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This is an abridged prospectus containing salient features of the Red Herring Prospectus dated January 29, 2025 (the “RHP”). You are encouraged to read greater details available in the RHP, this abridged prospectus (“Abridged Prospectus”) and the general information document for investing in public offer (“GID”) undertaken through the Book Building Process before applying in the Offer (as defined below). The investors are advised to retain a copy of the RHP/Abridged Prospectus for their future reference. You may also download the RHP from the website of the Book Running Lead Manager (“BRLM”) at www.vivro.net and from the website of the Company at www.eleganz.co.in. Unless otherwise specified all capitalized terms used herein and not specifically defined shall have the same meaning as ascribed to them in the RHP.

THIS ABRIDGED PROSPECTUS CONSISTS OF 12 PAGES OF BID CUM APPLICATION FORM ALONG WITH INSTRUCTIONS AND 8 PAGES OF ABRIDGED PROSPECTUS. PLEASE ENSURE THAT YOU HAVE RECEIVED ALL THE PAGES.

You may obtain a physical copy of the Bid-cum-Application Form and the RHP from stock exchange, syndicate member, registrar to issue, investors’ association of Self Certified Syndicate Banks. You may also download the RHP from the websites of Securities and Exchange Board of India (“SEBI”), BRLM and National Stock Exchange of India Limited (“Stock Exchange” or “NSE”) that is www.sebi.gov.in, www.vivro.net and www.nseindia.com.



ELEGANZ INTERIORS LIMITED

CIN: U74140MH1996PLC098965; Date of Incorporation: April 18, 1996

REGISTERED OFFICE	CONTACT PERSON	TELEPHONE AND EMAIL	WEBSITE
Gala Nos. 1-7, Ground Floor, Sarita 'B', Prabhat Industrial Estate, W. E. Highway, Dahisar (E), Mumbai, Maharashtra, India, 400068.	Rahul Suryanarayan Sharma Company Secretary and Compliance Officer	Email: cs@eleganz.co.in Telephone: +91-22- 28960081	www.eleganz.co.in

PROMOTERS OF OUR COMPANY: SAMEER AKSHAY PAKVASA

DETAILS OF THE ISSUE TO THE PUBLIC

Type	Fresh Issue Size	Offer for Sale Size	Total Issue Size	Eligibility	Equity Shares Reservation				Employee Reservation Portion
					QIBs	NIIs	RIs	Market Maker	
Fresh Issue	Up to 60,05,000 Equity Shares of face value of ₹10/- each aggregating to ₹ [●] lakhs	Nil	Up to 60,05,000 Equity Shares of face value of ₹10/- each aggregating to ₹ [●] lakhs	The Issue is being made pursuant to Regulation 229(2) of Chapter IX of Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018 as amended (“SEBI ICDR Regulations”). As the Company's post Issue paid up capital is more than ₹1,000.00 Lakhs and up to ₹2,500.00 Lakhs.	[●] Equity Shares of face value of ₹10/- each	[●] Equity Shares of face value of ₹10/- each	[●] Equity Shares of face value of ₹10/- each	3,01,000 Equity Shares of face value of ₹10/- each	N.A.

These equity shares are proposed to be listed on the EMERGE Platform of NSE. For the purpose of the Issue, the Designated Stock Exchange will be NSE.

DETAILS OF OFS BY PROMOTER(S)/ PROMOTER GROUP/ OTHER SELLING SHAREHOLDERS:

Name	Type	No of Shares offered/ Amount in ₹	WACA in ₹ per Equity	Name	Type	No of Shares offered/ Amount in ₹	WACA in ₹ per Equity
NOT APPLICABLE AS THE ENTIRE ISSUE CONSTITUTES FRESH ISSUE OF EQUITY SHARES							
ELIGIBILITY FOR THE ISSUE							
Whether the company is compulsorily required to allot at least 75% of the net offer to public, to qualified institutional buyers - Not Applicable							
PRICE BAND, MINIMUM BID LOT & INDICATIVE TIMELINES							

Price Band*	For details of price band and minimum bid lot size, please refer to price band advertisement to be published on January 31, 2025 in all editions of English National Newspaper “Financial Express”, all editions of Hindi National Newspaper “Jansatta” and Marathi editions of “Mumbai Lakshdweep”. Details about the basis of the Issue Price will be available on the website of NSE.
Minimum Bid Lot Size	
Anchor Investor Bidding Date	Thursday, February 06, 2025
Bid/Issue Opens On**	Friday, February 07, 2025
Bid/Issue Closes On***	Tuesday, February 11, 2025
Finalisation of Basis of Allotment with NSE (T+1)	On or about Wednesday, February 12, 2025
Initiation of Refunds (T+2)	On or about Thursday, February 13, 2025
Credit of Equity Shares to Demat accounts of Allottees (T+2)	On or about Thursday, February 13, 2025
Commencement of trading of Equity Shares on NSE (T+3)	On or about Friday, February 14, 2025

*For details of price band and basis of issue price, please refer to price band advertisement and page 308 of the RHP.

