



M A S O N
INFRA TECH
Limited

CIN No. L43900MH2023PLC401571

Date: 17-06-2025

To,
The National Stock Exchange of India Ltd.
“Exchange Plaza” C-1, Block-G
Bandra Kurla Complex, Bandra (East)
Mumbai – 400 051

Symbol: MASON
ISIN: INE0SH001010

Sub: Investor Presentation of Mason Infratech Limited

Dear Sir/Madam,

Pursuant to Regulations 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find the Investor Presentation of Mason Infratech Limited.

Additionally, the above presentation is also being made available on the website of the Company.

We request you to take the above information on your records.

Yours Faithfully,
For Mason Infratech Limited

Asit Surendra Thakkar Dattani
Chairman and Managing Director
DIN: 01382453



MASON INFRA TECH LIMITED

Pioneering India's Construction Revolution

INVESTOR PRESENTATION
H2 FY25



SAFE HARBOUR

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Welcome to our PRESENTATION

1. Company Overview
2. Business Model
3. Projects
4. Growth Drivers
5. Management
6. Industry Overview
7. Financial Performance

Company OVERVIEW

Based in the Mumbai Metropolitan Region (MMR), we specialize in constructing residential and commercial buildings. Our expertise extends to lifestyle projects and high-value standalone structures, utilizing advanced industry practices to stay abreast of technological advancements.

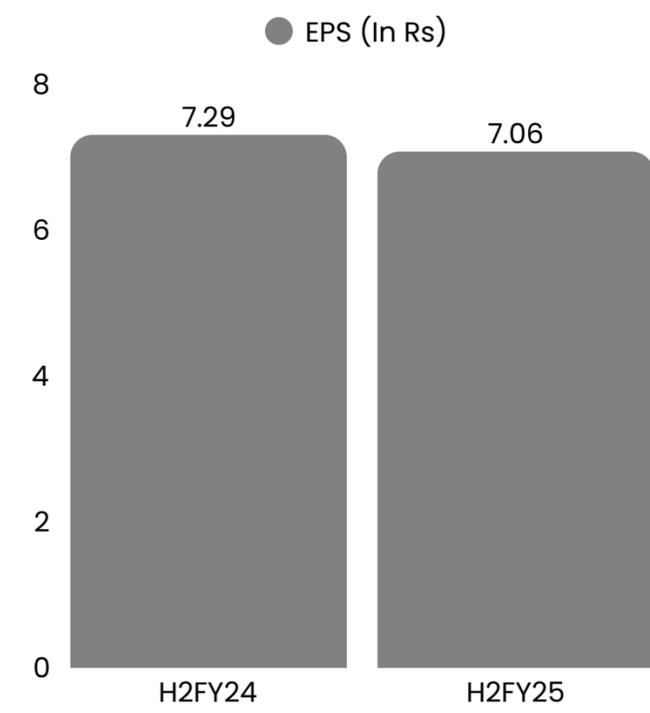
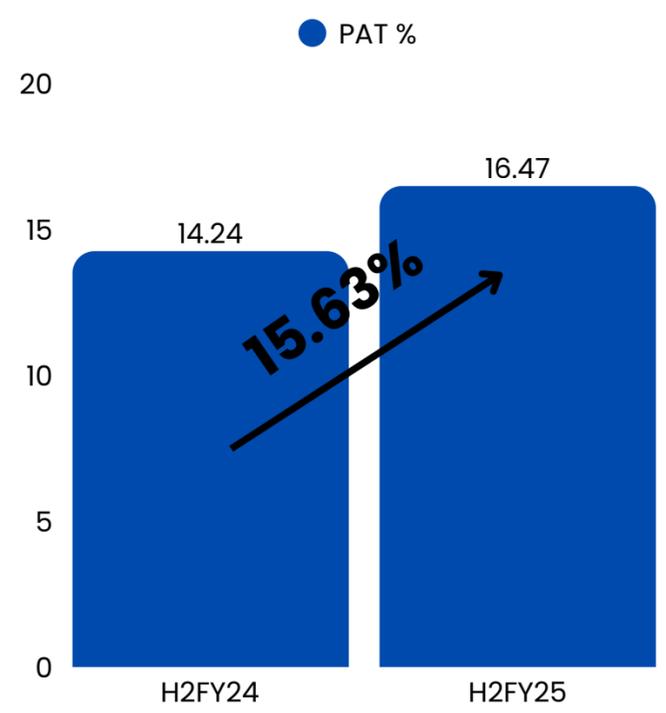
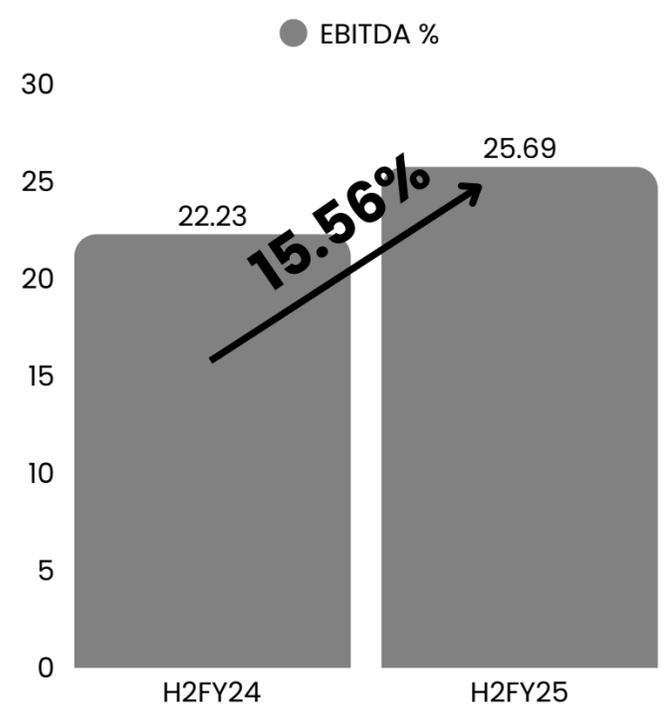
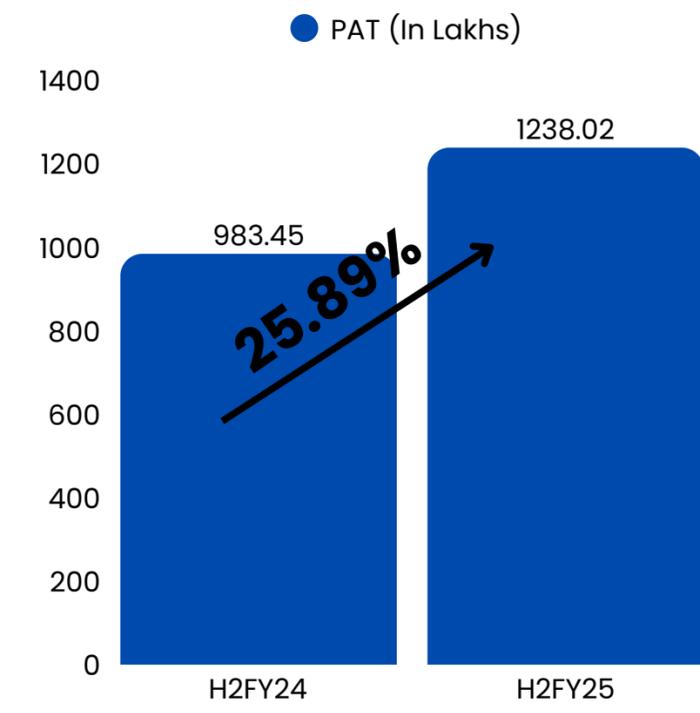
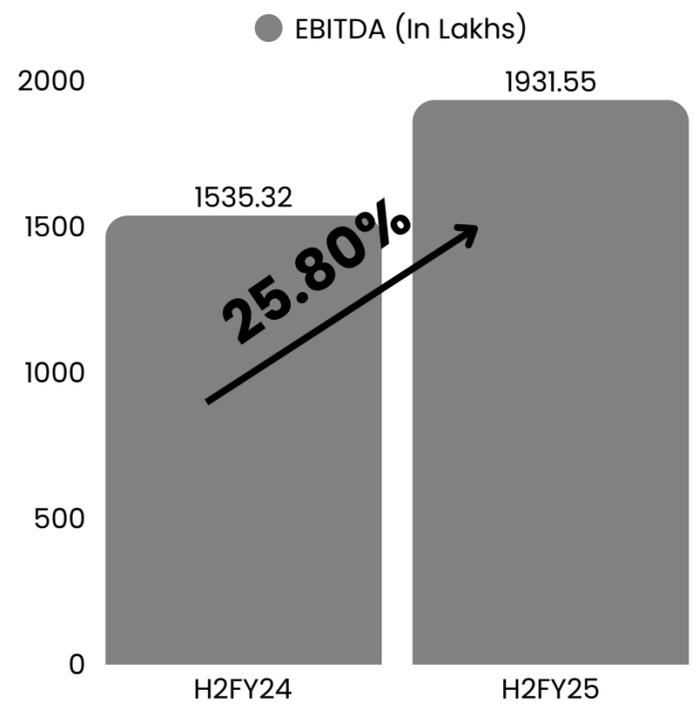
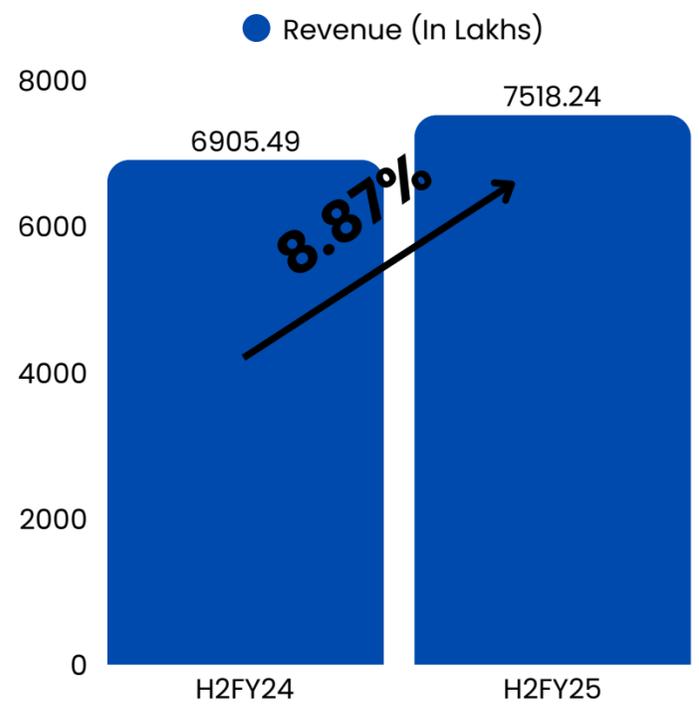
Our comprehensive suite of services spans the entire project lifecycle: planning, designing, procurement, construction. We offer end-to-end construction services for residential buildings and commercial establishments, including corporate office buildings.

