


REAL ESTATE DEVELOPMENT

Oxy Estate Infra Private Limited

— Investor Presentation FY 2024-25

 Lucknow, Uttar Pradesh



— Executive Summary - Exceptional Growth Trajectory

Oxy Estate Infra has demonstrated remarkable performance in FY 2024-25, achieving **546% revenue growth** while maintaining profitability. The company's strategic focus on property development in the Lucknow market positions it to capitalize on India's thriving real estate sector, which is projected to expand to USD 5.8 trillion by 2047.

With strong operational momentum and a solid financial foundation, the company is well-positioned for sustained expansion and investor returns. The exceptional growth in earnings per share reflects improved operational leverage and cost efficiency as the company scales its operations.

The balance sheet reflects strategic asset allocation, with significant capital deployed in work-in-progress inventory, indicating an active development pipeline ready to meet the growing demand in the premium residential segment.

546%

REVENUE GROWTH

₹16.85 Mn vs ₹2.61 Mn
YoY

306%

PROFIT GROWTH

₹200.54 Lakh vs ₹49.38
Lakh

305%

EPS GROWTH

₹6.68 vs ₹1.65 Basic &
Diluted

₹456L

RESERVES &
SURPLUS

Strong Balance Sheet
Foundation

— About Oxy Estate Infra - Established Real Estate Developer

CORPORATE IDENTITY NUMBER

U70109UP2019PTC116199

HEADQUARTERS

Lucknow, Uttar Pradesh

CORE BUSINESS

Residential Property Development

OWNERSHIP STRUCTURE

50-50 Partnership (Two Directors)

FINANCIAL AUDITOR

Garg Akash & Co., Chartered Accountants

Oxy Estate Infra Private Limited is a registered real estate development company operating in the Lucknow market, one of India's emerging property investment hubs.

The company specializes in residential property development and sales, with a professional management team comprising two experienced directors with equal ownership stakes. This balanced structure ensures aligned decision-making and shared commitment to the company's long-term success.

Incorporated under the Companies Act, 2013, the company maintains transparent governance practices and audited financial statements, providing a secure foundation for investor confidence and strategic partnerships.

Committed to delivering premium residential spaces while maintaining strong operational efficiency and financial discipline.

— Market Opportunity - India's Real Estate Renaissance

India's real estate sector is experiencing unprecedented growth, with the residential segment leading the expansion. The sector is valued at **USD 482 billion** and is projected to reach USD 5.8 trillion by 2047, contributing 15.5% to GDP.

Lucknow, as an emerging metropolitan center, presents significant untapped opportunities with strong demand for residential properties.

The market is characterized by rising property prices, institutional investment inflows, and strong homebuyer demand, particularly in the premium segment.

USD 5.8 Trillion

PROJECTED MARKET SIZE BY 2047

Contributing 15.5% to India's GDP

6.5%

GDP GROWTH

Projected for FY 2024-25

10.6%

RESIDENTIAL SALES

YoY Growth in major markets (H1 2024)