**Our Company may, in consultation with the BRLM, consider participation by Anchor Investors in accordance with the SEBI ICDR Regulations. The Anchor Investor Bidding Date shall be one Working Day prior to the Bid/Issue Opening Date i.e., Thursday, February 06, 2025.

***Our Company, may, in consultation with the BRLM, consider closing the Bid/ Issue Period for QIBs one day prior to the Bid/ Issue Closing Date in accordance with the SEBI ICDR Regulations.

-UPI mandate end time and date shall be at 5.00 p.m. on Bid/Issue Closing Date

IN THE NATURE OF ABRIDGED PROSPECTUS - MEMORANDUM CONTAINING SALIENT FEATURES OF THE PROSPECTUS

DETAILS OF WEIGHTED AVERAGE COST OF ACQUISITION OF ALL SHARES TRANSACTED IN THREE YEARS, EIGHTEEN MONTHS AND ONE YEAR IMMEDIATELY PRECEDING THE RED HERRING PROSPECTUS

Period	Weighted Average Cost of Acquisition (in ₹)	Cap Price is 'X' times the Weighted Average Cost of Acquisition [^]	Range of acquisition price: Lowest Price – Highest Price (in ₹)
Last one year	81.00	1.60	81.00-81.00
Last eighteen months	81.00	1.60	81.00-81.00
Last three years	6.61	19.67	0.63-81.00

The Equity Shares have not been and will not be registered under the U.S. Securities Act 1933, as amended (the “Securities Act”) or any state securities laws in the United States and may not be offered or sold within the United States or to, or for the account or benefit of, “U.S. persons” (as defined in Regulation S of the Securities Act), except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the Securities Act. Accordingly, the Equity Shares will be offered and sold (i) in the United States only to “qualified institutional buyers”, as defined in Rule 144A of the Securities Act, and (ii) outside the United States in offshore transactions in reliance on Regulation S under the Securities Act and in compliance with the applicable laws of the jurisdiction where those offers and sales occur.

RISKS IN RELATION TO FIRST ISSUE

This being the first Public Issue of our Company, there has been no formal market for the Equity Shares of our Company. The face value of the Equity Shares is ₹10/- each. The Floor Price, the Cap Price and the Issue Price (determined by our Company in consultation with the Book Running Lead Manager on the basis of the assessment of market demand for our Equity Shares by way of the Book Building Process as stated under chapter titled “Basis for Issue Price” on page 112 of the RHP), should not be taken to be indicative of the market price of the Equity Shares after the Equity Shares are listed. No assurance can be given regarding an active or sustained trading in the Equity Shares or regarding the price at which the Equity Shares will be traded after listing.

GENERAL RISKS

Investment in equity and equity related securities involve a degree of risk and investors should not invest any funds in this Issue unless they can afford to take the risk of losing their investment. Investors are advised to read the risk factors carefully before taking an investment decision in this Issue. For taking an investment decision, investors must rely on their own examination of the Issuer and the Issue including the risks involved. The Equity Shares have not been recommended or approved by the Securities and Exchange Board of India (“SEBI”) nor does SEBI guarantee the accuracy or adequacy of the RHP. Specific attention of investors is invited to the section titled ‘Risk Factors’ on page 29 of the RHP and on page 7 of this Abridged Prospectus.

PROCEDURE

You may obtain a physical copy of the Bid-cum-Application Form and the RHP from the stock Exchange, Syndicate Members, Registrar to the Offer, Share Transfer Agent, Depository Participants, Stock Brokers, Underwriter, Banker to the Offer, investors’ associations or Self Certified Syndicate Banks. If you wish to know about processes and procedures applicable to this Offer, you may request for a copy of the RHP and/or the General Information Document (GID) from the BRLM or download it from the website of the Stock Exchange i.e. www.vivro.net and Stock Exchange i.e. www.nseindia.com/market-data/all-upcoming-issues-ipo.

PRICE INFORMATION OF BRLM

Sr. No.	Issuer Name	Issue Size (in Cr.)	Issue Price (in ₹)	Listing Date	Opening Price on Listing Date (₹)	+/- % change in closing price, [+/- % change in closing benchmark]- 30 th calendar days from listing	+/- % change in closing price, [+/- % change in closing benchmark]- 90 th calendar days from listing	+/- % change in closing price, [+/- % change in closing benchmark]- 180 th calendar days from listing
1	Fabtech Technologies Cleanrooms Limited	27.74	85/-	January 10, 2025	161.50	Not Applicable	Not Applicable	Not Applicable
2.	Ganesh Infraworld Limited	98.57	83/-	December 06, 2024	165.55	+102.41% [-2.73%]	Not Applicable	Not Applicable
3	Shiv Texchem Limited	101.35	166/-	October 15, 2024	239.00	+57.95% [-5.05%]	+84.79 [-5.43]	Not Applicable
4	Bondada Engineering Limited	42.72	75/-	August 30, 2023	142.50	+123.07% [+0.65%]	+492.33% [+1.36%]	+1,114.73% [+12.38%]