Our commitment to owning core assets, such as formwork, tower cranes, and concrete pumps, ensures timely access to essential equipment, facilitating efficient operations.

In recognition of our rapid growth, we received the Corporate Excellence Award in 2022 for the Fastest Growing Construction Company (Integrated and Collaborative Working) from Brand Connect Network Private Limited. Moving forward, we aim to exceed client expectations by embracing new technologies, upholding our high standards of workmanship, and maintaining a client-centric approach.



ROBUST YOY FINANCIAL PERFORMANCE



Chairman COMMENTARY

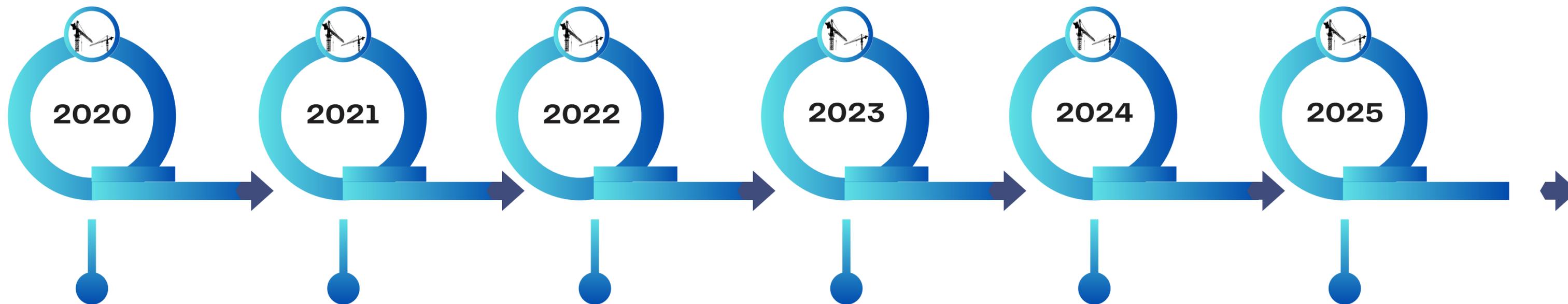
At Mason Infratech, we are redefining the real estate execution model with our capital-efficient, technology-driven approach. Our continued focus on mechanization, in-house capabilities, and streamlined processes has enabled us to achieve up to three slab cycles per month—resulting in shorter project timelines and superior construction quality.

“From FY22 to FY25, we delivered a CAGR of ~75%, driven by our EPC-led model and disciplined execution. We’re now taking the next big leap with our strategic stake in Megastone Projects Pvt Ltd, which marks our transition from contractor to developer. We’re confident this joint venture, and our growing portfolio across Thane and other high-potential regions, will drive sustained growth in both topline and margins



Mr. Asit Thakkar Dattani
Managing Director

Our JOURNEY



Formation of Mason Infrastructure as a Partnership Firm.

Vinayak Developers awarded Mason the first RCC Contract for their residence Towers with Non-Tower Area for approximately 9,25,000 sq.ft.

Mason got the second order for their Rehab Building; the contract consists 5,18,000 square feet Lock and Key contract.

Achieving milestone of > 1.6 Lac sq.ft of construction work completion in single year.

Award- Received Corporate Excellence Award for Fastest Growing Construction Comp from Brand Connect Network Private Limited.

Acquired new projects "Foresta" from a renowned developer span across 3.15 lakh sq.ft.

Conversion from Partnership Limited to Public Limited.

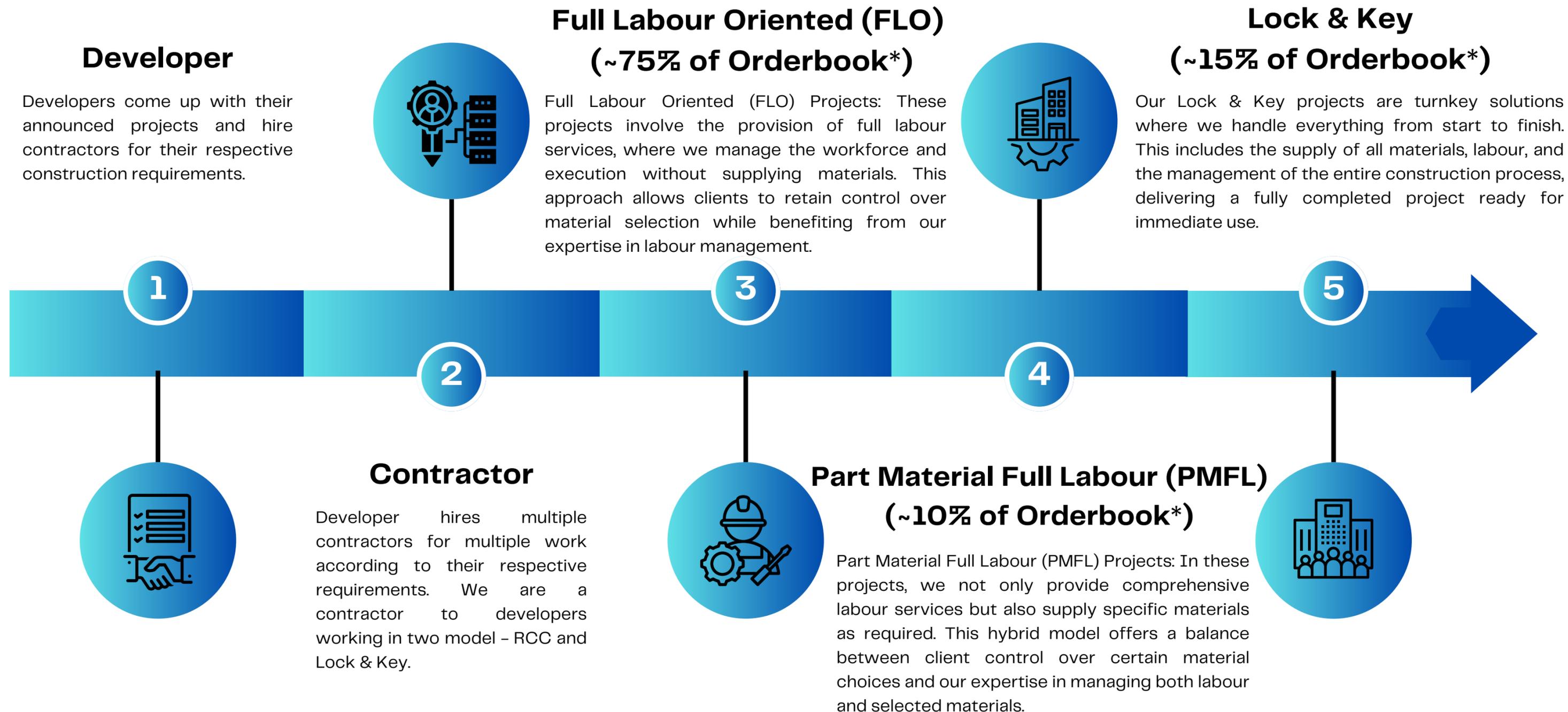
Reached to strength of 150+ working strength within group which is helping Mason's operations to expand.

Successfully listed on NSE Emerge.

Successful completion of Foresta project and a 42 storey building.

Strategic investment of 50% equity stake in Megastone Projects Pvt Ltd. and 30% equity stake in Milestone Projects and Developers Private Limited.

BUSINESS MODEL



*No. of Projects



RCC Business

Our Scope of work includes R.C.C. work, rubble stone, light weight block Masonry and external plastering etc. work including all types of material, labour, and other tools. All work under the projects is carried out as per the applicable industry norms. Reinforcement steel and ready-mix concrete is excluded from the contract. It shall be provided by the developer, however unloading, and stacking of steel including labour charges for the same shall be in the scope of the company.



~85%
Of Total Projects In
Orderbook

Full Labour Oriented (FLO) and Part Material Full Labour (PMFL) constitute RCC business segment.





Lock & Key Business



Project Commenced



Project Ongoing



Project Ongoing

In such type of project our scope of work includes entire Civil & Finishing work, electrical, plumbing, drainage and sanitation, firefighting, carpentry works, STP (Civil Works), Windows, elevators but excluding excavation, shore piling works and major equipments. All materials to be provided and fixed by the company and all samples shall be submitted to the developer for approval before the start of work.

~15%
**Of Total
Projects In
Orderbook**



Our PROJECTS



MAHAVIR SPRINGS - THANE



FORESTA - EXECUTED PROJECT



SIGNET B - THANE

SRA INTERIORS



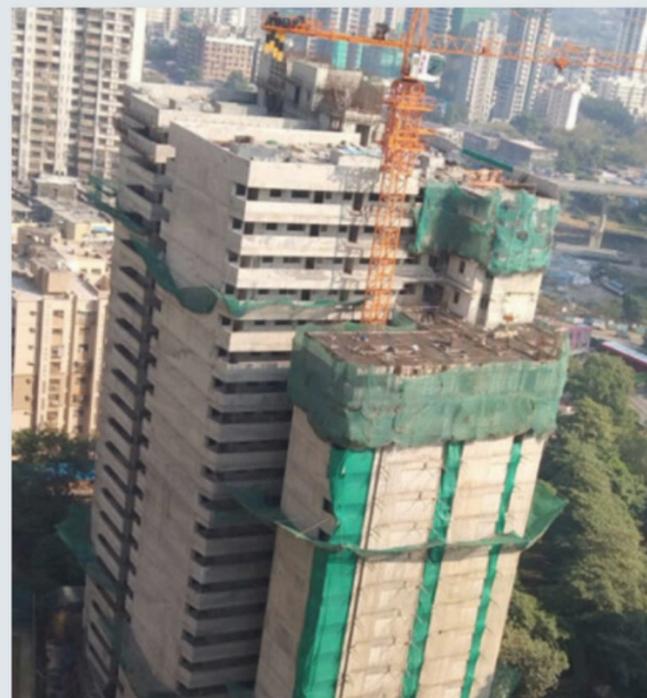
OUR PROJECTS



DAMJISHAMJI SHAH GROUP

Project Name: Mahavir Springs, Thane

Basement + Ground + Podium + 42 floors.
Total Size: 11,98,000 Sq. ft.



TRANSCON DEVELOPERS

Project Name: SRA Building, Andheri (W)

Basement + Ground + Podium + 22 Floors.
Total Size: 5,18,000 Sq. ft.



SONI & ASSOCIATES

Project Name: Soni Arcade, Borivali (W)

Ground + 22 floors.
Total Size: 64,000 Sq. ft.



