

**WE GO ABOVE AND BEYOND ON VERY
JOB, PERIOD.**



COMPANY PROFILE

THE STORY BEHIND KASHISH DEVELOPERS LIMITED

KASHISH DEVELOPERS LIMITED (“KDL”) is a flagship Company of the Kashish Group, founded and promoted by Mr. Sunil Choudhary. The Company was incorporated as a Private Limited Company on December 31, 2001. The Company was converted into a Public Limited Company on April 21, 2010. Today Kashish Group is a multi-location conglomerate having offices in Gurgaon, Ranchi, Patna, and Darbhanga.

The Company has been expanding its operations keeping in view its mission and vision. The Company had been trying to venture into Civil Contracts Works of Government departments and got its breakthrough in the financial year 2013-14 with the allotment of work for the construction of Two 8 Storey Residential Apartments for Jharkhand State Police Housing Corporation Limited at Jamshedpur. Since then, it has expanded manifold in Government Contracts and is expanding fast into that space.

With vast experience gained being engaged in the real estate development of residential properties which include townships, group housing projects, commercial premises, and regional-level infrastructure, the Company is ready to undertake big projects.

The Company has sufficient workforce and infrastructure and aims to leverage its experience and expertise to expand its operations in Civil Contract projects.

In the year 2006, the Company bagged “SAIL City Project” a large-scale group housing project on a conversion basis for SAIL Employees Cooperative Limited. SAIL City Project is a landmark residential township in Ranchi; spread over 16.25 acres of land, having more than 3 million square feet built-up area, offering 1,719 dwelling units.

Kashish Developers Limited

In the year 2012, KDL has launched group housing project ‘Manor One’ at Sector 111, Gurgaon spread over 14.85 acre of land.



WHO WE ARE TODAY

We provide professional client-focused construction solutions. As an employee-owned company, we go above and beyond on every project and deliver on our promises with integrity.

Particulars	Details
Company	Kashish Developers Limited (KDL)
Constitution	Public Limited Company
Registration No	012131
Corporate Identification No	U74300JH2001PLC012131
Corporate Office	Sec 111, Manor One, Gurgaon -122 001, Haryana
Registered Office	87, Old A.G. Colony, Kadru, Ranchi-834002, Jharkhand
Date of Incorporation	December 31, 2001

Kashish Developers Limited

Listed or not	Unlisted
Group/Promoters	Mr. Ajit Choudhary
Industry	Construction/Civil Contracts- Govt.
Activity	Development of Multi Storeyed Buildings



Brief Background

Kashish Developer Limited was established in the year 2001. It is a flagship Company of the Kashish Group. The functioning of the Company is overseen by its insightful Chairman cum Managing Director Mr. Sunil Choudhary. Mr. Sunil Choudhary stepped down from the position of Managing Director on 1st Oct 2015. Since then, Mr. Ajit Kumar Choudhary is managing the affairs of the Company.

Kashish Developers Limited has been a real estate pioneer in the State of Jharkhand & is widely credited with the change in the skyline.

The Company is presently engaged in the business of **Civil Contract Works** and Real Estate development that include townships, group housing projects, and regional-level infrastructure. The focus of the Company is getting diverted towards Civil Contract Works (Government Contracts) which is expected to grow manifold in years to come.

Superior quality execution & timely delivery are its core strength. It has delivered a number of prestigious projects 1million sq fts.

Kashish Developers Limited

Nurtured over the years with commitment, hard work, dedication & determination Kashish has been able to establish itself as the stalwart in its domain. The Company has all the competencies and in-house resources to deliver a project from conceptualization to completion.

Inspired by its unprecedented success in all endeavors, SAIL employees approached it with plans of a similar development of the Co-operative Housing Society for Sails employees and the result of Sail City. It is spread across 16.25 acres with 1719 dwelling units comprising more than 3 million sqft.

Kashish comprises a team of highly skilled, technical as well as non-technical professionals. It currently employs around 500 personnel and is expanding its strength across India.

