildings where competition is limited, c) large Order Book with

Issue date	Sep. 13 – 15, 2017		
Listing date	Sep. 25, 2017		
Type of issue	Fresh Issue: Rs. 4 bn		
Face Value	Rs. 10		
Price Band	Rs. 245 – Rs. 250 per share		
Issue allocation	QIB – 50% Retail – 35% NIB – 15%		
Lot size	60 equity Shares & multiple of 60 equity shares thereafter		
Equity shares post issue	67.89 mn equity shares at upper end of price band		
Issue structure	QIB: 50% Retail: 35% Non – Institutional: 15%		
Post issue market cap	Rs. 16.9bn at upper price band		
Book Running Lead Managers	Axis Capital, IIFL, Vivro Financial		
Registrar to the issue	Kary ComputerShare		
Promoters	Mr. Rohit Katyal Mr. Rahul Katyal Mr. Subir Malhotra		
Y/e 31 Mar (Rs. mn)	FY17	FY16	FY15
Revenue	11,660	8,602	5,557
EBITDA	1,669	1,216	700
OPM (%)	14.4	14.2	14.3
PAT	697	488	320
PAT (%)	6.0	5.7	5.7
Post issue EPS (Rs.)	10.26	7.19	4.59
Networth (Rs. mn)	2,996	1,710	564
Total debt	1,536	1,771	1,141
Debt/equity (x)	0.59	1.04	2.02
P/E (x) at Rs. 250	24	35	54
RoE (%)	23.2	28.4	56.1

Source: RHP, Ajcon Research

marquee client base and repeat orders, d) ownership of state-of-the-art system formworks and other core assets, e) access to skilled workforce, f) seeking a great number of lock and key projects including MEP, finishing and interior services which enjoy higher margins, g) strong financial performance as evident by its robust topline and PAT growth, favorable cash conversion cycle, strong ROE of 23.2%, we recommend "SUBSCRIBE" to the issue.



Objects of the issue

The Issue comprises of a Fresh Issue by the Company

Particulars	Amount (Rs. In crs)
Funding Working Capital	250
Funding purchase of capital assets	51.95
General Corporate Purposes	-

Company and Promoters

Capacit'e Infraprojects Limited was incorporated on August 9, 2012 as a private limited company at Mumbai. The company was converted into a public limited and consequently, the name of the company was changed to "Capacit'e Infraprojects Limited" and it received a fresh certificate of incorporation dated March 21, 2014.

Deepak Mitra is the Chairman and Independent Director the company. He has been associated with the company since February 25, 2015 and has approximately 56 years of experience.

Rahul R. Katyal is the Managing Director of the company. He has been associated with the company since incorporation. He has approximately 23 years of experience and currently focused on business development and operations of the company.

Subir Malhotra is an Executive Director of the company. He has been associated with the company since incorporation and has approximately 28 years of experience. He currently focused on business development and operations of the company in the North zone.

Rohit R. Katyal is the Executive Director of the company. He is also the Chief Financial Officer of the company. He has approximately 25 years of experience and currently focused on the finance, commerce and accounts functions of the company.

Sumeet S. Nindrajog and **Siddharth D. Parekh** are the Non - Executive Director of the company and have approximately 16 years of experience respectively.

Rupa R. Vora and **V M Kannimbele** are an Independent Director of the company.



Equity ♦ Currency ♦ D.P. ♦ Advisory Services ♦ Investment Banking ♦ Insurance

Strengths

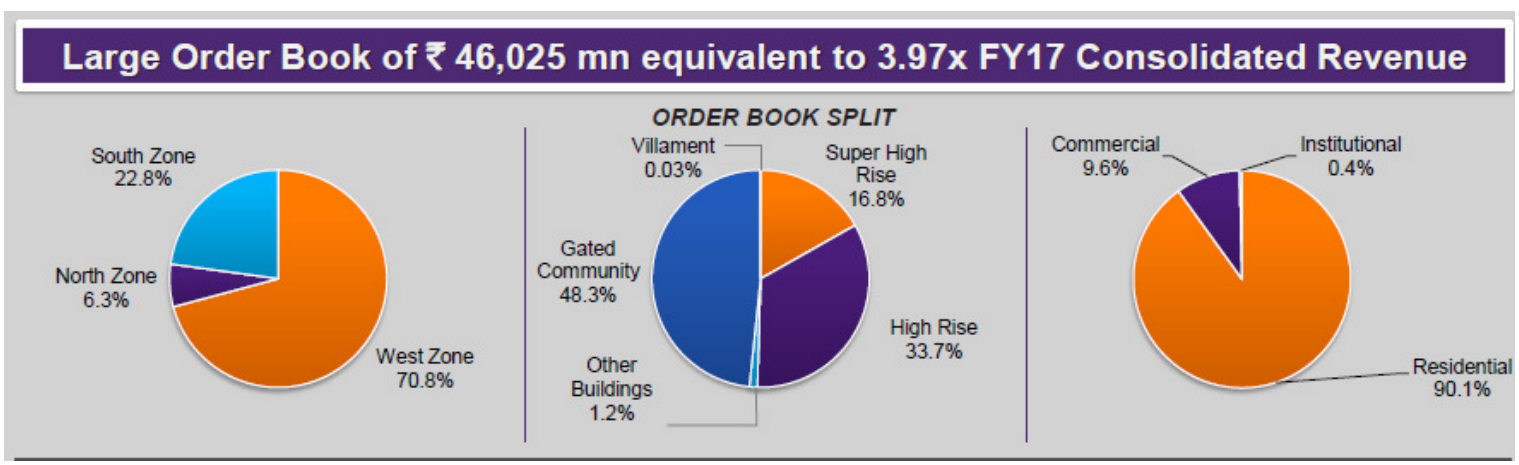
Specialist in Super High Rise buildings construction