51%

PREMIUM DEMAND

Share of total sales in major cities

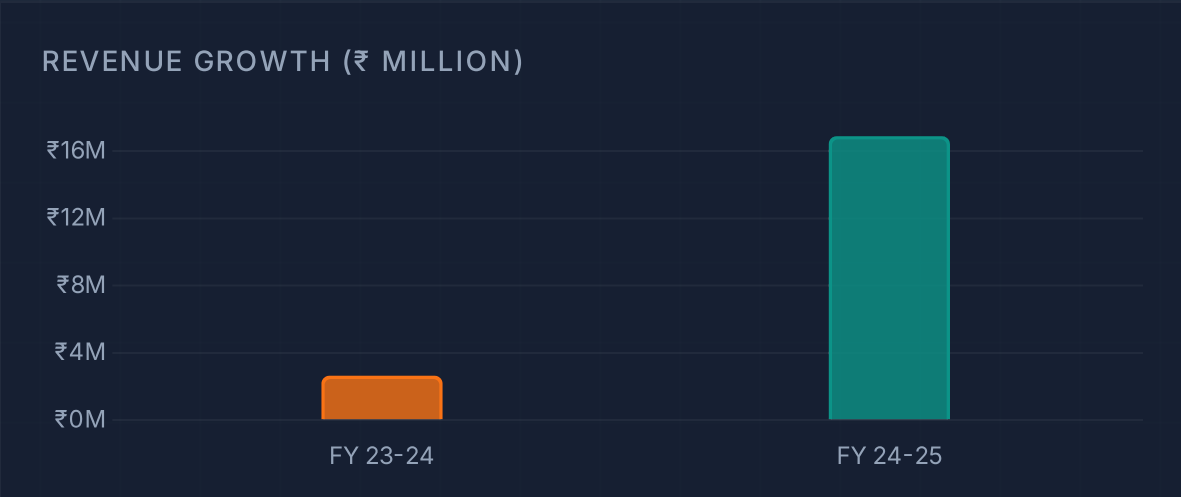
₹84K Cr

INST. INVESTMENT

Projected inflows in 2024

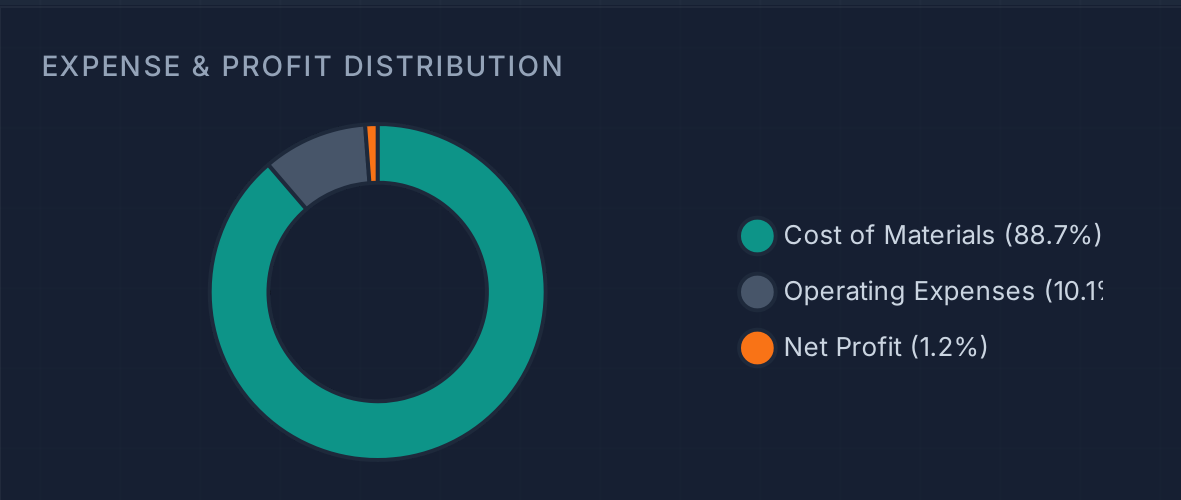
Financial Performance - Exceptional Revenue Acceleration

FY 2024-25 marks a transformational year for Oxy Estate Infra, with revenue from property sales reaching **₹16.85 million**, representing a 546% increase from the previous year. This exceptional growth reflects successful project execution and strong market demand. The company maintained disciplined cost management while scaling operations, resulting in a net profit of ₹200.54 lakhs.



REVENUE COMPOSITION (FY 24-25)

Total Revenue	₹16,851,183
Revenue Growth Rate	546% YoY
Cost of Materials	88.7% (₹14.78 Mn)
Operating Expenses	10.6%
Net Profit Margin	1.19%



— Profitability & Earnings Per Share - Strong Unit Economics

The company's earnings per share surged to ₹6.68 in FY 2024-25 from ₹1.65 in the previous year, reflecting a 305% increase. This exceptional EPS growth significantly outpaces revenue growth, indicating improved operational leverage and cost efficiency.