LODHA GROUP

Project: Sterling Tower G, Thane

Ground + 8 Floors.
Total Size: 2,23,000 sq. ft.

OUR PROJECTS



TRANSCON DEVELOPERS

Project: Transcon Triumph Tower 4,
Andheri (W)

Basement + Ground + 4 Podiums + 35
Floors.

Total Size: 2,50,000 sq. ft.



LODHA GROUP

Project: Lodha Foresta, Dombivli (W)

Ground + 22 floors.

Total Size: Total Size: 3,15,000 Sq. ft.



LODHA GROUP

Project: Bella Vista, Thane

2 Basements + Ground + 2 Podiums + 35
Floors.

Total Size: 7,67,000 sq. ft.



LODHA GROUP

Project: Signet, Thane

Basement + Ground + 22 Floor.

Total Size: 3,54,000 sq. ft.

ORDERBOOK

Sr.No.	Name of the Project	Location	Type of Project	Type of Work Allotted	Year of Commencement	BUA (inSq. Ft.)(Amm)
1	Mahavir Springs	Thane, Maharashtra	Basement+ Ground+Podium + 2 Towers 42 and 50 Floors building	RCC , Block work and plaster	2020	11,98,000
2	SRA Building	Andheri, Mumbai, Maharashtra	Basement+ Ground+Podium+22 Floors Residential Building	Lock and Key	2021	5,18,000
3	Satra One	Goregaon, Mumbai	Ground + 21 Floors	RCC , Block work and plaster	2021	1,13,000
4	Soni Arcade	Borivali, Mumbai, Maharashtra	Ground + 22 Floors	Lock and Key	2021	64,000
5	Triumph - 4	Andheri West, Maharashtra	Basement + Ground + 6 Podiums + 31 Floors.	RCC , Block work and plaster	2023	2,50,000
6	Foresta C & D	Dombivali, Maharashtra	Ground + 21Floors	RCC , Block work and plaster	2022	3,15,000
7	Satra Harmony	Chembur, Mumbai	Ground + 17 Floors	RCC , Block work and plaster	2022	47,000
8	Bella vista	Thane, Maharashtra	2 Basement + Ground + 3 Podiums + 35 Floors	PMFL-Part Material full Labor-RCC Block Work Plaster Safety Etc	2023	7,67,000
9	Raj Tattav	Thane, Maharashtra	RAMP-WORK (BASEMENT+GROUND+P1+P2)	RCC , Block work and plaster	2023	14,512
10	Sterling	Thane, Maharashtra	Ground + 7 Floors	RCC , Block work and plaster	2023	2,23,695
11	Signet-B	Thane, Maharashtra	Lower Ground + 2 Podiums + Ground + 21 Floors	RCC , Block work and plaster	2023	3,16,000
12	Signet-B	Thane, Maharashtra	Lower Ground + 2 Podiums	RCC , Block work and plaster	2023	20,000
13	India Bulls Greens (Tower)	Panvel	3 Towers (10 Floors Each) Total 30 Floors	RCC , Block work and plaster	2024	3,91,520

ORDERBOOK

Sr.No.	Name of the Project	Location	Type of Project	Type of Work Allotted	Year of Commencement	BUA (inSq. Ft.)(Amm)
14	India Bulls Greens (NTA)	Panvel	Non Tower Area	RCC , Block work and plaster	2025	9,50,000
15	Poddar Riviera	Ulhasnagar	Ground + Podium + 22 Floors	Lock and Key	2025	5,44,200
16	Dev Dayal	Thane	Ground + 6 Podiums + 25 Floors	RCC , Block work and plaster	2025	5,25,000

PROJECT Pipeline

Sr.No.	No. Of Projects	BUA (inSq. Ft.)(Amm)
1	1	5,25,000
2	1	4,00,000
3	1	23,00,000
Total	3	30,00,000 – 35,00,000

Project Size
Contract Value
~750 Crores

Success Ratio At 75%

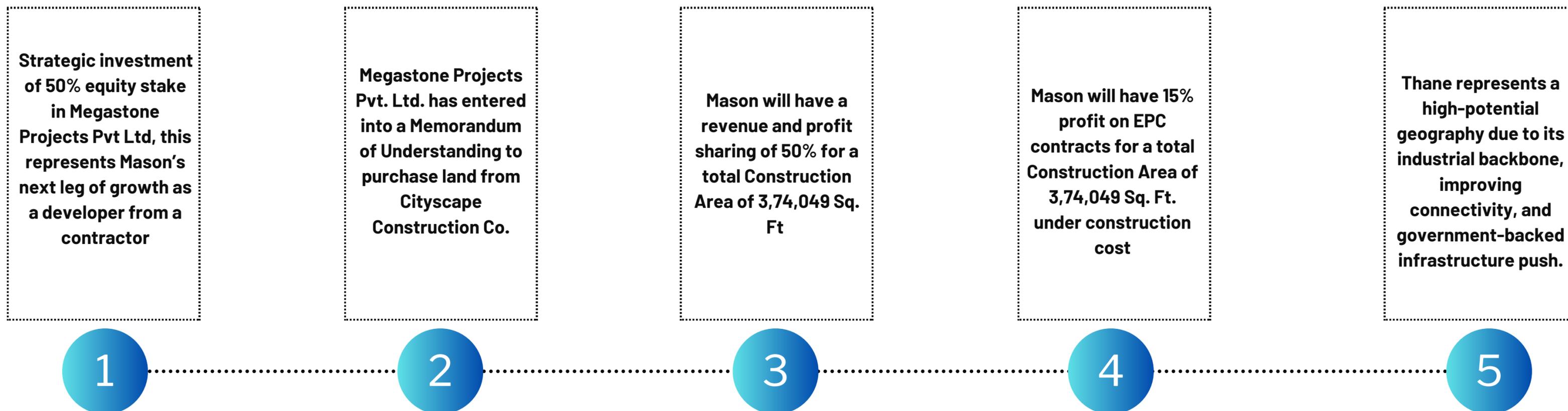
In Tender Bids Win

ONGOING Projects worth ~410 Crores

Sr.No.	Name of the Project	Location	BUA (inSq. Ft.) (Amm)	% of Total Work Order Completed tiil 31.03.22	% of Total Work Order Completed tiil 31.03.23	% of Total Work Order Completed tiil 31.03.24	% of Total Work Order Completed tiil 30.09.24	% of Total Work Order Completed tiil 31.03.25
1	Mahavir Springs	Thane	11,98,000	10%	17%	55%	70%	76%
2	SRA Building	Andheri	5,18,000	9%	41%	60%	70%	75%
3	Satra One	Goregaon	1,13,000	6%	35%	50%	100%	100%
4	Soni Arcade	Borivali	64,000	0%	21%	72%	85%	90%
5	Triumph - 4	Andheri	2,50,000	0%	2%	9%	15%	50%
6	Foresta C&D	Dombivali	3,15,000	28%	94%	100%	100%	100%
7	Satra Harmony	Chembur	47,000	71%	71%	100%	100%	100%
8	Bella Vista	Thane	7,67,000	0%	0%	7%	12%	19%
9	Raj Tattva	Thane	14,512	0%	0%	100%	100%	100%
10	Sterling	Thane	2,23,695	0%	0%	55%	75%	90%
11	Signet - B	Thane	3,16,000	0%	0%	0%	20%	40%
12	Signet - B	Thane	20,000	0%	0%	100%	100%	100%
13	India Bulls Greens (Tower)	Panvel	3,91,520	0%	0%	0%	3%	6%
14	India Bulls Greens (NTA)	Panvel	9,50,000	0%	0%	0%	0%	4%
15	Poddar Riviera	Ulhasnagar	5,44,200	0%	0%	0%	0%	0.05%
16	Dev Dayal	Thane	5,25,000	0%	0%	0%	0%	3.85%
	Total		62,56,927					

Megastone Projects Pvt.Ltd: A New Associate Company

Sr.No.	Name Of Entity	Type	Expected Orderbook (In Cr)	No. Of Projects	Duration from IOD
1	Megastone Projects Private Limited	Acquisition	115	1	30 Months



Milestone Projects and Developers Private Limited: A New Associate Company

Mason Infratech acquires 30% equity shares in 'Milestone Projects and Developers Private Limited'

The target company engages in construction activities as contractors, builders, and developers, acquiring, managing, or leasing lands and properties to construct, alter, or demolish various structures like houses, malls, bridges, and roads, both on company-owned or third-party properties, in India or abroad.



Our Clients



KEY STRENGTHS

Experienced Promoters and Access to Skilled Workforce

Our experienced promoters drive growth and adaptability. With 161 staff members as of December 31, 2023, we prioritize quality training and safety, offering benefits like accommodation and medical facilities to enhance employee welfare and productivity.

Ownership Of Core Assets

We use our own advanced construction technologies and diverse formwork systems to optimize efficiency and precision across various building types. Our approach reduces project timelines and enhances scalability and speed, aligning with our commitment to deliver projects effectively in a dynamic construction landscape.

01



02

Customer-Centric Approach

The Company tailors services to each client's needs, focusing on strong partnerships and clear communication. We ensure high-quality projects through strict quality control and advanced construction technologies.

04

Optimal Utilization of Resources

We aim to optimize resource utilization by enhancing our service and procurement processes, strengthening supplier relationships, and improving management control.