Kashish is engaged continuously in improving itself on all fronts. It has upgraded its standard of Quality from ISO 9001: 2000 to ISO 9001: 2015

Kashish Developers Limited

Board of Directors

As on date, the Board of Directors of KDL comprises of 3 directors. The directors of the Company possess experience and expertise in the real estate industry. A brief profile of the directors is given as under:

Board of Directors of KDL

Board Member	Designation	DIN Number	PAN
Mr. Ajit Choudhary	Managing Director	06790976	AJNPC9823D
Mr. Mukesh Kumar	Independent Director	08086589	BCJPK7498A
Mr. Dhananjay Kumar Singh	Independent Director	08529558	CSLPS8681N

A brief profile of the directors is detailed below:

Mr. Ajit Kumar Choudhary, aged 34 years, Managing Director of the Company, is a Graduate from Ranchi University. Being the youngest person on the Board, he is actively participating in day-to-day management of the Company to sharpen his management skills. Having work experience of 11 years, he has overseen work of each department to gain insights about execution of work. He is dynamic person with excellent leadership skills which will help the Company to expand its business across the nation.

Mr. Mukesh Kumar has been appointed as an Independent Director on the Board of our Company w.e.f. 30th March 2019. Shri Kumar was a commerce graduate by profession and had worked with various Construction companies. He has vast knowledge and experience in the field of Construction. Being highly accomplished, detail oriented and versatile, he is a guiding inspiration to the group. He is highly disciplined and inspires others to work towards perfection.

Mr. Dhananjay Kumar Singh has been appointed as an Independent Director on the Board of our Company w.e.f. 08th August 2019. Shri Singh was a commerce graduate by profession and had worked with various Construction companies. He has vast knowledge and experience in the field of Construction. Being highly accomplished, detail oriented and versatile, he is a guiding inspiration to the group. He is highly disciplined and inspires others to work towards perfection.

Key Management Personnel



The Company has, as part of its key management team, professionals from diverse domains who possess an in-depth knowledge of and expertise in the Civil Contracts Work in particular and business management in general.

A brief summary of the profiles of the key personnel is as under:

Key Management Personnel of KDL

Name	Designation	Qualification & Experience
Mr. Niraj Kumar	Chief Financial Officer	B. Com With more than 24 years of experience, he is CFO of the Company. He is with the Company for last 15 years.

Kashish Developers Limited

Name	Designation	Qualification & Experience
Mr. Yogendra Jain	Management Representative	Practicing Company Secretary With more than 18 years of experience, he is a Management Representative of the Company. He is with the Company for last 10 Years.
Mr. S K Tiwari	Head-HR- Admin	MBA (Human Resources) With more than 25 years of experience, he is a Head of HR Department of the Company. He is with the Company for more than 10 Years.
Mr. Md Shahnawaz Alam	Company Secretary	Company Secretary With experience of more than 5 Years, He is Company Secretary of the Company.
Mr. Manoj Kumar Sinha	Project Head (Manor One)	B. E (Civil), More than 35 years' experience in real estate projects execution. Major projects handled by him are High Rise Group Housing Project, Time Residency and many more. He is with the Company for last 2 months.
Mr. Rajiv Kumar Jha	Head Legal	LL.B. With more than 27 years of experience in the industry he handles the Legal Department of the Company.

Kashish Developers Limited

Mr. Gaurav Kumar	CRM Head Gurugram	B. Tech Engineer More than 12 years of experience in the industry. Previously worked with Banks, Insurance Company and Finance Companies. He is with the Company for last 11 year.
Name	Designation	Qualification & Experience
Mr. Sanjeev Kumar Singh	Project Head-Sail City, Ranchi	B.E(Civil) More than 24 years of experience in the industry. Previously worked with various Constructions Company. He is with the Company for 14 years and above.

The Company has very low Labour turnover as it follows best HR practice. The Organization values its employees and has seen similar reciprocation by its employees showing high loyalty and dedication towards work.

Capital Structure

The capital structure of the Company as on March 31, 2022 is given below:

Capital Structure of KDL

Particulars	No. Of Equity Shares	Amount
Equity Share Capital		
Authorized capital (FV per share is Rs 100)	1,00,00,000	100,00,00,000.00
Issued, Subscribed and Paid up	10,58,753	10,58,75,300.00
Reserves & Surplus		9,31,57,000.00
Share Premium Account		20,16,99,049.00
Net Worth		40,07,31,349.00

Shareholding Pattern

KDL is closely held Company wherein 93.89% of shares are held by Promoter & their friends and relatives. The shareholding pattern of KDL as on 31st March, 2023 is given below:

Shareholding Pattern of Promoters of Company

S. NO.	NAME OF THE SHAREHOLDER	NO. OF SHARES
1	SUNIL CHOUDHARY	7,34,378
2	AJIT CHOUDHARY	2,59,680
TOTAL		9,94,058



To safely deliver any project, any time, in any environment for the benefit of our customers, shareholders, employees and the communities we serve. With a well-defined direction in place, the path to realizing our Vision is based on fundamental drivers, instrumental in achieving our goals.

