



# MODI'S NAVNIRMAN LIMITED

Corporate Identification Number: U45203MH2022PLC377939

Our Company was incorporated pursuant to a certificate of incorporation dated March 04, 2022 issued by the Registrar of Companies ("RoC"), Maharashtra at Mumbai following our conversion from the Modi's Navnirman Limited Liability Partnership to a Public Limited Company under the provisions of Chapter XXI of the Companies Act, 2013. The Corporate Identification Number of our Company is U45203MH2022PLC377939. For further details, please refer to the chapter "History and Certain Corporate Matters" beginning on page no. 98 of this Prospectus.

**Registered Office:** Shop 5, CTS 947/A, Rashmi Tara Datta Mandir, Kandivali (West) Mumbai – 400067.

**Corporate Office:** Shop No. 1, Rashmi Heights, M G Road, Opp. Kamlia Nagar, Kandivali (West), Mumbai-400067.

**Contact Person:** Nishi Modi, Company Secretary and Compliance Officer.

**Tel No.:** +91 – 98199 89100 | **Email:** info@modisnirman.com | **Website:** www.modisnirman.com

## PROMOTERS OF OUR COMPANY: DINESHKUMAR MODI, RASHMI MODI AND MAHEK MODI

### BASIS OF ALLOTMENT

INITIAL PUBLIC OFFER OF 12,60,000 EQUITY SHARES OF ₹10 EACH ("EQUITY SHARES") OF MODI'S NAVNIRMAN LIMITED ("MNL" OR THE "COMPANY") FOR CASH AT A PRICE OF ₹180 PER SHARE (THE "ISSUE PRICE"), AGGREGATING TO ₹2268.00 LAKHS ("THE ISSUE"), OF WHICH 68,000 EQUITY SHARES OF ₹10 EACH WILL BE RESERVED FOR SUBSCRIPTION BY MARKET MAKER TO THE ISSUE (THE "MARKET MAKER RESERVATION PORTION"). THE ISSUE LESS MARKET MAKER RESERVATION PORTION I.E. ISSUE OF 11,92,000 EQUITY SHARES OF ₹10 EACH IS HEREINAFTER REFERRED TO AS THE "NET ISSUE". THE ISSUE AND THE NET ISSUE WILL CONSTITUTE 29.79% AND 28.18%, RESPECTIVELY OF THE POST ISSUE PRAID UP EQUITY SHARE CAPITAL OF THE COMPANY.

## THE FACE VALUE OF THE EQUITY SHARE IS ₹10/- AND THE ISSUE PRICE IS 18.00 TIMES OF THE FACE VALUE OF THE EQUITY SHARES

**ISSUE OPENED ON: JUNE 23, 2022 AND ISSUE CLOSED ON: JUNE 28, 2022**

The Equity Shares of the Company are proposed to be listed on the SME Platform of BSE Limited, in terms of the Chapter IX of the SEBI (ICDR) Regulations, 2018 as amended from time to time. Our Company has received an In-Principle approval from BSE for the listing of the Equity Shares pursuant to letter dated June 07, 2022. **BSE shall be the Designated Stock Exchange for the purpose of this Issue. The trading is proposed to be commenced on July 06, 2022** (Subject to receipt of listing and trading approvals from the BSE Limited).

The Issue is being made through the Fixed Price process, the allocation in the Net Issue to the Public category shall be made pursuant to Regulation 253(2) of the SEBI (ICDR) Regulations, 2018, as amended from time to time, wherein a minimum of 50% of the Net Issue of shares to the Public shall initially be made available for allotment to Retail Individual Investors. The balance of Net Issue of Shares to the public shall be made available for allotment to Individual Applicants other than Retail Individual Investors and other Investors, including Corporate Bodies / Institutions irrespective of number of shares applied for. If the Retail Individual Investor category is entitled to more than 50% on proportionate basis, they shall be allotted that higher percentage. Under subscription, if any, in any of the categories, would be allowed to be met with spill-over from any of the other categories or a combination of categories at the discretion of our Company in consultation with the Lead Manager and the Designation Stock Exchange. Such inter-se spill over, if any, would be affected in accordance with applicable laws, rules, regulations and guidelines. All potential investors shall participate in the Issue only through an Application Supported by Blocked Amount ("ASBA") process including through UPI mode (as applicable) by providing details of the irrespective bank accounts and / or UPI IDs, in case of RILs, if applicable, which will be blocked by the Self Certified Syndicate Banks ("SCSBs").