KEY OPPORTUNITIES

High-Rise & Sky Scrapper Buildings

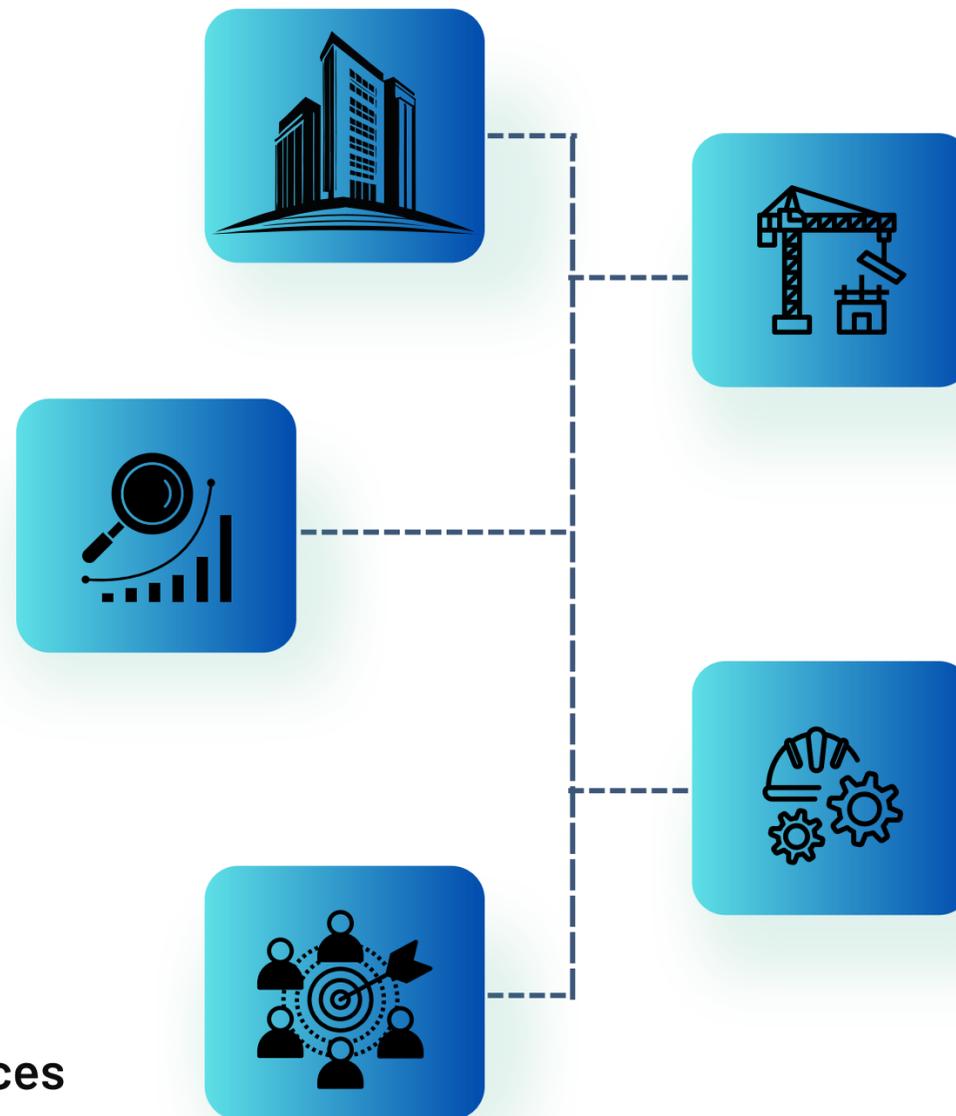
As a real estate construction contractor specializing in high-rise and skyscraper buildings, we prioritize precision, innovation, and expertise in structural dynamics. Our process involves using high-strength concrete, advanced steel alloys, modern facade materials, aluminium form shuttering, MS safety screens, and specialized tools. With extensive experience in vertical construction, our team ensures each high-rise project meets the highest standards from start to finish.

Market Penetration

Emphasize the expansion of the Company's presence in current micro markets and explore opportunities in new geographical areas with growth potential. Undertake detailed market research to identify underserved regions and formulate specific strategies for effective market penetration. Establish a robust marketing and branding approach to enhance visibility and distinguish our Company in the targeted markets. Showcase the Company's expertise, track record, and distinct value proposition to position it as a preferred choice among customers.

Strategic Partnerships and Alliances

Establish strategic collaborations with key stakeholders, including suppliers, subcontractors, and technology providers. Build alliances with reputable companies and industry experts to leverage their expertise, access new markets, and enhance capabilities. This encourages knowledge sharing, resource pooling, and mutual growth.



Focus on Redevelopment and Institutional Construction Projects

Specializing in redevelopment revitalizes old structures and offers steady opportunities in institutional projects. Focus on continuous learning and adopting new technologies to stay ahead. Professional development and formal processes enhance expertise and credibility, ensuring high-quality craftsmanship.

Use Of Technology

At Mason Infratech Limited, we lead the construction industry with cutting-edge technology and a commitment to quality, efficiency, and safety. Our use of Aluminium Formwork revolutionizes building construction, offering durability, precision, and rapid turnaround while being cost-effective and environmentally sustainable. We also deploy state-of-the-art tower cranes and concrete pumps to handle demanding tasks with ease and meet tight deadlines. Safety is a priority, with safety screens ensuring secure working conditions at great heights. By integrating these technologies, we deliver superior construction solutions, setting industry standards for excellence and innovation.

LABOUR FORCE – MASON'S CORE



Labour Camp



X-ray



Eye Test

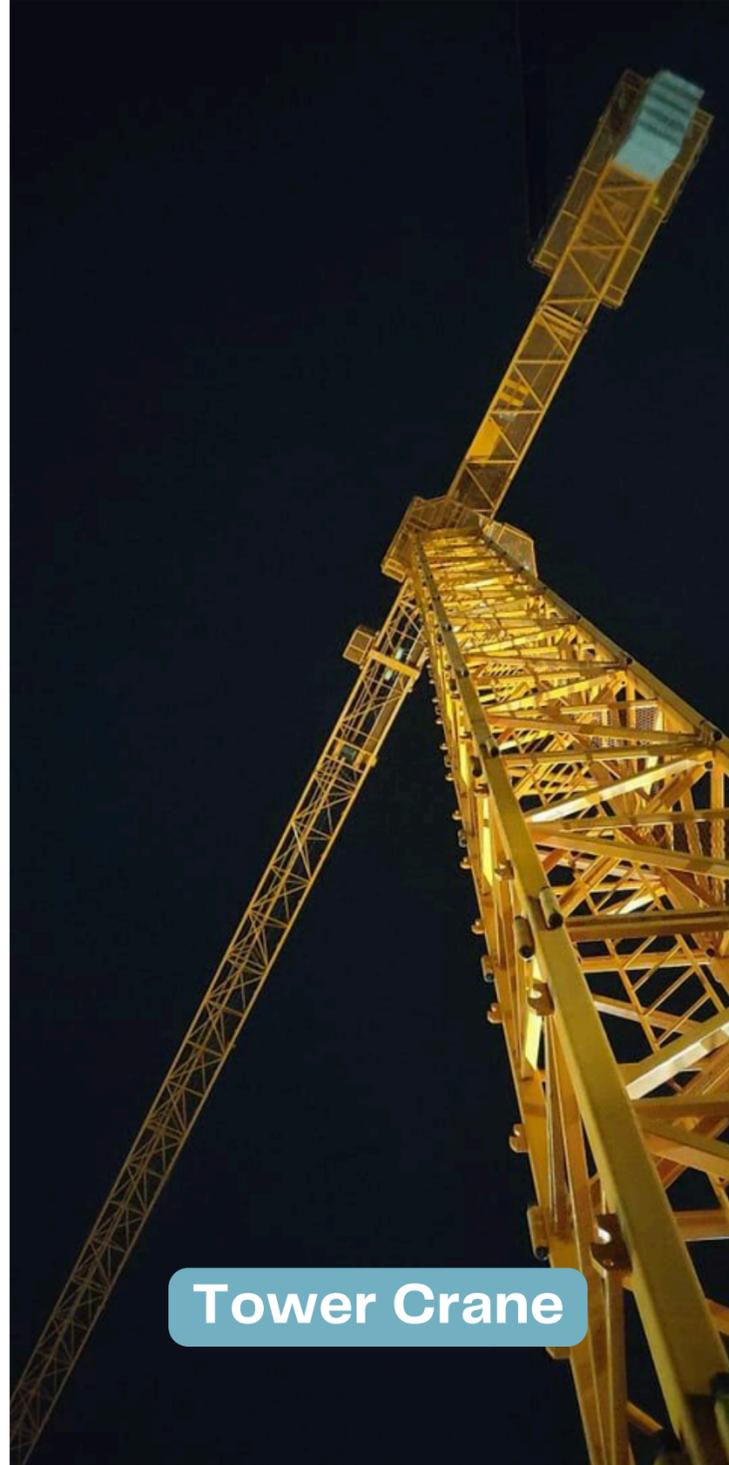


Safety Week

- **Quality Accommodation:** Mason offers labor camps with essential amenities for comfort and well-being.
- **Health Checkups:** Regular health checkups are conducted to ensure the workforce remains fit and healthy.
- **Safety Measures:** Comprehensive safety protocols are implemented to maintain a secure working environment.
- **Insurance Coverage:** Employees are provided with insurance plans to safeguard against any unforeseen incidents.
- **Well-being Support:** Various services are offered to promote the physical and mental well-being of the labor force.

USE OF TECHNOLOGY

- Our investment in cutting-edge machinery is a testament to our commitment to innovation and excellence in construction.
- **With 6 Tower Cranes, 6 Concrete Pumps, and around 20,000 square meters of Aluminium Formwork**, we ensure that our projects are **executed with precision, speed, and safety**.
- This robust inventory not only reduces construction timelines but also **enhances the overall quality** of our work.
- Our **advanced machinery** enables us to achieve superior finishes and handle complex, high-rise projects with efficiency.
- By leveraging the latest technology, we uphold our promise to deliver the **highest standards of construction**.



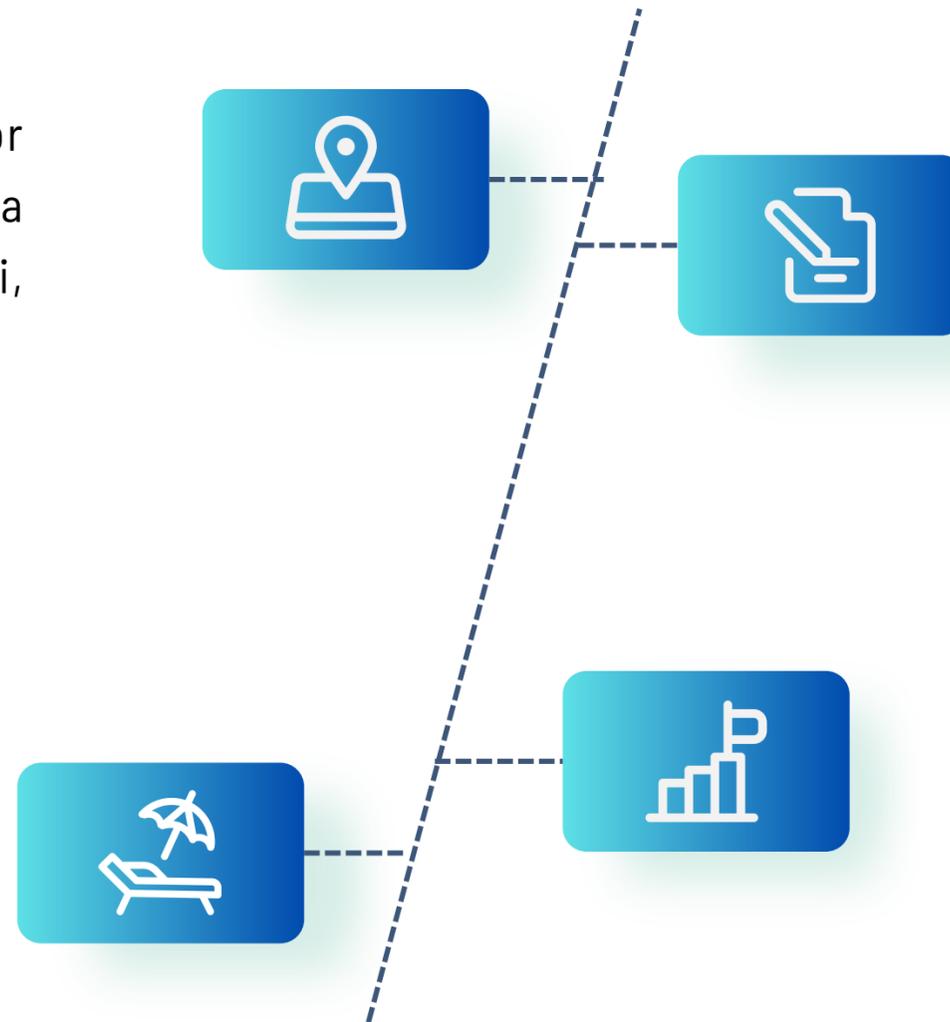
Accelerated SRA Project Involvement

Prime Real Estate Access

Redevelopment is the only viable way for developers to secure prime land in a land-constrained city like Mumbai, driving demand for projects.