Note: Source of information www.bseindia.com, www.nseindia.com

Name of BRLM and contact details (telephone and email id) of BRLM	Vivro Financial Services Private Limited Telephone: +91-22 6666 8040 Email ID: investors@vivro.net Investor Grievance ID: investors@vivro.net
Name of Syndicate Member	Vivro Financial Services Private Limited
Name of Market Maker	Rikhav Securities Limited
Name of Registrar to the Issue and contact details (telephone and email id)	Bigshare Services Private Limited Telephone: +91-22 62638200 E-mail: : ipo@bigshareonline.com Investor Grievance ID: : investor@bigshareonline.com
Name of Statutory Auditor	M/s. Jayesh Sanghrajka & Co. LLP
Name of Credit Rating Agency and the rating or grading obtained, if any	As this is an Issue of Equity Shares, credit rating is not required

IN THE NATURE OF ABRIDGED PROSPECTUS - MEMORANDUM CONTAINING SALIENT FEATURES OF THE PROSPECTUS

Name of Debenture trustee, if any.	As this is an Issue of Equity Shares, the appointment of debenture trustees is not required.
Self-Certified Syndicate Banks	The list of banks that have been notified by SEBI to act as SCSBs for the ASBA process is provided on https://www.sebi.gov.in/sebiweb/other/OtherAction.do?doRecognisedFpi=yes&intmId=35 . or at such other website as may be prescribed by SEBI and updated from time to time. A list of the Designated Branches of the SCSBs with which an ASBA Bidder (other than UPI Bidders using the UPI Mechanism), not bidding through Syndicate/ Sub Syndicate or through a Registered Broker, RTA or CDP may submit the Bid cum Application Forms, is available at https://www.sebi.gov.in/sebiweb/other/OtherAction.do?doRecognisedFpi=yes&intmId=34 or at such other websites as may be prescribed by SEBI from time to time.
SCSBs eligible as Issue Banks for UPI	In accordance with SEBI Circular No. SEBI/HO/CFD/DIL2/CIR/P/2019/76 dated June 28, 2019 and SEBI Circular No. SEBI/HO/CFD/DIL2/CIR/P/2019/85 dated July 26, 2019, and SEBI Circular No. SEBI/HO/CFD/DIL2/CIR/P/2022/45 dated April 5, 2022, UPI Bidders Bidding using the UPI Mechanism may only apply through the SCSBs and mobile applications whose names appears on the website of the SEBI, which may be updated from time to time. A list of SCSBs and mobile applications, which are live for applying in public issues using UPI Mechanism is provided as 'Annexure A' for the SEBI circular number SEBI/HO/CFD/DIL2/CIR/P/2019/85 dated July 26, 2019 and is also available on (https://www.sebi.gov.in/sebiweb/other/OtherAction.do?doRecognisedFpi=yes&intmId=40) and (https://www.sebi.gov.in/sebiweb/other/OtherAction.do?doRecognisedFpi=yes&intmId=43).
Non-Syndicate Registered Brokers	Bidders can submit ASBA Forms in the Issue using the stockbroker network of the stock exchange, i.e., through the Registered Brokers at the Broker Centres. The list of the Registered Brokers eligible to accept ASBA Forms from Bidders (other than UPI Bidders), including details such as postal address, telephone number and e-mail address, is provided on the websites of the NSE i.e. (www.nseindia.com). For further details, see section titled "Issue Procedure" beginning at page 313 of the RHP
Details regarding website address(es)/link(s) from which the investor can obtain list of registrar to issue and share transfer agents, depository participants and stock brokers who can accept application from investor (as applicable)	The Details of the Designated Registrar and Share Transfer Agents locations and Designated Collecting Depository Participant Locations along with their Names and Contact Details are available on the website of NSE (www.nseindia.com).

PROMOTERS OF THE COMPANY

Sr. No.	Name	Individual/ Corporate	Experience & Educational Qualification of Individual promoters and details of corporate promoters
1	Sameer Akshay Pakvasa	Individual	Education: He is Chairman, Managing Director and CEO of our Company. He completed his matriculation in 1994 from the Maharashtra State Board of Secondary & Higher Secondary Education. Experience: Since joining the Company in 2001, he has been involved in operations, gaining valuable insights into the complexities of business management. He has overall experience of over 20 years in the industry in which the Company operates.

For details in respect of the Promoters, please see the section entitled titled "Our Promoters and Promoters Group" on page 202 of the RHP.