140 mts 160 mts 190 mts 200 mts 210 mts 220 mts 304 mts

The Wadhwa Group SHETH PARAS BUILDTECH LODHA FOUR SEASONS Transcon DEVELOPERS LODHA

Clients have shown trust with some of their most Marquee Projects

Robust order book with Marquee clients





Equity ♦ Currency ♦ D.P. ♦ Advisory Services ♦ Investment Banking ♦ Insurance

Repeat Orders from Marquee Clients

Ownership of Modern Assets

Technology & Assets

- ▶ Modern System Formwork:
 - Automatic climbing system formwork
 - Aluminium formwork
 - Table formwork
 - Composite panel formwork.
 - Tunnel Formwork

Suppliers of System Formwork

BENEFITS

- ✓ Ensures availability, quick mobilization, control over execution
- ✓ Eliminate delays and cost over-runs due to untimely break-downs or non-availability
- ✓ Higher execution efficiency - reduction in construction time

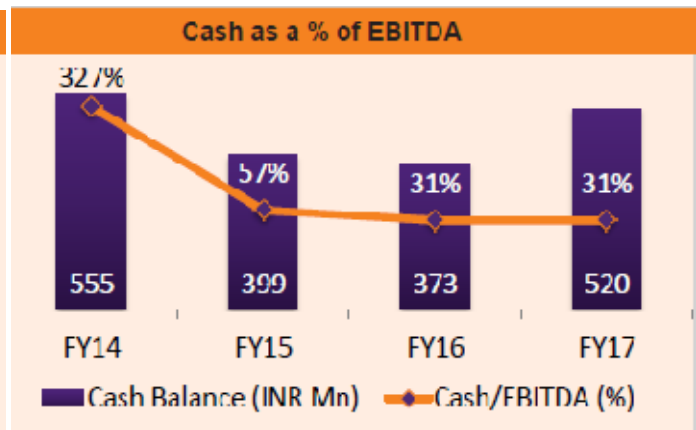
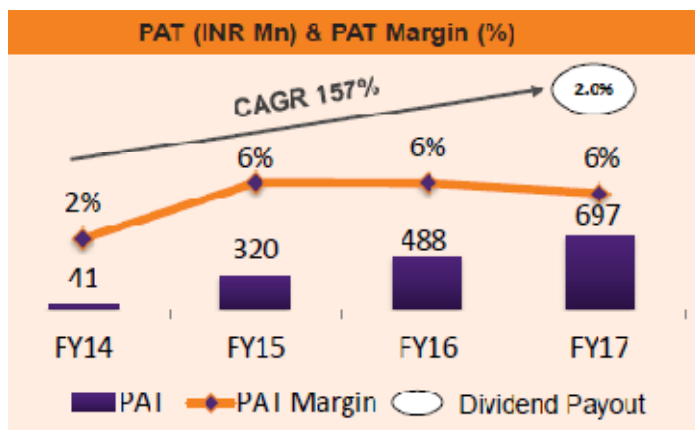
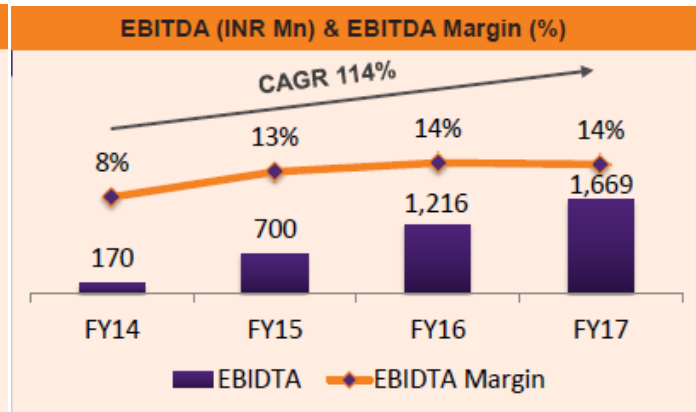
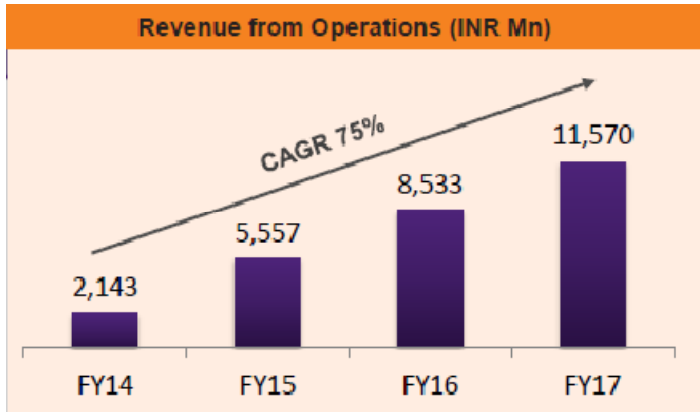
Core Assets Constitute 83.94% of Net Block

Net Block (in Rs. Mn)

Fiscal Year	Net Block (Rs. Mn)
FY13	61
FY14	877
FY15	1,692
FY16	2,325
FY17	2,545



Strong Financial Performance





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