Our mission:

- To undertake the engineering and construction business with a focus on becoming leader while excellence in every aspect to meet customers' stringent requirements regarding quality, on-time delivery, safety and environmental concerns.
- To develop an effective management that stresses productivity, perpetual development of the organization, and instilling work ethics in all personnel.
- To build value for the organization in order to become a unique and distinct firm.
- To remain focused on controlled organizational growth and recognizing those who contribute to this growth.



The vision of the Company reflects the collective goal of the Company. It was drafted through a large-scale interactive process which engaged employees at every level.

“To be the best Contractor and Employer of Choice by safely and consistently delivering successful and innovative capital projects and services.”

The Company continues to move forward, by consistently delivering projects that meet standards.

The Company strives to grow through investigating advancing technology, industry changes and the varying needs of our clientele as our industry evolves. We will continuously diversify our skill set to distinguish us from our competition and foster loyal customers as we build infrastructure and energy projects that improve the quality of life.

ACHIEVEMENTS

Since its inception, the Company has successfully completed and delivered projects measuring Land of more than 20 lacs Sqft.

The Company is committed towards quality execution of work.

VAST OPPORTUNITIES IN INFRASTRUCTURE SECTOR



India is a growing economy. It is estimated to be the third largest economy by 2050. Because of the GDP growth and more emphasis on infrastructure growth, from roadways to airways, ports to airports and power production facilities, Indian infrastructure segment is vital for the

development of the nation and hence enjoys intense attention from top-grade policy makers of the country.

Infrastructure growth is a stepping stone of a stable and productive society. It presents unique challenges but also brings opportunities for private and public sectors in the field of construction.

Development will lead to massive construction and there will be a positive growth in industries related to construction.

Infrastructure is the main priority of Indian Government currently. The development of infrastructure today is the main tool to achieving GDP growth targets. The sector needs huge finances and massive funding. But there is usually a major variation in the commission's target and funds that are actually deployed.

Nearly all of the infrastructure sectors present excellent opportunities for construction, with roads and highways, ports and airports, railways and power standing out as bright spots, with huge sums of investment planned.

India's economy is big and getting bigger. Liberal and supportive Government policies coupled with deliberate strategies to promote infrastructure spells great opportunities for engineering and construction (E&C) companies in India. Along with construction, allied industries like cement, steel etc also will notice a rise in demand.

Construction sector is likely to grow fast. Expanding investment in infrastructure can play an important counter cyclical role. Projects and programmers are to be reviewed in the area of infrastructure development, including pure public private partnerships, to ensure that their implementation is expedited and does not suffer from the fund crunch.

Viewing the vast gamut of opportunities in Infrastructure Sector, Kashish Developers Limited has put a step forward.

VAST OPPORTUNITIES IN REAL ESTATE SECTOR

The Company has huge inventory of real estate assets. All the assets are situated at prime location which gives an edge to the Company to grow leaps and bounds in times to come.

Real Estate Assets can be broadly classified as under:

“Manor One” is located in Sector 111, Gurgaon along the upcoming Dwarka - Gurgaon Expressway. The chosen site has several geographical advantages and enjoys good connectivity to key landmarks. It is 3.5 kms from IGI Airport and only 2.5 kms away from Dwarka Sector 21 Metro Station. The proposed metro station of Dwarka Expressway is 3.0 Kms away from the project site. The project is located in a low-density residential area and has 3-way accessibility viz. NH-8, Dwarka Expressway and Palam Vihar. It is 15 minutes’ drive from Ambience Mall in Gurgaon

Plot Area - 14.843 acres

Proposed built up – 1403880 sq. ft

Value of Land as per valuation Report of JLL- Rs. 300 Cr.

“Sail City”

In the year 2006, the company has bagged “SAIL City Project” a large-scale group housing project by SAIL (Steel authority of India) Employees, India’s leading Public Sector Company. SAIL City Project is a landmark residential township in Ranchi; spread over 30 acres of land, having 3 million square feet built-up area, offering 1,719 dwelling units.

Plot Area – 30 Acres

Proposed built up – 2719110 Sq ft

Apart from these huge chunks of land has been acquired by the Company for execution of future projects.