BUSINESS OVERVIEW AND STRATEGY

Company Overview: Company engaged in the business of providing interior fit-out solutions, dedicated towards crafting corporate & commercial spaces which includes corporate offices, research & development facilities, laboratories, airport lounge, flexible workspace and commercial retail spaces, amongst others. Our services are focussed towards creating captivating and functional spaces on a pan India level. We elevate the aesthetic and functional aspects of workspaces by delivering interior fit-out solutions. Our solutions range from bare shell to fully furnished commercial spaces. Our range of services include Design & Build services ("D&B") and General Contracting ("GC") services.

Product/Services offerings: We have a team of, in-house as well as on retainer basis, experienced and qualified engineers, architects, designers and project management professionals, which enable us to undertake our projects in timely and efficient manner. Our team is also supported by third-party consultants and industry experts to ensure compliance and quality standards laid down by the industry and government agencies and departments. The scope of our services typically includes end-to-end management of the projects viz., designing, shop drawings of the projects, resource planning & procurement of materials, project execution, final walkthrough & handing over the projects and providing post project support.

Geographies Served: Mumbai, Bengaluru, Hyderabad, Pune, NCR, Chennai, Ahmedabad and Bhopal.

Following table shows distribution of our revenue from operations on basis of geographical segments :

Following is the city wise revenue break-up of the Company for last three financial years and for the period ended September 30, 2024

(₹ in lakhs)

Name of city	For Six month period ended September 30 2024		Financial Year ended March 31 2024		Financial Year ended March 31 2023		Financial Year ended March 31 2022	
	Amount	Percentage	Amount	Percentage	Amount	Percentage	Amount	Percentage
Ahmedabad	76.47	0.40%	2,094.42	9.46%	2,579.21	13.56%	401.93	2.61%
Bangalore	5,616.85	29.24%	3,379.23	15.27%	3,894.83	20.47%	5,540.86	36.02%
Bhopal	-	0.00%	70.18	0.32%	140.23	0.74%	-	0.00%
Chennai	315.89	1.64%	172.54	0.78%	941.26	4.95%	840.17	5.46%
Goa	66.50	0.35%	-	0.00%	-	0.00%	-	0.00%

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Name of city	For Six month period ended September 30 2024		Financial Year ended March 31 2024		Financial Year ended March 31 2023		Financial Year ended March 31 2022	
	Amount	Percentage	Amount	Percentage	Amount	Percentage	Amount	Percentage
Hyderabad	687.67	3.58%	675.75	3.05%	708.85	3.73%	993.60	6.46%
Indore	1,011.60	5.27%	938.25	4.24%	-	0.00%	-	0.00%
Mumbai (Includes Navi Mumbai)	6,085.07	31.68%	8,539.69	38.59%	8,276.21	43.50%	3,573.27	23.23%
Noida	1.01	0.01%	20.38	0.09%	436.71	2.30%	2,829.93	18.40%
Pune	2,893.59	15.06%	4,062.64	18.36%	1,323.97	6.96%	905.70	5.89%
Tirupati	1,102.89	5.74%	1,080.97	4.88%	-	0.00%	-	0.00%
Udaipur	-	0.00%	-	0.00%	123.34	0.65%	143.00	0.93%
Vadodara	246.93	1.29%	405.93	1.83%	-	0.00%	-	0.00%
Others*	1,105.17	5.75%	689.20	3.11%	601.23	3.16%	154.56	1.00%
Grand Total	19,209.63	100%	22,129.19	100.00%	19,025.86	100.00%	15,383.03	100.00%

(*Other cities include Faridabad, Gurgaon, Nashik, Raigad and Satara)

Following is the state wise revenue break-up of the Company for the last three financial years and for the period ended September 30, 2024

(₹ in lakhs)

Name of State	For the period ended September 30, 2024		Fiscal 2024		Fiscal 2023		Fiscal 2022	
	Amount	% of revenue	Amount	% of revenue	Amount	% of revenue	Amount	% of revenue
Maharashtra	8,978.66	46.74%	12,602.34	56.95%	9,909.81	52.09%	4,614.50	30.00%
Karnataka	5,616.85	29.24%	3,379.23	15.27%	3,891.83	20.46%	5,540.86	36.02%
Gujarat	323.40	1.68%	2,500.35	11.30%	2,579.21	13.56%	401.93	2.61%
Haryana	1,105.17	5.75%	689.20	3.11%	294.61	1.55%	19.04	0.12%
Telangana	687.67	3.58%	675.75	3.05%	708.85	3.73%	993.60	6.46%
Tamil Nadu	315.89	1.64%	172.54	0.78%	941.26	4.95%	840.17	5.46%
Uttar Pradesh	1.01	0.01%	20.38	0.09%	436.71	2.30%	2,829.93	18.40%
Madhya Pradesh	1,011.60	5.27%	1,008.43	4.56%	140.23	0.74%	-	0.00%
Andhra Pradesh	1,102.89	5.74%	1,080.97	4.88%	-	0.00%	-	0.00%
Rajasthan	-	0.00%	-	0.00%	123.34	0.65%	143.00	0.93%
Goa	66.50	0.35%						
Total	19,209.63	100.00%	22,129.19	100.00%	19,025.86	100.00%	15,383.03	100.00%