Modern Amenities and Safety

Redevelopment provides upgraded amenities, more open spaces, and modern safety installations, especially in older buildings that lack these features, increasing project appeal.



Regulatory Boost

The revised DCPR-2034 has reduced the consent requirement for slum redevelopment from 70% to 51%, accelerating project timelines and making it easier for developers to undertake SRA projects.

Strategic Positioning of Mason Infratech

Leveraging the regulatory changes, Mason Infratech is well-positioned to capitalize on the growing pace of SRA projects in Mumbai, enabling them to tap into this high-growth market.

Source:

<https://www.thehindubusinessline.com/news/real-estate/despite-challenges-redevelopment-projects-in-mumbai-are-a-honeypot-for-builders/article68171310.ece>

<https://mumbaimirror.indiatimes.com/mumbai/civic/in-final-dcr-2034-builders-need-only-51-consent-for-sra-projects/articleshow/66645022.cms>

High Rise Construction Expertise

With the new DCPR facilitating high-rise development, Mason Infratech's proven track record in constructing skyscrapers over 150 meters tall positions the company as a leader in the upcoming surge of high-rise developments across Mumbai and other major cities.

According to ANAROCK Property Consultants Pvt Ltd, the land-scare Mumbai Metropolitan Region (MMR) will see a 34 per cent growth in skyscrapers with over 40 floors over the next six years (2024-2030).

The new DCPR allows the municipal commissioner to approve buildings up to 120 meters tall, simplifying the process previously requiring committee review for structures above 73 meters. This change accelerates development for high-rise projects, driving growth in the real estate sector.

The region currently has 361 high-rise towers of over 40 floors each. Of these, 154 have already been completed and over 207 are scheduled to be completed between 2024 and 2030.

Apart from its extreme shortage of developable land, the city's towering urban aesthetic has become an apt symbol of its economic might. Between 2019 and 2023, 154 high-rises with 40+ floors hit the MMR market; between 2024 and 2030, 207 more will be completed.

Affordable Housing Scheme

Mason Infratech is poised to enter the affordable housing segment, an untapped market with significant potential. The company's experience and capabilities align well with the government's push for affordable housing, making it a prime candidate to lead in this space.

CURRENT STATUS*

Pradhan Mantri Awas Yojana- Urban (as of 19/02/2024)

Construction of Houses (Nos. in Lakhs)



Pradhan Mantri Awas Yojana- Gramin (as of 27/02/2024)

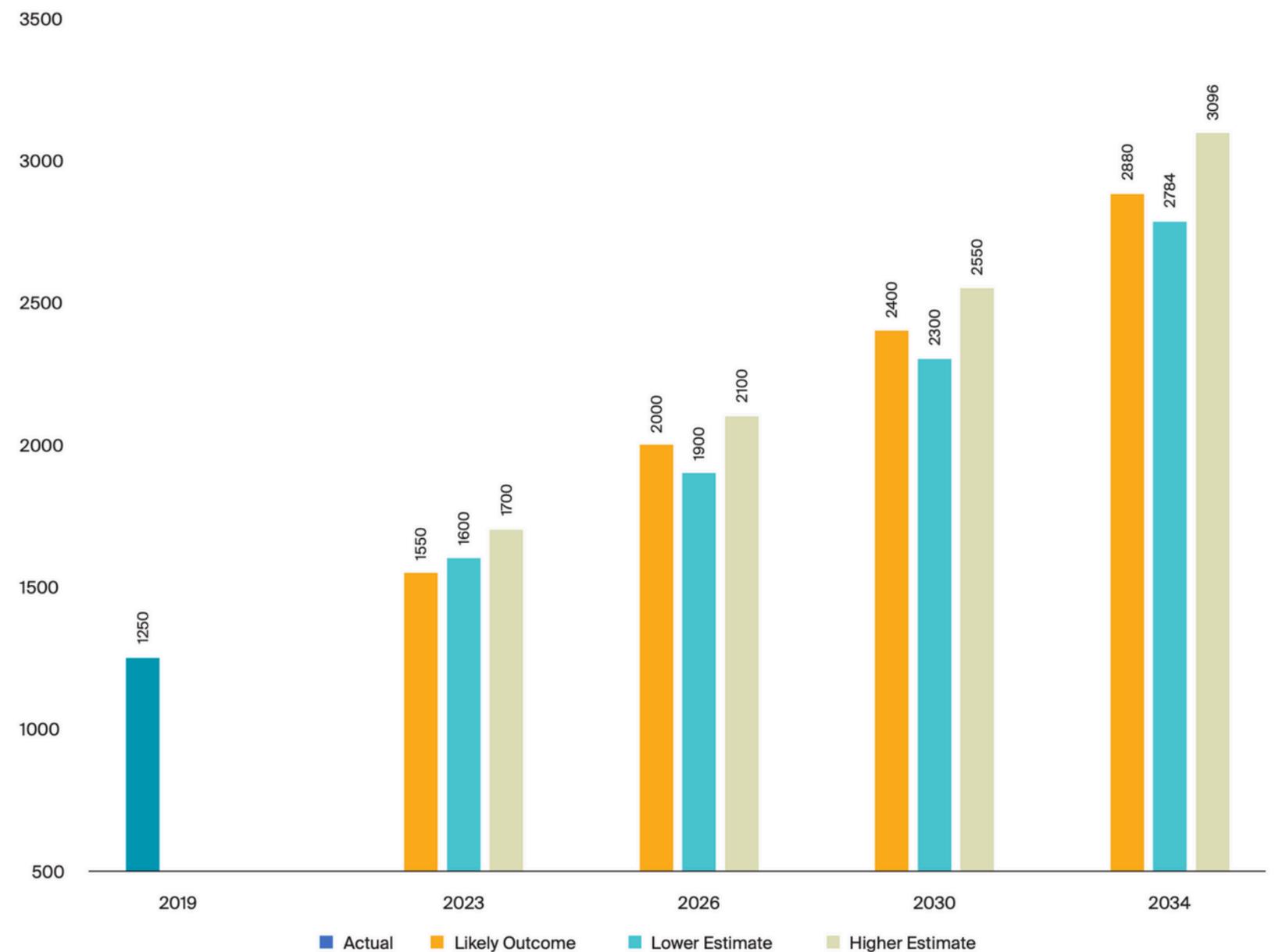
Construction of Houses (in Nos.)



Growth in GCCs

- **Increasing Global Occupier Interest:** Rising interest from global companies and the presence of small and medium land developers are attracting institutional investments into India's CRE (commercial real estate) sector.
- **Government Initiatives:** The establishment of SEZs, Software Technology Parks (STPs), and Export-Oriented Units (EOUs) has provided a significant boost to India's commercial real estate development.
- **Resilience Amid Global Challenges:** Despite global stress on the office sector due to remote work trends post-COVID-19, India's CRE market continues to perform well, with 60 million sq. ft. of office transactions in the top 8 cities in 2023.
- **Growth in IT/BPM Sectors:** Expansion in IT, Business Process Management (BPM), and technology sectors, particularly in fields like artificial intelligence and data science, is driving demand for office space.
- **Global Capability Centres (GCCs) Expansion:** The influx of Global Capability Centres (GCCs) is set to fuel the CRE market. By 2030, there will be an estimated 2,400 GCCs across India, potentially scaling to 2,880 by 2034, establishing India as a global technology and services hub.
- **Rise of Flexible and Co-working Spaces:** The growing demand for flexible workspaces and co-working spaces is a key enabler of office market transactions, meeting the evolving needs of businesses.

TOTAL NUMBER OF GCCs IN INDIA



Expansion Beyond MMR

Mason Infratech is not just limiting its growth to the Mumbai Metropolitan Region (MMR). The company is planning to expand its operations into key metro cities across India, leveraging its expertise in high-rise and slum rehabilitation projects to tap into similar opportunities in other urban centers.

TOP 7 CITIES

City	New Launches	Sold Units	Available Inventory	Avg. Price (INR/sf)
NCR	7,300	15,650	86,400	6,200
MMR	33,800	42,900	192,700	14,600
Bengaluru	16,500	17,800	45,800	7,200
Pune	18,800	23,000	97,000	7,100
Hyderabad	23,000	19,700	101,300	6,350
Chennai	7,300	5,500	28,500	6,200
Kolkata	4,300	5,600	29,300	5,300

Notes:

Pan-India refers to top 7 cities of India only.

Average price in INR/sf as quoted on BSP on BUA.

^Available inventory includes units from projects that are launched but yet not sold, despite the launch timelines and construction progress.