With only 10,000 shares outstanding, each share represents meaningful ownership in a growing enterprise. The profit before tax provides a strong foundation for future dividend distributions and reinvestment.

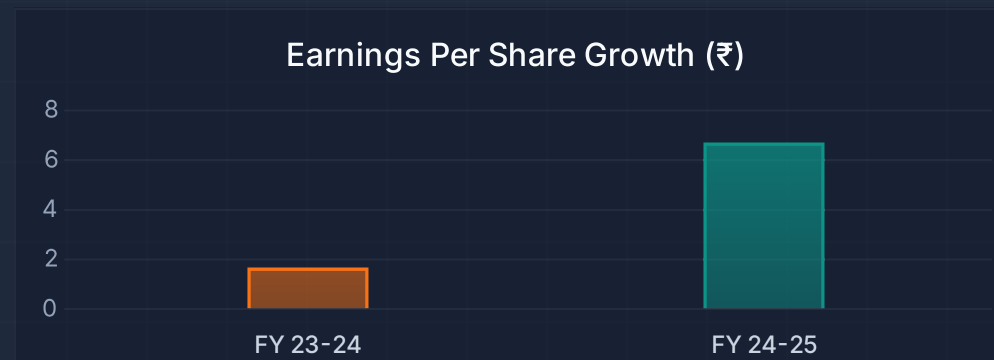
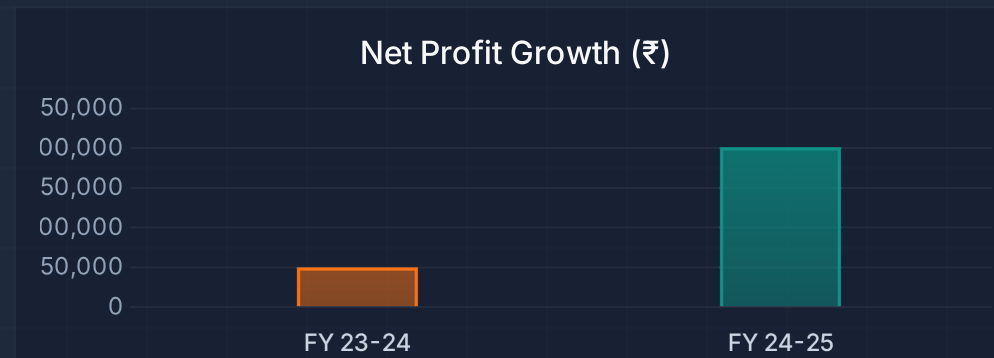
PROFIT BEFORE TAX
₹200,535 +306%

NET PROFIT
₹200,535 +306%

EPS (BASIC & DILUTED)
₹6.68 +305%

TAX EFFICIENCY
Nil Current Tax

PROFIT RETENTION
Strong Reserves



— Balance Sheet Strength - Solid Financial Foundation

Oxy Estate Infra maintains a robust balance sheet with total assets of ₹2.10 Million as of March 31, 2025. The company's equity base has strengthened significantly, with reserves and surplus growing 78% to ₹456,585.

The balance sheet reflects strategic asset allocation, with 78.6% of assets deployed in work-in-progress inventory, indicating active project development.

The company's liquidity position and capital structure support ongoing operations and future growth initiatives, backed by strong promoter commitment through director loans.

BALANCE SHEET HIGHLIGHTS	AMOUNT (₹)	KEY NOTE
Total Assets	2,100,085	8.6% growth
Equity & Reserves	556,585	78% growth
Shareholder Funds	556,585	Core Equity
Long-term Borrowings	1,518,000	Director Loans
Working Capital	1,650,937	Inventory/WIP

