



IPO INSIGHTS



Signatureglobal (India) Limited

Issue Dates - Opens: 20-09-2023 | Closes: 22-09-2023

IPO Note	<ol style="list-style-type: none"> Signatureglobal (India) Limited is a real estate development company. The company operates in the National Capital Region of Delhi ("Delhi NCR") focussed on offering affordable and mid-segment housing in terms of units supplied. The Company focus on Affordable Housing (AH) and Middle Income Housing (MH) segments, aligning with government policies in Haryana.
Rating	★★ (Average)

IPO SNAPSHOT

Issue Size	₹ 730 Crores
Issue Type	Book Built Issue IPO
Fresh Issue	₹ 603 Crores
Offer for Sale	₹ 127 Crores
Face Value Per Share	₹ 1
Price Band Per Share	₹366 to ₹385
Minimum Lot Size	38 shares
Listing On	BSE, NSE
Registrar to the Issue	Link Intime India Private Ltd

IPO SNAPSHOT – Signatureglobal (India) Limited

About the Company

- Incorporated in 2000
- Signatureglobal (India) Limited focuses on Govt and state government policies supporting affordable housing in order to assist customers in realizing their dream of having their own home.
- Policies like Affordable Housing Policy (AHP) and Affordable Plotted Housing Policy (DDJAY - APHP) enable them to offer affordable projects while remaining profitable.
- As of March 31, 2023, the company the largest real estate developer under both AHP and DDJAY – APHP in the Gurugram and Sohna region. They hold an 18% market share under AHP and a 42% market share under DDJAY – APHP.
- The Company aspires to offer "value homes" which are a combination of attractive designs and amenities.
- The Company aim to enhance the value of their projects by offering comprehensive community facilities and involving renowned architects.
- The Company's projects are located in the well-developed Delhi NCR region, with good connectivity to other parts of Delhi NCR.

Competitive Strengths

- Largest affordable and lower-mid and mid segment real estate developer in Delhi NCR
- Well-established brand, strong distribution network and digital marketing capabilities translating into faster sales
- Fast growing with ability to scale up rapidly and experienced promoters and professional senior management team with marquee investors
- Ability to provide aspirational lifestyle and amenities at affordable pricing and at strategic locations
- Standardized product offerings, quick turnaround and end-to-end in-house project execution expertise
- Strong focus on sustainable development and positive operating cash flows with low levels of debt

Financials (₹ in Crores)

Particulars	31-3-2021	31-3-2022	31-03-2023	Y-o-Y
Revenue	82.06	901.30	1553.57	72%
EBITDA	-32.91	-84.87	6.05	107%
EBITDA Margin	-40.1%	-9.4%	0.4%	
PAT	-86.28	-115.50	-63.72	45%
PAT Margin	-105.1%	-12.8%	-4.1%	

Valuation

- Attributing Annualized FY23 Earnings asking P/E = 70.77

Peers

Company Name	P/E ratio
DLF Limited	65.69
Godrej Properties Limited	82.40
Macrotech Developers Limited	76.23
Prestige Estates Projects Limited	27.54
Sobha Limited	61.97

Promoters

- Pradeep Kumar Aggarwal
- Lalit Kumar Aggarwal
- Ravi Aggarwal
- Devender Aggarwal

Objects of the issue

- Re-payment or pre-payment, in full or in part, of certain borrowings availed by our Company
- Infusion of funds in certain of our Subsidiaries, namely Signatureglobal Homes, Signatureglobal Developers, Signatureglobal Business Park and Sternal Buildcon for re-payment or pre-payment, in full or in part, of certain borrowings availed by our subsidiaries
- General Corporate purposes

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