Key Performance Indicators:

(₹ in lakhs except percentages and ratios)

Sr No	Particulars	Period ended September 30, 2024	Fiscal 2024	Fiscal 2023	Fiscal 2022
1	Revenue from Operations	19,209.63	22129.19	19025.86	15383.03
2	Earnings before Interest, Tax, Depreciation and Amortisation (EBITDA) (₹ in lakhs) ^(a)	1,569.54	1,981.10	1,334.38	679.33
3	EBITDA Margins (%) ^(b)	8.17%	8.95%	7.01%	4.42%
4	Profit after Tax (PAT) (₹ in lakhs)	953.47	1,220.58	1,031.13	509.38
5	PAT Margins (%) ^(c)	4.96%	5.52%	5.42%	3.31%
6	Cash Profit after Tax (₹ in lakhs) ^(d)	1,069.37	1423.93	1191.24	634.48
7	Current Ratio ^(e)	1.36	1.37	1.45	1.27
8	Debt-Equity Ratio ^(f)	0.45	0.83	0.72	0.78
9	Return on Equity (%) ^(g)	15.60 [^]	26.96%	30.32%	19.64%
10	Return on Capital Employed (%) ^(h)	15.09 [^]	24.23%	21.46%	15.34%

[^]Not Annualised

Notes:

- EBITDA has been calculated as a sum of profit before tax, finance costs and depreciation and amortization less other income.
- EBITDA Margins is calculated as EBITDA divided by Revenue from Operations.
- PAT Margins (%) is calculated as Profit After Tax carried to balance sheet divided by Revenue from Operations.
- Cash Profit After Tax is calculated as a sum of Profit After Tax to balance sheet and Depreciation and amortisation and Impairment as per Restated Financial Statements.
- Current Ratio is calculated as Total Current Assets divided by Total Current Liabilities.
- Debt-Equity Ratio is calculated as Total Debt divided by Adjusted Net-Worth as per Restated Financial Statements. Total Debt is calculated as a sum of Long-Term Borrowings and Short-Term Borrowings (including current maturity of long-term borrowings).
- Return on Equity is calculated as Restated profit after tax After Tax carried to balance sheet for the year divided by average net worth, where average net worth is calculated by dividing sum of closing adjusted net worth of the current fiscal year and closing adjusted net worth of the previous fiscal year by 2. Adjusted net worth of FY 2021 is taken from audited consolidated financial statements.

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(h) Return on Capital Employed is calculated as Earnings Before Interest and Tax divided by Average Capital Employed. Average Capital Employed is calculated by dividing sum of closing capital employed of the current fiscal year and closing capital employed of the previous fiscal year by 2. Capital employed is calculated as sum of adjusted net worth, Long-Term Borrowings and short term borrowings. Capital Employed of FY 2021 is taken from audited consolidated financial statements.

Industries Served: We are engaged in the business of providing interior fit-out solutions, dedicated towards crafting corporate & commercial spaces which includes corporate offices, research & development facilities, laboratories, airport lounge, flexible workspace and commercial retail spaces.



Revenue segmentation in terms of top clients:

For the Financial year ended March 31, 2022, March 31, 2023, and March 31, 2024, and six month period ended September 30, 2024, our revenue from top five (5) and top ten (10) clients are as follows:

Particulars	Six-month period ended September 30, 2024		Financial Year ended March 31, 2024		Financial Year ended March 31, 2023		Financial Year ended March 31, 2022	
	Amount	% of revenue	Amount	% of revenue	Amount	% of revenue	Amount	% of revenue
Revenue from top five (5) clients	10,001.36	52.06%	14,020.03	63.36%	9,731.61	51.15%	10,397.35	67.02%
Revenue from top ten (10) clients	14,744.16	76.75%	17,269.86	78.04%	13,439.22	70.64%	12,768.77	82.31%

Intellectual Property, if any:

As on the date of the RHP, our Company has applied for registration of the following trademark with the Registrar of Trademarks under the Trademarks Act, 1999:

Date of Application	Trademark Holder	Application No.	Class of Registration	Trademark	Status
November 23, 2023	Eleganz Interiors Private Limited	6194607	42		Objected
November 23, 2023	Eleganz Interiors Private Limited	6194606	42		Objected

Our Company has also registered the 'www.eleganz.co.in' domain name on which we host our website.

For further information on the intellectual property of our Company, see "Government and Other Statutory Approvals" on page 267 and "Risk Factors" on page 30 of the RHP.

Market Share: Not ascertainable

Manufacturing plant, if any: Our manufacturing facility located at Vasai, Maharashtra, spread across 27,190 Sq Ft of area, provides a controlled and optimized production environment.

Employee Strength: As on December 30, 2024, our Company had 63 permanent employees and had engaged 380 persons on retainership basis. For further details, please see "Our Business – Human Resources" on page 199 of the RHP.