— Asset Composition - Efficient Capital Deployment

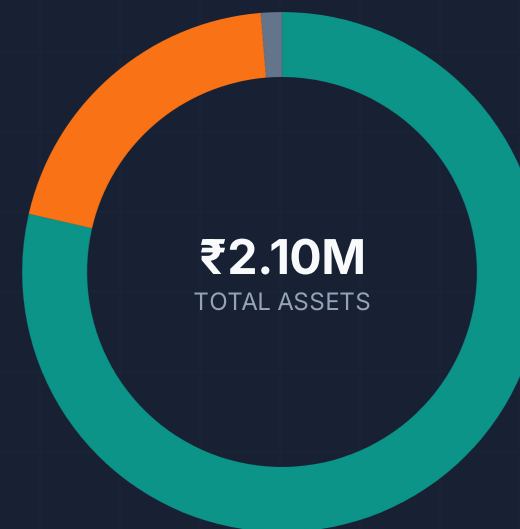
The company's asset structure reflects an active development pipeline with significant work-in-progress inventory representing 78.6% of total assets.

This composition demonstrates the company's commitment to project execution and revenue generation. Fixed assets including tangible assets (vehicles, furniture, equipment) total ₹422,469, supporting operational efficiency.

The strategic allocation of capital toward inventory and development activities positions the company for sustained revenue growth in the upcoming fiscal periods.

STRATEGIC FOCUS

Capital is efficiently deployed into active projects rather than idle assets, maximizing potential returns.



ASSET CATEGORY	AMOUNT (₹)	% OF TOTAL
■ Inventories & WIP	1,650,937	78.6%
■ Fixed Assets (Tangible)	422,469	20.1%
■ Cash & Equivalents	26,679	1.3%
Total Assets	2,100,085	100.0%

— Capital Structure & Ownership - Equal Partnership Model

Oxy Estate Infra operates under an equal partnership structure with two directors each holding 50% of the company's equity. This balanced ownership model ensures aligned decision-making and shared commitment to company success.

The company's authorized capital of ₹10 lakhs provides flexibility for future capital raises if required to fund expansion initiatives.

PROMOTER FINANCIAL COMMITMENT

Director loans totaling **₹1.518 crore** demonstrate strong personal commitment and financial support from the promoters, providing stable long-term capital for project execution without external debt pressure.

50%	50%
Shailendra Kumar 5,000 Shares	Saurabh Mishra 5,000 Shares
TOTAL EQUITY SHARES	10,000
PAID-UP SHARE CAPITAL	₹100,000
AUTHORIZED CAPITAL	₹1,000,000
DIRECTOR LOANS (LONG-TERM)	₹1,518,000

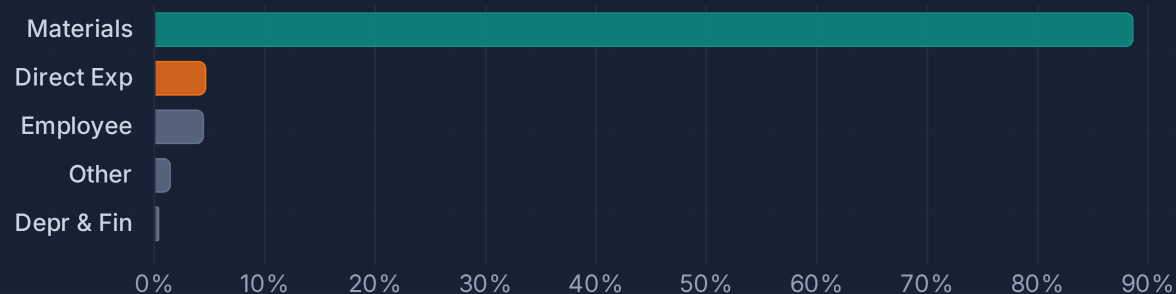
Expense Management - Operational Efficiency

The company demonstrates strong cost discipline with expenses scaling proportionally to revenue growth.

Material costs, representing 88.7% of revenue, reflect the nature of property development business where land acquisition and construction materials are primary inputs.

Employee benefits, depreciation, and administrative expenses are well-controlled at 4.5%, 0.4%, and 1.5% of revenue respectively. This expense structure indicates efficient operations and strong gross margins on property sales.