Budget Segmentation:

Affordable: < INR 40 Lakh

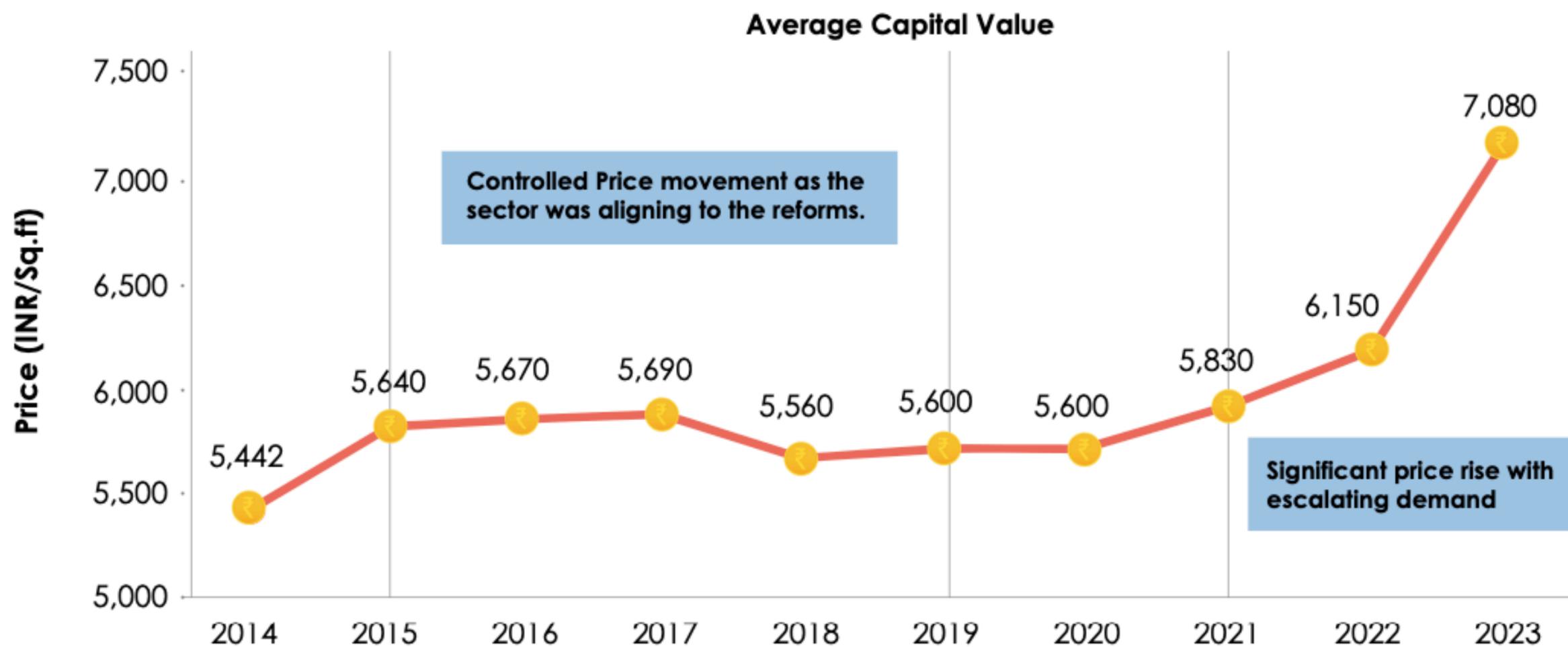
Mid-end: INR 40 Lakh - INR 80 Lakh

High-end: INR 80 Lakh - INR 1.5 Cr

Luxury: INR 1.5 Cr - INR 2.5 Cr

Ultra-luxury: > INR 2.5 Cr

Housing prices across Pan India up 15% Year on Year



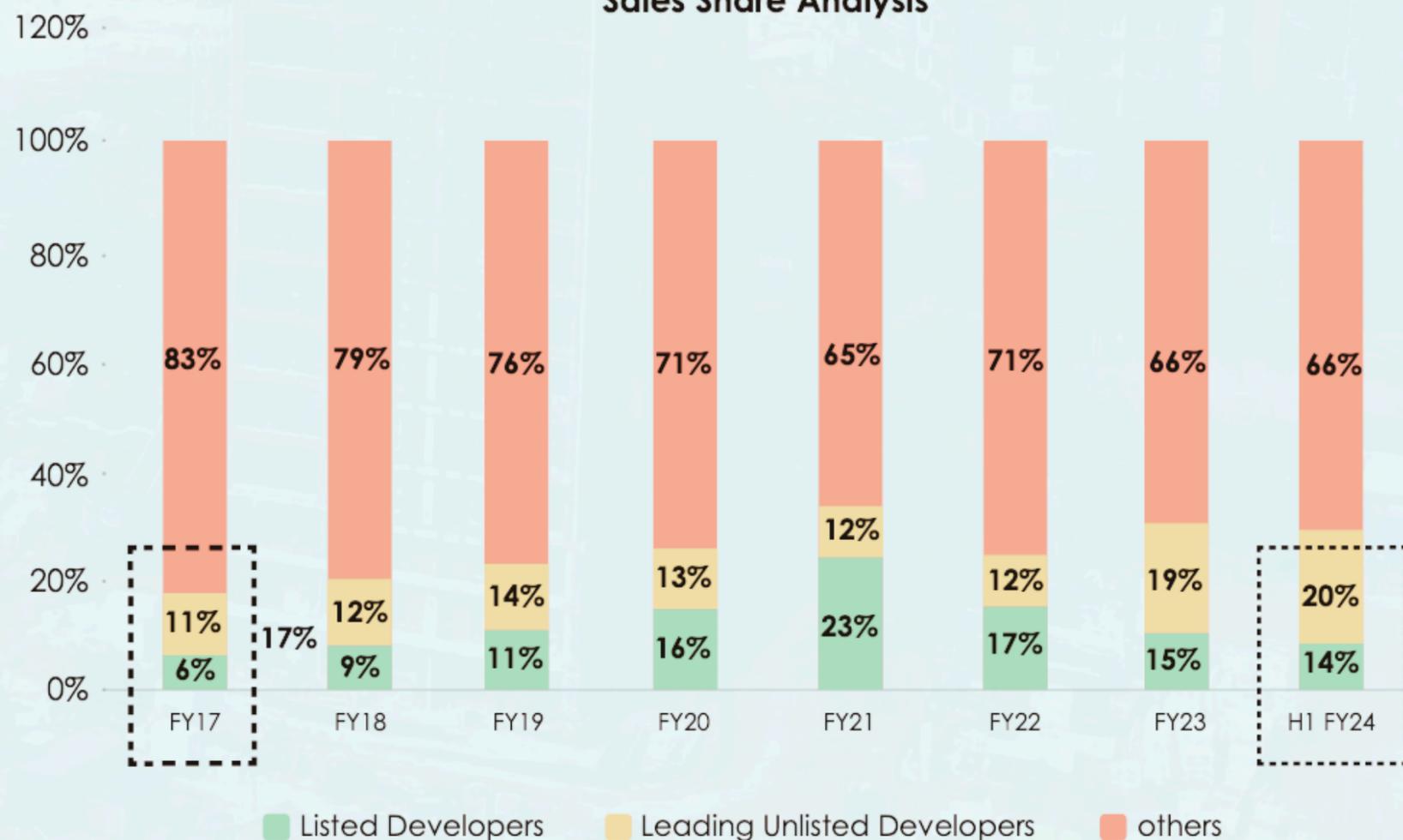
Residential property prices have also registered a significant growth in tandem with demand across the top 7 cities. During the last 10 years, average housing prices have appreciated in the range of 25%-60% across the top 7 cities primarily due to an increase in the input costs and strong demand.

Note: Base Selling Price on BUA*
Source: ANAROCK Research

Our Target Clientele

Organized players' dominance is rising

Sales Share Analysis



Source: ANAROCK Research

Note: Data for top seven cities of India

Our strategic goal is to secure a significant share of the organized sector within the construction industry by building strong relationships with leading developers. We have already established successful partnerships with esteemed developers like Lodha, and we plan to extend this network by collaborating with more top-tier real estate companies.

What sets us apart in the market is our specialized capability to construct high-rise structures that exceed 150 meters in height, a feat that few companies can achieve. This unique expertise positions us as a valuable partner for developers working on large-scale projects that require advanced technical know-how, precision, and adherence to stringent safety standards.

By focusing on the organized segment and leveraging our ability to deliver high-rise construction projects, we aim to solidify our reputation as a reliable player in the industry. As urban development continues to accelerate, particularly in cities with limited horizontal space, the demand for tall structures is rising, and we are ready to meet that need with our expertise, innovation, and commitment to quality.



THANE: A WELL-CONNECTED INDUSTRIAL HUB

Industrial Significance

Thane stands as the third most industrialized district in Maharashtra, playing a pivotal role in the state's economic development. Its industrial growth has made it a hub for various commercial activities.

Major Railway Junction

Thane station is a crucial railway hub, serving as a junction for the Thane-Vashi and Panvel Harbour Line, along with the Central Line. This strategic positioning boosts regional connectivity.

Strategic Connectivity

The city enjoys excellent connectivity with neighboring suburbs via the Central and Trans-Harbour Line suburban railway network, enhancing its accessibility for commuters and businesses alike.

High Passenger Footfall

Catering to around 654,000 passengers daily, Thane station ranks among the busiest in India, reflecting the city's growing prominence as both a residential and commercial destination.

THANE EXTENSIVE ROAD NETWORK

- **NH 3 (Mumbai–Agra Highway):** Serving as a major transportation corridor, NH 3 passes through Thane, connecting Mumbai to Agra.
- **NH 48 (Mumbai–Pune Highway):** This vital highway links Thane to Pune, facilitating trade and travel across the Western Ghats.
- **SH 42 (Thane–Navi Mumbai Road):** A critical route that enhances connectivity between Thane and Navi Mumbai, ensuring efficient traffic movement.
- **SH 39 (Ghodbunder Road):** Providing access from Thane to the northern suburbs and extending toward the western coastal belt, including regions like Vasai and Virar.

