



Capacit'e Infraprojects Industry – Real Estate

Incorporated in Aug 2012, Capacit'e Infraprojects is a Mumbai based ISO 9001:2008 certified construction company focused on Residential, Commercial and Institutional buildings in metro cities across India. Capacit'e Infra provide end-to-end construction services for residential buildings, multilevel car parking, corporate office buildings and buildings for educational, hospitality and healthcare purposes.

Capacit'e Infra primarily operates in Mumbai, NCR and Bangalore. The list of clients include Lodha Group, Rustomjee, Godrej Properties Limited, Prestige Estates and Oberoi Constructions. Capacit'e has 51 ongoing projects. The order book consist of 96% residential, 3% commercial and 1% institutional projects.

Capacit'e Infra owns equipment that is required throughout the lifetime of a project including formwork, cranes, hoists, concrete pumps and boom placers. Company have over 1,688 employees and 10,678 contract workers across all its projects.

Issue Snapshot	
Issue Open	13 September, 2017
Issue Close	15 September, 2017
Issue Type	Book Building Issue
Price Band	245-250
Issue Size	Rs 400 cr (approx)
Minimum Application	60 share (Rs 15000)
Listing	NSE & BSE
Face Value	10/- per share

Key Ratio			
Particular	FY 17	FY16	FY15
EPS	17.22	12.27	10.86
BVPS	68.71	220	115
RONW (in %)	23.15%	28.44%	56.11%
Current Ratio	1.74	1.90	1.85
PE Ratio^	14.51	20.37	23.02
BV to Price Ratio	3.63	1.13	2.17

[^] PE Ratio & BV to Price Ratio has been calculated on basis of Upper band issue price

Object of the Issue

- Funding working capital requirements;
- Funding purchase of capital assets (system formwork); and
- General corporate purposes

Investment Rationale

- *Exclusive focus on construction of buildings in major cities*
- *Large Order Book with marquee client base and repeat orders*
- *Experienced Promoters, Directors and management team*
- *Ownership of modern system formworks and other Core Assets*
- *Access to skilled workforce*
- *Capitalise on changes in the construction industry that will arise on account of the implementation of the RERD Act*
- *Expand in the mass housing segment*
- *Expand our presence in cities with high growth potential*
- *Undertake projects on a design – build basis*
- *Increase our focus on and execute greater number of projects on a lock-and-key basis*
- *Bid for, and undertake, projects in the public sector*
- *Continue to remain focused on building construction*

Valuation

On the upper price band of Rs 250 & on EPS for FY 2017 of Rs 17.22, PE Ratio work out at 14.51 times compare to Average Industry PE ratio 20.16. On Upper price band Price to Book value is 3.63 compare to peer book value of 3.57. Hence in our opinion issue is fairly priced.

Peer Comparison for year ended 2017 (Rs in Cr)		
Particulars	Capacite Infra	Ahlwala Contarct
Total Income	1165.28cr	1439.20cr
PAT	69.30cr	86cr
Face Value	10	10
Net Worth	299.19cr	508cr
CMP per share	250	272
Market Capitalization	1075cr	1852.80cr
EPS per share	17.22	12.84
Book Value per share	68.71	75.72
P/BV Ratio	3.63	3.57
PE Ratio	14.51	21.18

Summary of financial Information

Particulars	For the year/period ended (in Rs. Cr)		
	31-Mar-17	31-Mar-16	31-Mar-15
Total Assets	1026.45	845.29	499.30
Total Revenue	1140	816.80	512.10
Profit After Tax	69.30	47.60	30.75