EXPENSE BREAKDOWN (FY 24-25)



CATEGORY	AMOUNT (₹)	% OF REV
Cost of Materials	14,783,075	88.7%
Direct Expenses	785,000	4.7%
Employee Benefits	752,000	4.5%
Other Expenses	257,596	1.5%
Depreciation & Finance	72,977	0.44%

— Growth Catalysts - Strategic Opportunities Ahead

Multiple factors position Oxy Estate Infra for accelerated growth in the coming years.

Lucknow's emergence as a major metropolitan center with strong infrastructure development creates sustained demand for residential properties.

The company's proven execution capability, demonstrated through 546% revenue growth, provides confidence in scaling operations.

Rising property prices across India (6.5% expected appreciation in 2025) and strong institutional investment inflows create highly favorable market conditions for real estate developers.

01 LUCKNOW MARKET EXPANSION

Emerging metropolitan center with strong, sustained demand for quality residential spaces.

02 PROVEN EXECUTION

546% revenue growth demonstrates the capability to successfully deliver projects and scale operations.

03 MARKET TAILWINDS

Rising property prices and significant institutional investment inflows into the Indian real estate sector.

04 PREMIUM SEGMENT GROWTH

51% of total sales in major cities are now driven by the premium property segment.

05 INFRASTRUCTURE DEVELOPMENT

Enhanced connectivity and urban amenities driving property value appreciation in target markets.

Financial Projections & Growth Outlook

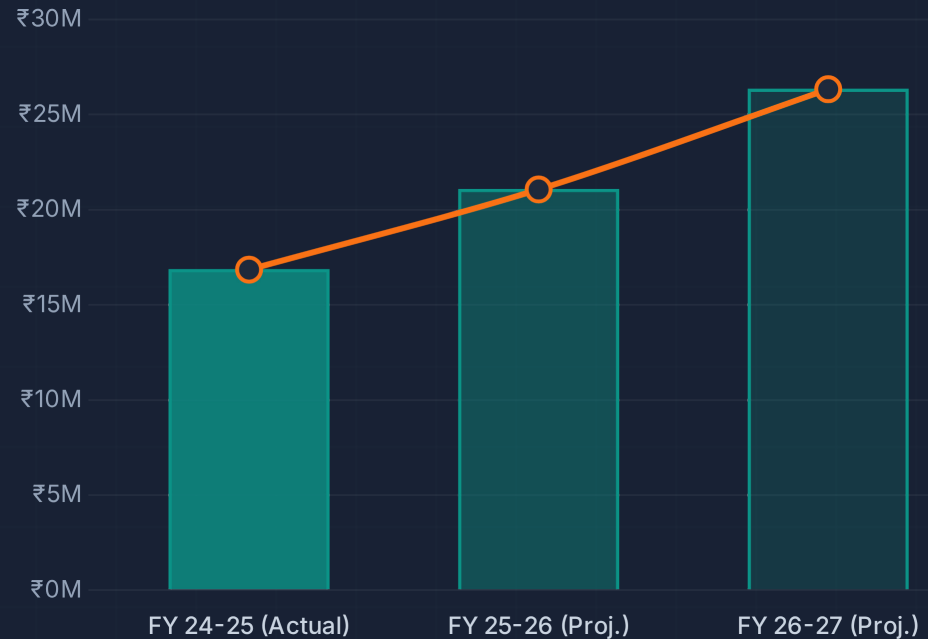
Based on current market conditions and company performance, Oxy Estate Infra is positioned for continued strong growth. The company's pipeline of projects, reflected in the **₹1.65 crore work-in-progress inventory**, provides visibility into near-term revenue generation.

Conservative assumptions suggest revenue growth of 20-30% annually as the company scales operations while maintaining profitability. The strong profit margins and efficient cost structure support margin expansion as the company achieves operational scale.