BOARD OF DIRECTORS

Sr. No.	Name	Designation (Independent / Whole time / Executive / Nominee)	Experience & Educational Qualification	Other Directorships
1	Sameer Akshay Pakvasa	Chairman, Managing Director	He completed his matriculation in 1994 from the Maharashtra State Board of Secondary & Higher Secondary Education. Since joining the Company in 2001, he has been involved in operations, gaining valuable insights into the complexities of business management. He has overall experience of over 20 years in the industry in which the Company operates.	Indian Companies <ol style="list-style-type: none"> 1. Doshi Infrastructure Private Limited 2. Scavengers Welfare Foundation 3. NAOS SPA & Wellness Private Limited 4. Redwoods Project Private Limited Foreign Companies <ol style="list-style-type: none"> 1. Eleganz Interiors PTE Limited, Singapore 2. Eleganz Infra & Projects Limited, Republic of Rwanda
2	Mayank Kumar Sharma	Whole-time Director	He completed his bachelor's in business administration and Master of Business Administration from Dr. C.V. Raman University Bilaspur in the year 2011 and 2013 respectively. He also holds a post-graduate diploma in Material and Supply Chain Management from the National College of Management & Engineering. He also completed a certificate course in Corporate Real Estate and Facilities Management from the Royal Institute of Chartered Surveyors (RICS) in the year 2015. He has been associated with our Company since 2011 and has 13 years of diverse experience and oversees project management, production, logistics, procurement, and quantity surveying.	Indian Companies <ol style="list-style-type: none"> 1. Doshi Infrastructure Private Limited 2. Redwoods Shukla Talab Heritage Private Limited 3. Redwoods Barsana Heritage Private Limited Foreign Company <ol style="list-style-type: none"> 1. Eleganz Infra & Projects Limited, Republic of Rwanda

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3	Sonal Pakvasa	Non-Executive and Non-Independent Director	She has passed her Indian School Certificate Examinations (ICSE) examination in the year 1968. She also pursued a bachelor's degree in science from the University of Mumbai.	Indian Companies : Nil Foreign Companies : Nil
4	Joshi Apurva Pradeep	Non-Executive Independent Director	She is the alumna Goldman Sachs 10,000 Women Initiative by Goldman Sachs Foundation and IIM Bangalore. She completed her bachelor's degree in commerce from the University of Pune in the year 2009. Thereafter, she also completed her master's in commerce from Savitribai Phule, Pune University in the year 2016. She is also a Certified Fraud Examiner from the Association of Certified Fraud Examiners and is also a member of the IndiaForensic Centre of Studies, Pune (India).	Indian Companies 1. Regreen-Excel EPC India Limited 2. Paramount Speciality Forgings Limited 3. FINO Paytech Limited 4. Precision Camshafts Limited 5. Nihilent Limited 6. Fidel Softech Limited 7. Quick Heal Technologies Limited 8. Associated Alcohols & Breweries Limited 9. Riskpro Consulting Private Limited Foreign Companies : Nil
5	Mangina Srinivas Rao	Non-Executive Independent Director	He holds a bachelor's degree in commerce (hons) from the University of Delhi in 1980, followed by a Post-Graduate Diploma in Export Management from the Institute of Marketing and Management, Delhi, in 1981. In 1982, he completed a Diploma in the Law of International Institutions at the University of Delhi. Additionally, he holds a master's degree in business management, which he obtained from the Asian Institute of Management in the Philippines in 1987. He has previously worked with organizations such as the International Rice Research Institute (IRRI) head quartered in Los Banos, Philippines as the Chief Executive Officer of the Cereal Systems Initiative for South Asia ("CSISA"), and with ITC Limited -Agri Business Division, Hyderabad ,where he held the role of Head of New Initiatives. He has over three decades of corporate experience in varied industries.	Indian Companies 1. EFC (I) Limited 2. Droneacharya Aerial Innovations Limited 3. Balaxi Pharmaceuticals Limited 4. EFC REIT Private Limited 5. CAPFIN India Limited 6. TCC Concept Limited 7. Isera Biological Private Limited Foreign Companies Nil

For further details in relation to our Board of Directors, see "Our Management" beginning on page 186 of the RHP.

OBJECTS OF THE ISSUE

Issue Proceeds

The details of the Issue Proceeds are set forth in the table below:

(₹ in lakhs)

Particulars	Amount
Gross Proceeds from this Issue [^]	Up to [●]
Less: Estimated Issue related expenses*	[●]
Net Proceeds from the Issue	[●]

[^] assuming full subscription and allotment.

*to be finalized upon determination of the Issue Price and updated in the Prospectus at the time of filing with the RoC.