### SUBSCRIPTION DETAILS

The Net Issue has received 1031 applications for 2375200 Equity Shares resulting in 1.89 times subscription. The details of the applications received in the Net Issue (before and after technical rejections & withdrawal) are as follows:

#### Detail of the Applications Received

Category	Before Technical Rejections & Withdrawals		After Technical Rejections & Withdrawals	
	No. of Applications	No. of Equity Shares	No. of Applications	No. of Equity Shares
Retail Individual Applicant	910	7,28,000	675	5,40,000
Other than Retail Individual Applicant	120	15,79,200	103	11,96,000
<b>Total</b>	<b>1,030</b>	<b>23,07,200</b>	<b>778</b>	<b>17,36,000</b>

**Note:** The Issue also includes 68,000 Equity Shares reserved for Market Maker, which was subscribed by 1.00 times and there were no Technical Rejection & any withdrawal.

In the event of oversubscription, the allotment will be made on a proportionate basis in marketable lots. There was over subscription of 600,000 Equity Shares in other than Retail Individual Category & under subscription of 56,000 Equity Shares in Retail Category. The Basis of Allotment was finalised in consultation with the Designated Stock Exchange – BSE Limited on July 01, 2022.

**A) Allocation to Market Maker (After Technical Rejections & Withdrawals):** The Basis of Allotment to the Market Maker, at the Issue Price of ₹180 per Equity Share, was finalised in consultation with BSE. The category was subscribed by 1.00 times. The total number of shares allotted in this category is 68,000 Equity Shares. The category-wise details of the Basis of Allotment are as under.

No. of Shares Applied for (Category Wise)	No. of Applications Received	% to Total	Total No. of Shares Applied in Each Category	% to Total	Allocation per Applicant	Ratio of Allottees to the Applicant	Total No. of Shares Allotted
68,000	1	100.00	68,000	100.00	68,000	1:1	68,000
<b>Total</b>	<b>1</b>	<b>100.00</b>	<b>68,000</b>	<b>100.00</b>			<b>68,000</b>

**B) Allocation to Retail Individual Investors (After Technical Rejections & Withdrawals):** The Basis of Allotment to the Retail Individual Investors, at the Issue Price of ₹36 per Equity Share, was finalised in consultation with BSE. Pursuant to Regulation 253(2) of the SEBI (ICDR) Regulations, 2018, the total number of shares allocated in this category is 6,03,000 Equity Shares. The category was subscribed by 5.71 times. The category-wise details of the Basis of Allotment are as under:

No. of Shares Applied for (Category Wise)	No. of Applications Received	% to Total	Total No. of Shares Applied in Each Category	% to Total	Allocation per Applicant	Ratio of Allottees to the Applicant	Total No. of Shares Allotted
800	675	100.00	540,000	100.00	800	1:1	5,40,000
<b>Total</b>	<b>675</b>	<b>100.00</b>	<b>540,000</b>	<b>100.00</b>			<b>5,40,000</b>

**C) Allocation to Other than Retail Category (After Technical Rejections & Withdrawals):** The Basis of Allotment to the Non – Retail Investors, at the Issue Price of ₹180 per Equity Share, was finalised in consultation with BSE. Pursuant to Regulation 253(2) of the SEBI (ICDR) Regulations, 2018, the total number of shares allocated in this category is 652,000 Equity Shares. The category was subscribed by 1.834 times. The category-wise details of the Basis of Allotment are as under:

No. of Shares Applied for (Category Wise)	No. of Applications Received	% to Total	Total No. of Shares Applied in Each Category	% to Total	Allocation per Applicant	Ratio of Allottees to the Applicant	Total No. of Shares Allotted
1600	11	10.68	17600	1.47	800	1:1	8800
1600	Lottery System - Serial Nos. of qualifying applicants is 4				800	1:1	800
2400	10	9.71	24000	2.01	800	1:1	8000
2400	Lottery System - Serial Nos. of qualifying applicants is 2,4,5				800	3:5	4800
3200	4	3.88	12800	1.07	1600	1:1	6400
3200	Lottery System - Serial Nos. of qualifying applicants is 3				800	1:4	800
4000	13	13.62	52000	4.35	1600	1:1	20800
4000	Lottery System - Serial Nos. of qualifying applicants is 2,3,5,7,8,9,10,11,13				800	9:13	7200
4800	2	1.94	9600	0.80	2400	1:1	4800
4800	Lottery System - Serial Nos. of qualifying applicants is 1				800	1:2	800
5600	13	12.62	72800	6.09	2400	1:1	31200
5600	Lottery System - Serial Nos. of qualifying applicants is 1,2,4,5,6,8,9,10,11,12,13				800	11:13	8800
6400	1	0.97	6400	0.54	3200	1:1	3200
7200	4	3.88	28800	2.41	4000	1:1	16000
8000	16	15.54	128000	10.70	4000	1:1	64000
8000	Lottery System - Serial Nos. of qualifying applicants is 2,3,5,6,12,15,16				800	7:16	5600
8800	1	0.97	8800	0.74	4800	1:1	4800
11200	4	3.88	44800	3.75	5600	1:1	22400
11200	Lottery System - Serial Nos. of qualifying applicants is 1,2,3				800	3:4	2400
12000	3	2.91	36000	3.01	6400	1:1	19200
12000	Lottery System - Serial Nos. of qualifying applicants is 3				800	1:3	800
14400	1	0.97	14400	1.20	8000	1:1	8000
16000	3	2.91	48000	4.01	8800	1:1	26400
19200	2	1.94	38400	3.21	10400	1:1	20800
20000	2	1.94	40000	3.34	10400	1:1	20800
20000	Lottery System - Serial Nos. of qualifying applicants is 2				800	1:2	800
27200	1	0.97	27200	2.27	15200	1:1	15200
28000	6	5.83	168000	14.05	15200	1:1	91200
28800	1	0.97	28800	2.41	16000	1:1	16000
50400	1	0.97	50400	4.21	27200	1:1	27200
56000	1	0.97	56000	4.68	30400	1:1	30400
57600	2	1.94	115200	9.63	31200	1:2	62400
168000	1	0.97	168000	14.05	91200	1:1	91200
<b>Total</b>	<b>103</b>	<b>100.00</b>	<b>1196000</b>	<b>100.00</b>			<b>652000</b>