Current Run Rate	₹16.85 Mn Revenue (FY 24-25)
Projected Growth	20-30% CAGR over next 3 years
Margin Expansion	Operational leverage from scale
Profitability	Sustained positive earnings trajectory
Dividend Potential	Strong cash generation capability

Revenue Projection Scenario (₹ Million)

Based on conservative 25% YoY growth estimate



— Risk Mitigation & Governance

Oxy Estate Infra maintains strong governance practices with professional management and transparent financial reporting.

The company's audited financial statements, prepared by qualified chartered accountants, ensure investor confidence and regulatory compliance.

The balanced ownership structure and director loans demonstrate promoter commitment. The company operates in strict compliance with Companies Act provisions, embedding risk management practices directly into project execution and financial management.

AUDITED FINANCIALS

Annual comprehensive audit conducted by independent CA firm (Garg Akash & Co.)

PROFESSIONAL MGMT

Led by experienced directors with deep expertise in real estate development

STATUTORY COMPLIANCE

Strict adherence to Companies Act provisions and local real estate regulations

TRANSPARENT REPORTING

Detailed financial disclosures providing clear visibility into operations

PROMOTER COMMITMENT

₹1.518 Cr in director loans aligning promoter interests with company success

RISK MANAGEMENT APPROACH

— Investment Highlights - Why Invest in Oxy Estate Infra

Oxy Estate Infra presents a compelling investment opportunity combining strong financial performance, market opportunity, and growth potential.

The company's 546% revenue growth and 306% profit growth in FY 2024-25 demonstrate exceptional execution capability.

Operating in the thriving Lucknow real estate market with strong institutional investment inflows, the company is positioned to benefit from structural growth in India's property sector. The professional management team, transparent governance, and strong balance sheet provide investor confidence.

EXCEPTIONAL GROWTH

546% revenue growth and 306% profit growth in FY 2024-25.

MARKET OPPORTUNITY

₹482 Bn real estate sector, projected 15.5% GDP contribution by 2047.

LUCKNOW ADVANTAGE

Emerging metropolitan center with strong, sustained property demand.

PROVEN EXECUTION

Demonstrated capability to successfully scale operations and deliver projects.

— Investment Structure & Returns

Investors can participate in Oxy Estate Infra's growth through equity investment, offering potential for capital appreciation and dividend income.

The company's strong cash generation, evidenced by ₹200.54 lakh net profit on ₹16.85 million revenue, supports attractive dividend distributions.

The current valuation presents an attractive entry point for investors seeking exposure to India's real estate sector.

EQUITY INVESTMENT

Direct ownership stake in a growing real estate enterprise.

CAPITAL APPRECIATION

Benefit from company growth and rising property valuations in Lucknow.

DIVIDEND POTENTIAL

Strong cash generation supports sustainable dividend distributions.

LIQUIDITY OPTIONS

Potential for secondary market transactions or future buybacks.

RISK-ADJUSTED RETURNS

Balanced growth and profitability with a solid balance sheet.

— Call to Action - Join Our Growth Journey

Partner with Oxy Estate Infra to capitalize on the unprecedented growth in India's real estate sector. We offer a transparent, high-growth platform backed by proven execution and strong financial fundamentals.

Our strategic focus on the Lucknow market, combined with our efficient capital deployment and robust governance framework, positions us to deliver superior risk-adjusted returns to our investors.

"We invite strategic investors to participate in our next phase of expansion, as we scale our operations and capitalize on the strong demand for premium residential properties."

01

REVIEW DOCUMENTATION

Detailed review of Information Memorandum, audited financials, and project pipeline.

02

MANAGEMENT MEETING

In-depth discussion with the founding team and site visits to active projects.

03

DUE DILIGENCE

Facilitated access to legal, financial, and technical documentation for verification.

04

PARTNERSHIP FINALIZATION

Structuring of investment terms, definitive agreements, and capital deployment.

Building Tomorrow's Landmarks

Thank you for your time and consideration. We look forward to exploring a mutually beneficial partnership and sharing our growth journey with you.

OXY ESTATE INFRA PRIVATE LIMITED

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CORPORATE IDENTITY NUMBER (CIN)

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