Utilisation of Net Proceeds and Schedule of Deployment

The proposed utilisation of the Net Proceeds by our Company is set forth in the following table:

(₹ in lakhs)

Particulars	Amount which will be financed from Net Proceeds	Proposed schedule for deployment of the Net Proceeds	
		Fiscal 2025	Fiscal 2026
Repayment of a portion of certain outstanding borrowings availed by our Company	2,500.00	2,500.00	-
Utilization towards working capital requirements of our Company	3,000.00	2,000.00	1,000.00
General Corporate Purposes*	[●]	[●]	[●]
Total Net proceeds[^]	[●]	[●]	[●]

*To be finalized upon determination of the Issue Price and updated in the Prospectus prior to filing with the RoC. The amount utilized for General Corporate Purposes will not exceed 25% of the Gross Proceeds.

[^] Assuming full subscription and subject to finalization of basis of allotment.

Means of Finance

The fund requirements set out above is proposed to be entirely funded from the Net Proceeds, working capital loans from bank and internal accruals. Accordingly, we confirm that there are no requirements to make firm arrangements of finance under Regulation 230(1)(e) of the SEBI ICDR Regulations. In case of shortfall in the

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Net Proceeds or any increase in the actual utilisation of funds earmarked for the Objects, our Company may explore a range of options including utilizing our internal accruals, any additional equity and/or debt arrangements.

Details and reasons for non-deployment or delay in deployment of proceeds or changes in utilization of issue proceeds of past public issues / rights issue, if any, of the Company in the preceding 10 years: Not Applicable

Name of monitoring agency, if any – Not Applicable

Terms of Issuance of Convertible Security, if any - Not Applicable

SHAREHOLDING PATTERN

Sr. No.	Particulars	Pre-Issue number of shares	% Holding of Pre issue
1.	Promoters and Promoter Group	15,588,380	93.94%
2.	Public	1,006,246	6.06%
	Total	16,594,626	100.00%

Number/amount of equity shares proposed to be sold by selling shareholders, if any. – Not Applicable

RESTATED FINANCIAL STATEMENTS

A summary of the financial information of our Company as per the Restated Financial Information is as follows:

(₹ in lakhs, except per share data)

Particulars	Six month period ended September 30, 2024	March 31, 2024	March 31, 2023	March 31, 2022
Equity share capital	1,659.46	1,536.00	96.00	96.00
Net worth	7090.44	5,136.93	3,916.35	2,885.21
Total revenue (including other Income)	19,209.63	22,308.65	19,117.14	15,534.26
Profit / (loss) after tax	953.47	1,220.58	1,031.13	509.38
Earning per Equity Shares (Basic & Diluted)*	5.89	7.95	6.71	3.32
Net Asset value per Equity Shares (in ₹)*	42.73	33.44	25.50	18.78
Total borrowings (including current maturities of long-term borrowings)	3,169.76	4,279.54	2,822.77	2,262.05

*After considering sub-division of 1 Equity Shares of face value of ₹ 100 each into 10 Equity Shares of ₹ 10 each and Bonus shares issued in ratio of 15:1

For further details please refer to “Financial Information” on page 69 of the RHP

INTERNAL RISK FACTORS

The below mentioned risks are top 5 risk factors as per the RHP. For further details, see “Risk Factors” on page 29 of the RHP.

1. The number of orders we have received in the past, our current Order Book and our growth rate may not be indicative of the number of orders we will receive in the future. Any delays in execution of our orders expose us to time and cost overruns and variability in revenue, materiality and adversely impacting our revenue from operations, cash flows, financial condition and cash flows.
2. We derive a significant portion of our revenues from repeat clients. Any loss of, or a significant reduction in the number of repeat clients could adversely affect our business, results of operations, financial conditions and cash flows.
3. We derive a significant portion of our revenues from a limited number of clients. The loss of any significant clients may have an adverse effect on our business, financial condition, results of operations, and prospects.
4. We are significantly dependent on both skilled and unskilled labour for the execution of our projects and for our Manufacturing Facility. Any disruption to the supply of such labour, or our inability to control the composition and cost of our contract labor could adversely affect our business, results of operations, financial condition and cash flows.
5. We depend on skilled talent across various functions to successfully execute projects and meet client standards. Any inability to retain or attract such qualified personnel could negatively affect our business operations.

SUMMARY OF OUTSTANDING LITIGATIONS, CLAIMS AND REGULATORY ACTIONS

- A. A summary of outstanding litigation proceedings as on the date of the RHP as disclosed in the section titled “Outstanding Litigation and Material Developments” on page 276 of the RHP in terms of the SEBI ICDR Regulations is provided below:

Name of Entity	Criminal Proceeding	Tax Proceeding	Statutory or Regulatory Proceeding	Material Civil Litigation	Aggregate amount involved (₹ in Lakhs)
Company					
By our Company	Nil	-	-	2	441.33
Against our Company	1	11	Nil	2	824.70
Directors (Other than Promoter)					
By our Director	Nil	-	-	Nil	Nil

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Name of Entity	Criminal Proceeding	Tax Proceeding	Statutory or Regulatory Proceeding	Material Civil Litigation	Aggregate amount involved (₹ in Lakhs)
Against our Director	1	1	Nil	Nil	0.75
Promoter					
By our Promoter	Nil	Nil	Nil	Nil	Nil
Against our Promoter	1	1	Nil	Nil	0.22
Subsidiaries					
By our Subsidiaries	Nil	Nil	Nil	Nil	Nil
Against our Subsidiaries	Nil	Nil	Nil	Nil	Nil

For further details on the outstanding litigation proceedings, see “*Outstanding Litigation and Material Developments*” on page 276 of the RHP.