SWOT ANALYSIS



STRENGTH

- **Past Experience:** The Company has been functioning in construction industry since 2001. It has witnessed more than a decade giving it proper insights of intricacies involved in execution of big projects.
- **Promoters Commitment:** As evident from the shareholding pattern, it is a closely held Company within the family. Promoters are confident of growth and have been infusing capital on regular basis to grow its capital base.
- **Young and Dynamic Management:** The promoters are young and enthusiastic thereby opening a wide gamut of opportunities for the Company.
- **Diversification:** The promoters are well experienced and have risk taking ability as a result of which, they have diversified into Civil Contracts and are keen to diversify further on availability of commercially viable alternatives to grow Company's wealth.
- **Committed Employees:** The Company has witnessed very low labor turnover, thereby it has retained best quality manpower for execution of its projects.
- **Location:** The Company has its base at Jharkhand, Bihar and NCR thereby giving it ample opportunities. Existing set up will provide economies of scale.
- **Labor Availability:** Low cost well- educated and skilled labor force is now widely available.

WEAKNESS

- **New Entrant:** Since Company is a new entrant in Civil Construction space, it will not be able to participate in bids requiring past experience in government works. Mitigant: This shall be overcome in next 2 years as Company shall by that time Complete existing projects of 130 Crores.

OPPORTUNITY

- **New divisions:** New divisions present a great opportunity for the Company to cash in on the incremental business.
- **Government Policy:** The Government appears to be committed towards infrastructure development across the country. It will provide ample opportunities to all the players in the industry.
- **Location:** Jharkhand and Bihar have weak infrastructure and will see major investments in years to come.

THREATS

- **Competition:** The industry operates at cut throat competition. The Company needs to work hard to create a niche for itself.

List of Construction Equipment's owned by the Company

S. No.	Name of Equipment	Nos.
1	2	3
01	JCB / Backhoe Loader	16
02	Dumper	02
03	Tipper	02
04	Truck	01
05	Tractor with Trailor	16
06	Crane	01
07	Pumps	07
08	Concrete Batching Plant	07
09	Concrete Mixture Machine	07
10	Generator	07
11	Vibrator	25
12	Compressor	01
13	Concrete Pump	07
14	Steel Cutter	06
15	Acrow Truss	05
16	Steel Propping	05
17	Builder Hoist	12
18	Transit Mixer	13
19	Generator 200 KVA	01
20	Generator 125 KVA	05
21	Generator 100 KVA	04
22	Generator 35 KVA	02
23	Generator 18 KVA	03
24	Bar Bending Machine	02
25	Welding Machine	02
26	Scaffolding	40000 Ft.
27	Shuttering Material	32000 Sqft.
28	Hot T/C Machine	01

LIST OF ENGINEERS WORKING WITH THE COMPANY

Sl. No.	Name	Qualification	Year of Experience (General/KDL)
1	MR. SANJEEV KUMAR SINGH	B. E. CIVIL	28
2	MR. VIRANJAN PRASAD	B. TECH IN CIVIL	18
3	MR. MANOJ KUMAR	DIPLOMA IN ELECTRICAL ENGINEERING	31
4	MR. ARUN KUMAR SAIN	BE	45'
5	MD.SHAFIQUE	BTECH-CIVIL	04'
6	MD.SAIF ALI	BTECH-CIVIL	04'
7	MR. SATISH KUMAR	BTECH IN MECHANICAL	09
8	MR. GAUTAM KUMAR RAY	BE-CIVIL	
9	MR. SURYA NARAYAN SAH	DIPLOMA IN CIVIL	23
10	MR. VIDYA SAGAR RAI	DIPLOMA IN CIVIL	25'
11	MR. DEEPAK KUMAR	BTECH-CIVIL	05
12	MR. PREM CHAND SHARMA	DIPLOMA IN CIVIL	34'
13	MR. SUJIT KUMAR RANJAN	BTECH-CIVIL	09
14	MR. MUKESH KUMAR	DIPLOMA IN CIVIL	01'
15	MR. DEEPAK KUMAR	BE-CIVIL	4'
16	MR. AJAY SINGH	BE-CIVIL	06'
17	MR. MANOJ KUMAR SHARMA	BE-CIVIL	26'
18	MR. VIVEK KUMAR SINGH	BE-CIVIL	01
19	MR. SHASHI KUMAR	BE-CIVIL	17'
20	MR. GAUTAM KUMAR	DIPLOMA IN CIVIL	11'
21	MR. ABHISHEK KUMAR	BTECH-CIVIL	02'