The Board of Directors of the Company at its meeting held on July 01, 2022, has taken on record the Basis of Allotment of Equity Shares, as approved by the Designated Stock Exchange viz. BSE and has authorized the corporate action for the allotment of the Equity Shares to various successful applicants.

The CAN and allotment advice and / or notices shall be dispatched to the address of the investors as registered with the depositories on or before July 04, 2022. Further, the instructions to Self Certified Syndicate Banks will be processed on or before July 04, 2022 for unblocking of funds. The Equity Shares allotted to successful applicants are being credited to their beneficiary accounts subject to validation of the account details with the depositories concerned. In case the same is not received within prescribed time, investors may contact the Registrar to the Issue at the address given below. The Company is taking steps to get the Equity Shares admitted for trading on the SME Platform of BSE Limited within 6 working days from the Closure of the Issue. **The trading is proposed to be commenced on July 06, 2022 subject to receipt of listing and trading approvals from BSE Limited.**

**Note:** All capitalized terms used and not defined herein shall have the respective meanings assigned to them in the Prospectus dated June 18, 2022 ("Prospectus"). The details of the allotment made has been hosted on the website of the Registrar to the Issue, **Bigshare Services Private Limited at Website: www.bigshareonline.com**

### INVESTORS PLEASE NOTE

All future correspondence in this regard may kindly be addressed to the Registrar to the Issue quoting full name of the First/Sole Applicant, Serial number of the Application Form, Number of Shares Applied for and Bank Branch where the Application had been lodged and payment details at the address given below:



**BIGSHARE SERVICES PRIVATE LIMITED**  
1st Floor, Bharat Tin Works Building, Opposite Vasant Oasis,  
Makwana Road, Marol, Andheri (East), Mumbai – 400 059, Maharashtra, India.  
**Telephone:** 022 – 6263 8200 | **E-mail:** ipo@bigshareonline.com  
**Investor grievance E-mail:** investor@bigshareonline.com  
**Website:** www.bigshareonline.com  
**Contact Person:** Babu Rapheal

**For Modi's Navnirman Limited**  
**On behalf of the Board of Directors**

Sd/-

**Mahek Modi**

**Whole-Time Director**

**DIN: 06705998**

**Place:** Mumbai

**Date:** July 05, 2022

**LEVEL OF SUBSCRIPTION SHOULD NOT BE TAKEN TO BE INDICATIVE OF EITHER THE MARKET PRICE OF THE EQUITY SHARE ON LISTING OR THE BUSINESS PROSPECTS OF MODI'S NAVNIRMAN LIMITED.**

**MODI'S NAVNIRMAN LIMITED** is proposing, subject to applicable statutory and regulatory requirements, receipt of requisite approvals, market conditions and other considerations, to make a Public Issue of its Equity Shares and has filed the Prospectus with the Registrar of Companies, Mumbai. The Prospectus shall be available on the websites of the Company, the BSE and the Lead Manager at www.modisnirman.com, www.bseindia.com and www.afsl.co.in respectively. Applicants should note that investment in equity shares involves a high degree of risk and for details relating to the same, see the Prospectus, including, the section titled "Risk Factors" beginning on page no. 19 of the Prospectus.

The Equity Shares have not been and will not be registered under the U.S. Securities Act of 1933, as amended (the "U.S. Securities Act"), and may not be offered or sold within the United States except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the U.S. Securities Act and applicable U.S. state securities laws. Accordingly, the Equity Shares are being offered and sold (i) within the United States to persons reasonably believed to be qualified institutional investors (as defined in Rule 144A under the U.S. Securities Act) pursuant to Rule 144A under the U.S. Securities Act and (ii) outside the United States in offshore transactions in reliance on Regulation S under the U.S. Securities Act and applicable laws of the jurisdictions where such offers and sales occur.