- B. Brief details of top 5 material outstanding litigations against the Company and amount involved except as disclosed below there are no material outstanding litigations against the Company:

Criminal Litigation

1. ***Anshul Shadilal Jain vs. Eleganz Interiors Private Limited and Ors. Summary Criminal Case No. 5853/2023***

Anshul Shadilal Jain (“**Complainant**”) filed a criminal complaint (“**Complainant**”) before the Hon’ble Judicial Magistrate First Class, Pune against Eleganz Interiors Limited (“**our Company**”), along with our Directors Sameer Akshay Pakvasa and Mayank Kumar Sharma (collectively called “**Accused**”), under section 138 of Negotiable Instruments Act, 1881. The Complainant had delivered goods valuing to ₹ 94,61,185/- to our Company. For the services rendered, our Company issued a cheque amounting to ₹40,83,804.50/- as a part payment towards the complainant dated July 18, 2022 and further two additional cheques in favour of the complainant, amounting to ₹ 30,00,000/- and ₹ 27,95,314/- respectively. The Complainant accused that one of the cheques issued by our Company has been dishonoured, hence, the present complaint.

Material civil proceedings

1. ***Posco Maharashtra Steel Private Limited Through Authorised Representative Mr. Ankush Patkar Vs Eleganz Interiors Private Limited- Commercial Suit/46/2024***

Posco Maharashtra Steel Private Limited (“**Plaintiff**”) had filed a pre-litigation case bearing no. 25/2022 against our Company under section 2(1) of the Commercial Courts Act, 2015. The Plaintiff and our Company entered into a contract for renovation of the Plaintiff’s office which was fixed at a price of ₹ 4,92,41,294/-. The Plaintiff claimed that our Company failed to perform the work within the stipulated time. Hence, the Plaintiff filed the case for a compensation of ₹ 1,15,36,978 along with rate of 18% interest per annum. On November 19, 2024, the Respondents received a Summons from the Court. During the last hearing on January 02, 2025, the Court directed the Respondents to file their vakalatnama. The next hearing is scheduled for February 18, 2025.

2. ***Senses Akustik Private Limited Vs Eleganz Interiors Private Limited- COMM CS/11/2024***

Senses Akustik Private Limited (“**Plaintiff**”) filed a Civil Suit against our Company bearing no. 11/2024 in the Hon’ble Civil Court at Valsad. However, no notice or documents with respect to the case were served upon our Company and hence, we do not have any information about the specifics of the case. In the event we are served with any documents pertaining to the captioned matter prior to the filing of the RHP/ Prospectus, we undertake to update the same at the respective stage.

- C. Regulatory Action, if any - disciplinary action taken by SEBI or stock exchanges against the Promoters in last 5 financial years including outstanding action, if any – **Nil**
- D. Brief details of outstanding criminal proceedings against Promoters

1. ***Anshul Shadilal Jain vs. Eleganz Interiors Private Limited and Ors. Summary Criminal Case No. 5850/2023***

Anshul Shadilal Jain (“**Complainant**”) filed a criminal complaint (“**Complainant**”) before the Hon’ble Judicial Magistrate First Class, Pune against Eleganz Interiors Limited (“**our Company**”), along with our Directors Sameer Akshay Pakvasa and Mayank Kumar Sharma (collectively called “**Accused**”), under section 138 of Negotiable Instruments Act, 1881. The Complainant had delivered goods valuing to ₹94,61,185/- to our Company. For the services rendered, our Company issued a cheque amounting to ₹40,83,804.50/- as a part payment towards the complainant dated July 18, 2022 and further two additional cheques in favour of the complainant, amounting to ₹ 30,00,000/- and ₹ 27,95,314/- respectively. The Complainant accused that one of the cheques issued by our Company has been dishonoured, hence, the present complaint.

ANY OTHER INFORMATION AS PER BRLM/ISSUER: NIL
DECLARATION BY THE COMPANY

We hereby declare that all relevant provisions of the Companies Act, 1956, the Companies Act, 2013 and the guidelines/regulations issued by the Government of India or the guidelines/regulations issued by the SEBI, established under Section 3 of the SEBI Act, 1992, as the case may be have been complied with and no statement made in the RHP is contrary to the provisions of the Companies Act, 1956, the Companies Act, 2013, the SEBI, 1992 or rules made or guidelines or regulations issued there under, as the case may be. We further certify that all statements in the RHP are true and correct.