National Highways



State Highways



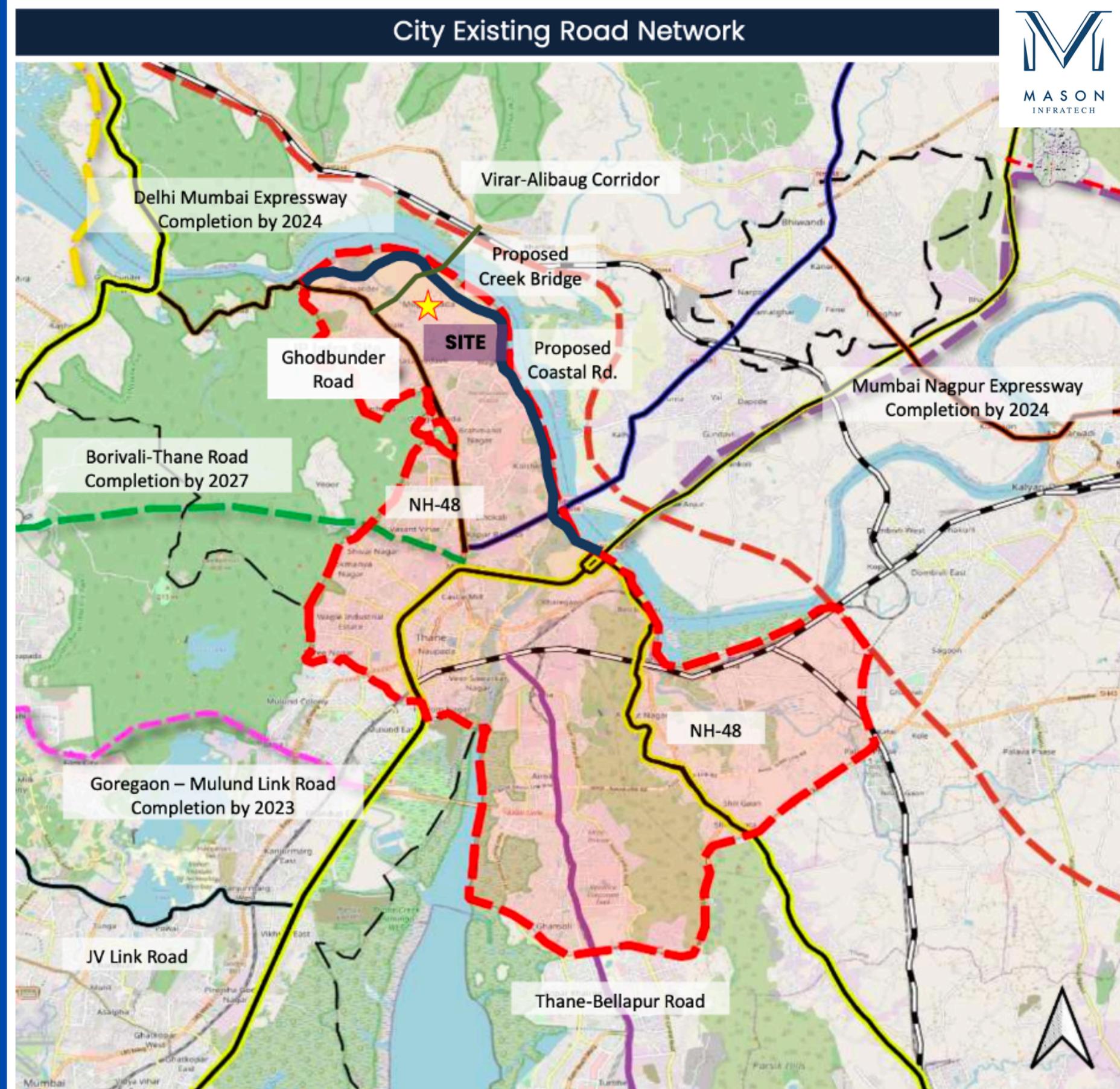
Main City Roads



THANE EXTENSIVE ROAD NETWORK

- **Ghodbunder Road:** An essential east-west connector within Thane, linking suburban neighborhoods and supporting local traffic flow.
- **Majiwada Road:** Facilitates smooth intra-city travel, bridging the western and eastern parts of Thane.
- **Lal Bahadur Shastri (LBS) Road:** A prominent commercial route running through Thane, connecting key city landmarks and serving as a major transportation artery.

Thane's strategic location, supported by its well-maintained roadways and railway connectivity, makes it a preferred hub for industrial growth and residential development.



Note: Maps are intellectual property of PropEquity, cannot be used without proper citation.

Scale 1: 2,50,000

IMPROVING CONNECTIVITY ACROSS WATERBODIES

MMRDA PLANS NEW CONNECTIVITY

The Mumbai Metropolitan Region Development Authority (MMRDA) is advancing plans to alleviate traffic congestion on Ghodbunder Road by constructing three parallel bridges over Thane Creek. These bridges will connect Kasarvadavli, Gaimukh, and Kolshet in Thane to Kharbao, Payegaon, and Kalher in Bhiwandi, respectively. This initiative aims to enhance connectivity between Bhiwandi's warehouses and the broader metropolitan area, including JNPT and Gujarat. Chief Minister Eknath Shinde emphasized that these projects will not only address traffic issues but also promote regional growth and improve the overall economy.

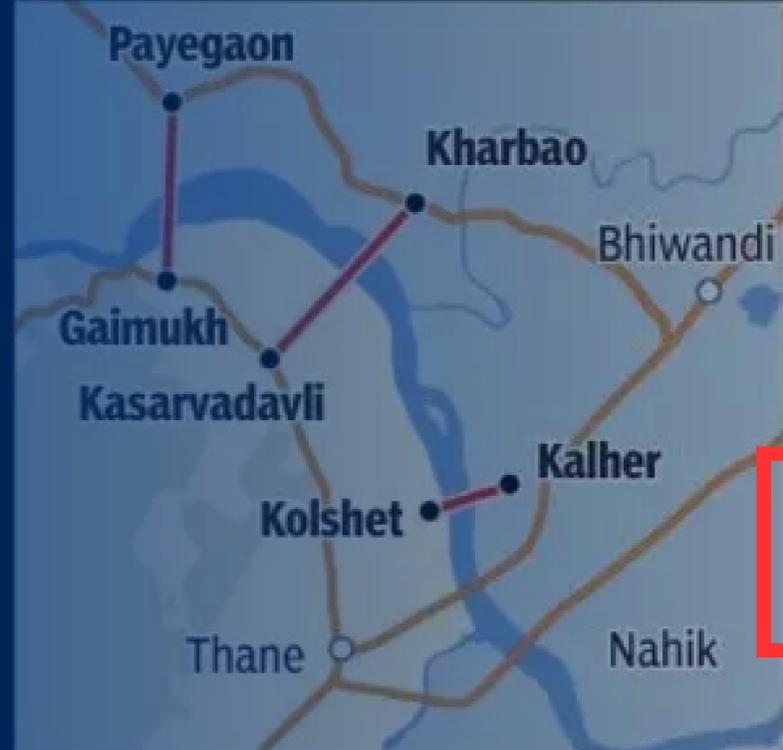
1 **Creek Bridge and Road from Kasarvadavli to Kharbao, Bhiwandi**

Length **3.9 km** | Width **40 mtrs**
(3+3 lanes)

Aim | Connecting routes like proposed Virar-Alibaug Multimodal Corridor, Thane Creek Bridge, and Bullet Train

Cost ₹1,525cr

Contractor | Afcons



2 **Creek Bridge from Gaimukh to Payegaon**

Length **6.5 km** | **Cost** ₹976cr

Aim | Connecting Thane outskirts with city centre

Contractor | Ashoka Buildco

3 **Bridge from Kolshet to Kalher**

Length **1.64 km** | **Cost** ₹288cr

Aim | Improving regional connectivity between Kolshet and Kalher

Contractor | Ashoka Buildco



THANE COASTAL ROAD PROJECT

This 6-lane expressway will connect Kharegaon Toll Naka on NH-160 to Gaimukh on Ghodbunder Road. The project includes a 120m creek bridge and an 8.11 km elevated viaduct through mangrove areas. It received final clearance from the Maharashtra Coastal Zone Regulatory Authority in August 2023.

STRATEGIC DEVELOPMENT

The expressway will feature three new creek bridges, providing vital links to the planned 126 km Virar–Alibaug Multi-Modal Corridor. The Detailed Project Report (DPR) was prepared by Technogem Consultant, with Tata Consulting Engineers as the peer review consultant. The ₹2,597.91 crore project, tendered in June 2024, has a 4-year deadline, including a 2-year defect liability period.

THANE CITY DEMOGRAPHICS



- **Population Growth:**

- Thane's population has seen significant growth, rising from 18.9 lakh (2011) to an estimated 26.13 lakh in 2024.

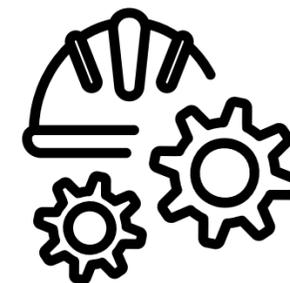
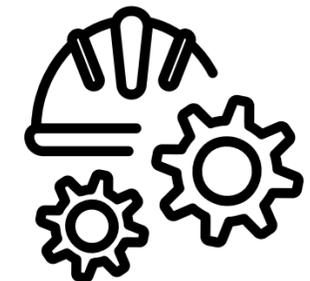
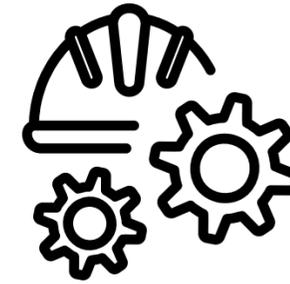
- **Geographical Spread:**

- The city spans an area of 147 sq.km, resulting in a high population density of 12,800 people per sq.km.

- **Demographics:**

- Sex Ratio: 882 females per 1,000 males
- Slum Population: 17.7% (as per 2011 Census)
- Average Literacy Rate: 89.7%

Thane continues to evolve as a densely populated and literate urban center with growing infrastructural and residential demands.



TECH ENABLED CONSTRUCTION MITL'S STRATEGIC ADVANTAGE

✓ Transition: Contractor → Tech-Driven EPC Partner

Technically proficient workforce+ Use of Electric Pumps + Aluminum Foam work = Speed + Quality + Margin Gains

Well equipped to deliver Modern & High-rise building Projects under Lock & Key Business & RCC Business

Pan-India scalability with consistent Mumbai-grade execution

✓ Unique Strengths:

Structured execution of incomplete projects

Skilled shift-based teams for double-speed delivery

Strong reputation for quality, speed, & accountability



KEY TECHNOLOGIES

Technically Proficient Workforce

- Faster project execution
- Boosting project accuracy with Aluminum Foam work
- Rapid slab cycle leads to fewer delays

Electric Pump Benefits

- Quick vertical concrete delivery (ideal for high-rises)
- Lower labor expenses + low-noise operations = Tailored for urban areas

Combined Impact

- Shorter build cycles → Faster billing → 5% – 7% Margin uplift
- Technically skilled workforce + Pumped slabs = Reduced downtime and Accelerated slab casting



CASE STUDY

Multi-storey Residential Tower

Client: Indiabulls (Embassy Group)

Scope: Completion of High-Rise Residential Towers + Non-Tower Area (NTA)

Project Overview:

High-rise towers – **5A, 5B, 5C (ROSE)**
Configuration – **G + 37 floors**

Approx. **10,000 sq. ft**
per slab

Mason InfraTech was appointed after the previous contractor exited **mid-way** through the project

Tower 5A	Total 30 slabs completed	Remaining 7 slabs executed by Mason
Tower 5B	Total 28 slabs completed	Remaining 9 slabs executed by Mason
Tower 5C	Total 28 slabs completed	Remaining 9 slabs executed by Mason
Total Tower Work Contract Value:		₹14.40 Cr (excluding taxes)

CASE STUDY

Non-Tower Area (NTA):

Balance area awarded to Mason:
8,94,000 sq. ft

Contract Value:
₹25.50 Cr

Key Challenges:

- Midway project transition requiring rapid mobilization
- Tight delivery timelines with strict quality benchmarks
- Need for seamless coordination & resource optimization

Mason's Approach:

- Conducted a detailed project assessment to realign scope
- Leveraged advanced construction methods & high-performance electric pumping systems
- Optimized resource deployment & streamlined workflows for accelerated progress

Outcome:

- All deliverables completed ahead of schedule
- Zero compromise on quality & safety
- Client confidence restored → Resulted in repeat business from clients
- Demonstrated Mason InfraTech's strength in handling complex, fast-track project completions

UNLOCKING VALUE: THE MODULAR ADVANTAGE

Business Impact Summary

Particulars	Traditional Brick & Mortar Construction	Mason's Modular Construction
Project Duration	18–20 months	10–12 months
Labour Cost	High (manual work)	Lower (automated)
Material Wastage	8–10%	< 3%
Operating Margins	12–15%	20–25%



Faster Project Completion



Quick Billings



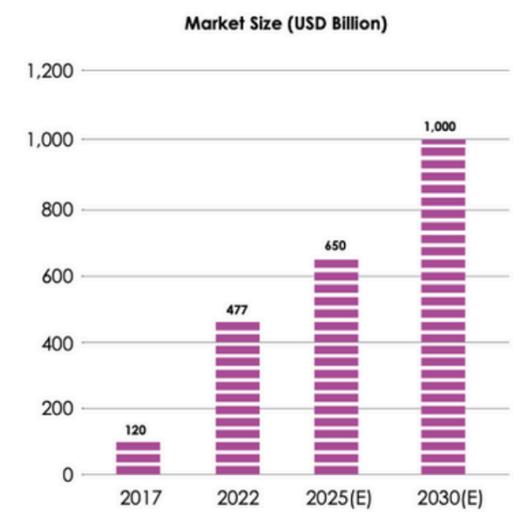
Reduced Overhead Costs



Enhancing Profit Margins

Burgeoning Market Size of Real Estate in India

The Indian real estate sector was estimated to be worth approx. USD 120 billion in 2017 and is projected to grow to USD One trillion by 2030.

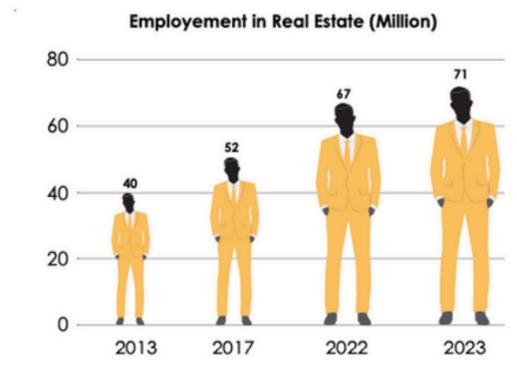


Source: Compiled by ANAROCK Research



Real estate sector contributes 18% to the total employment in India

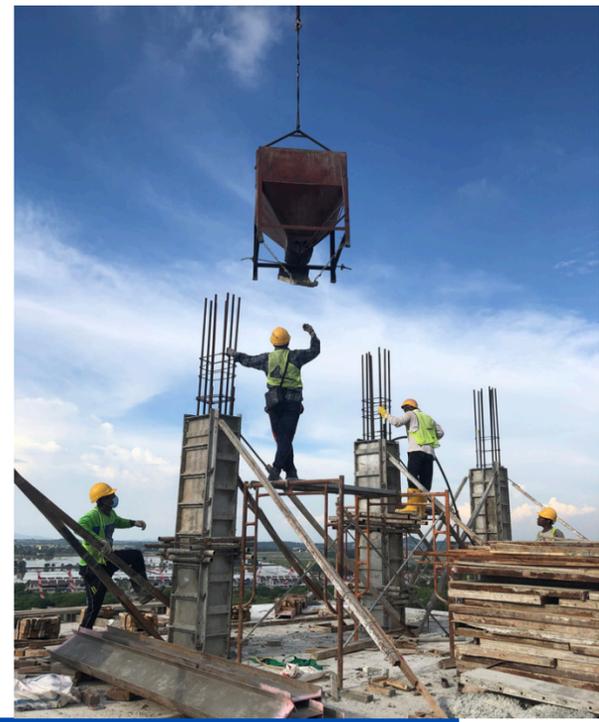
After agriculture, real estate sector is an important provider of employment in India. As the sector continues to grow, we expect employment to grow multifold in the coming years. Over 18% of India's workforce is employed in the real estate industry, which is a vital component of the country's economy and is connected with over 250 ancillary businesses.



Source: Compiled by ANAROCK Research

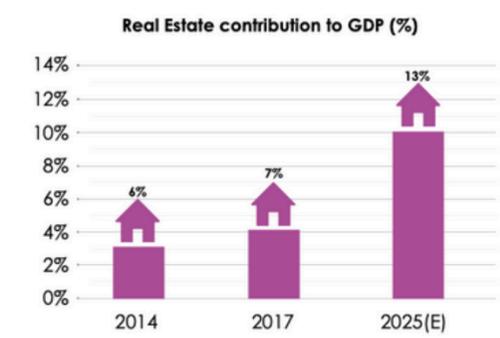
Expansion of Ancillary industries

The real estate industry plays a pivotal role in influencing numerous related sectors, including cement, steel, iron, paint, furniture, and other construction materials

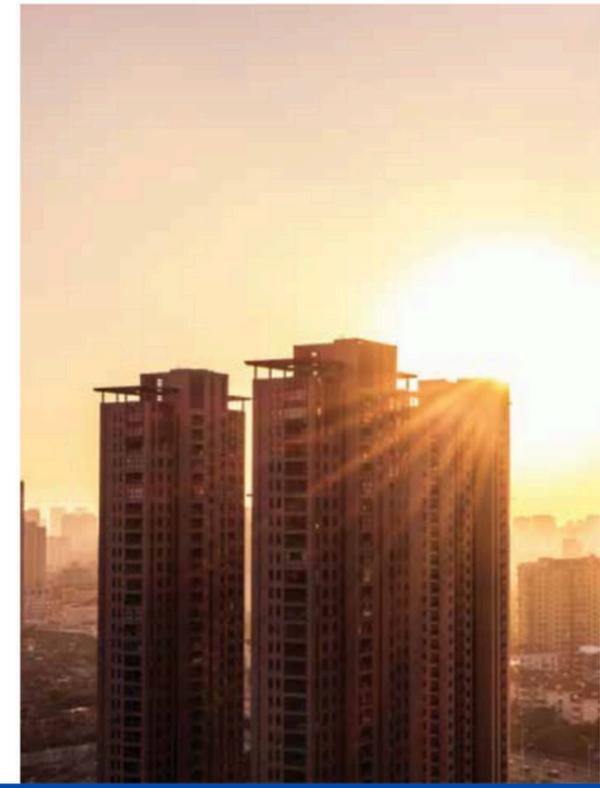


Rising Contribution (%) to GDP

India's real estate sector has traditionally been a significant contributor to the country's GDP, accounting for 6%-8% of the total GDP during 2014-2017. Going forward, it is expected to double to 13% by 2025, making the sector one of the major drivers of the country's economic growth. The increasing share of real estate to the GDP would enable increasing industrial activity, improving income level and urbanisation.



Source: Compiled by ANAROCK Research



Industry OVERVIEW



Source: Real_Estate_Unboxed_The_Modi_Effect_5ef38a29b7.pdf

Meet our Core MANAGEMENT

Mr. Asit Thakkar Dattani Managing Director

He brings over 30 years of rich experience in the infrastructure sector, having led major projects across a wide range of domains, including Earthworks, Dams, Bridges, Tunnels, Buildings, Roads, and Diaphragm Walls, among others. Since taking charge of a family business in 1989, he has honed his expertise and, in 2010, embarked on his own entrepreneurial journey. A pioneer in the industry, Mr. Thakkar is widely recognized for his specialization in diaphragm walls and his comprehensive knowledge of infrastructure development.

Mr. Ashutosh Juthani Executive Director

He brings over 2 decades of expertise in both Commerce and Construction. Under his visionary leadership, Mason Infratech has reached new heights, becoming a trusted partner for major developers such as Lodha, Transcon, and Damji Shamji Group. He has successfully executed numerous projects, including a notable Slum Rehabilitation Authority (SRA) scheme for 289 hutment dwellers in Mumbai's western suburbs, alongside various interior design and industrial building projects in the Thane district.

Mr. Ravi Verma Key Managerial Personnel

He plays a pivotal role at Mason Infratech Limited. With a rich legacy in civil construction and interior design that spans back to 1950, he brings a wealth of experience and technical expertise to the company. Over his career, he has completed over 2 crore sq. ft. of work, successfully executing numerous residential, commercial and Industrial projects for some of the top industry players, including Larsen & Toubro, Lodha, and India Bulls.

Financial Performance

In Lakhs

Particulars	H2FY25	H2FY24	YoY Growth %	FY25	FY24	YoY Growth %
Total Revenue	7518.24	6905.49	8.87%	11227.11	9398.04	19.46%
Total Expenditure	5586.69	5370.17		8430.09	7518.75	
EBITDA	1931.55	1535.32	25.80%	2797.02	1879.30	48.83%
EBITDA Margin (%)	25.69%	22.23%	15.56%	24.91%	19.99%	24.61%
Interest	130.98	57.18		257.77	74.13	
Depreciation	148.42	116.87		257.85	194.35	
Profit Before Tax	1652.15	1361.28		2281.39	1610.81	
Tax	414.13	377.82		572.53	445.58	
Profit After Tax	1238.02	983.45	25.89%	1708.85	1165.23	46.65%
Profit Margin (%)	16.47%	14.24%	15.63%	15.22%	12.40%	22.76%
Diluted Earnings Per Share (Rs.)	7.06	7.29	-3.16%	9.75	9.11	7.03%

Income Statement

Financial Performance

In Lakhs

EQUITY AND LIABILITIES			ASSETS		
Particulars	FY25	FY24	Particulars	FY25	FY24
Shareholders' funds			Non-current assets		
(a) Share capital	1757.25	1281.25	(a) Property, Plant & Equipment	1152.88	926.50
(b) Reserves and Surplus	4892.56	954.00	(b) Deferred Tax Assets	33.79	-
			(c) Long Term Loans & Advances	2919.02	1311.12
			(d) Non Current Investments	2585.58	395.86
Non-current liabilities			(e) Other Non Current Assets	-	-
(a) Long term Borrowings	1573.89	475.83			
(b) Deferred Tax Liability (net)	-	6.78			
(c) Other Long term Liabilities	-	-			
			Current Assets		
Current liabilities			(a) Inventories	3071.50	1828.94
(a) Short Term Borrowings	2969.74	1151.07	(b) Trade receivables	5683.67	2891.91
(b) Trade payables	2860.06	2521.43	(c) Cash and cash equivalents	142.84	126.55
(c) Other current liabilities	1482.26	1168.49	(d) Short term loans and advances	-	-
(d) Short-term provisions	228.44	268.98	(e) Other current assets	174.92	346.96
TOTAL	15764.19	7827.84	TOTAL	15764.19	7827.84

Balance Sheet

THANK YOU!

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Mason Infratech Limited
www.masoninfra.com

