

KBC Global Limited

(Previously Know As Karda Constructions Limited)

Registered Office : 2nd Floor, Gulmohar Status, Above Business Bank, Samarth Nagar, Nashik, MH - 422005.
Corporate Office : Saikrupa Commercial Complex, Tilak Road, Muktidham, Nashik Road, Nashik - 422 101.
Phone : 0253 - 2465436 / 2351090, Fax : 0253 - 2465436, Mail : admin@kardaconstruction.com,
Visit us : www.kardaconstruction.com, CIN No. : L45400MH2007PLC174194



Date: 10.11.2021

To, The Listing Compliance National Stock Exchange of India Ltd. Exchange Plaza, C-1, Block G, Bandra Kurla Complex, Bandra (E), Mumbai – 400 051	To, Listing Department, BSE LIMITED P. J. Towers, Dalal Street, Mumbai – 400 001.
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NSE SYMBOL: KARDA
BSE Scrip Code: 541161

Sub: Intimation under Regulation 30 of the Securities and Exchange Board of India Listing Obligations and Disclosure Requirements) Regulations, 2015 (“SEBI Listing Regulations”)

Dear Sir/Madam,

Please find enclosed herewith a brief Presentation for stakeholders of KBC Global Limited with updates on Financial results for quarter and half year ended on September 30,2021.

Kindly take the above mentioned information on your records.

Thanks and Regards,

For and behalf of
Karda Constructions Limited

A handwritten signature in blue ink, appearing to read 'Mayura Marathe'.



Mrs. Mayura Marathe
Company Secretary & Compliance Officer
Mem No: ACS 44678

**FOCUSED
ON AFFORDABLE
HOUSING PROJECTS**



**In line with
Indian PM's Vision of
"HOUSING FOR ALL BY 2022"**

**KBC Global Limited
(Formally Known as Karda Constructions Limited)**
Investor Presentation, November 2021



SAFE HARBOR

Certain Statements in this document may be forward-looking statements. Such forward-looking statements are subject to certain risks and uncertainties like government actions, local, political or economic developments, technological risks, and many other factors that could cause our actual results to differ materially from those contemplated by the relevant forward-looking statements. Karda Constructions Ltd., will not be in any way responsible for any action taken based on such statements and undertakes no obligation to publicly update these forward-looking statements to reflect subsequent events or circumstances.



WHO WE ARE & WHAT DO WE BELIEVE ?

“A LEADING REAL ESTATE PLAYER IN AFFORDABLE HOUSING SEGMENT IN AND AROUND NASHIK REGION”

Vision

- We wish to serve customers of all the segment to meet their dream of having an abode in Nashik & to grow our market share.

Mission

To provide homes to everyone, in the area around and within Nashik by means of

- Innovating ways and means for better performance of men and machinery.
- Creating projects based on the latest market trends with respect to the targeted segment.
- Ensuring timely delivery of projects.
- Achieving scalability in order to provide more dream homes.



KARDA's OVERVIEW

<p>77+ Employees</p>	<p>Hari - Homegrown Brand</p>	<p>23 No. of Projects Completed Since Inception</p>	<p>14.30 Lac Sqft Total Area Constructed in Real Estate Since Inception</p>
<p>11000+ No. of Satisfied Customers</p>	<p>Business Segments Real Estate Civil Constructions</p>	<p>Total Land Bank as on 31st March, 2021 approx. 4 lakh sqft</p>	<p>4 No. of Joint Development Projects</p>
<p>Ongoing Projects with their Area Configurations</p>	<p>Real Estate 24.5 Lac Sqft on 19 Ongoing Projects</p>	<p>Civil Contracting Projects in hand - Rs. 215.73 crores (approx.)</p>	<p>8 No. of Ongoing Civil Contracting Projects</p>

OUR JOURNEY SO FAR

2007
Incorporation
of Company

2010
Started operations
for Project
“HariVishwa”
and “HariSankalp”
in January 2010
and “Hari Sneh”
in October 2010.

2012
Started operations
for Project Hari Sparsh.

Completed Project
Hari Sankul II
Hari Sneh I,
Hari VandanII

2014
Started operations
operations for Project
HariMantra and
HariAnand

Completed Project
Hari Om I

Mr. Naresh Karda
awarded as
“Business Icon
of Nashik” by Lokmat

2016
Started operation
for Project
“Hari Om II”,
Hari Sparsh II,
Hari Vatika,
Hari Bhakti, Hari Ved,
Hari Vasant and
HariVishwa.

Completed
Project
Hari Shrushti

2018
Commenced
construction of
“HariKunj
Mayflower” &
“Hari Krishna-
PhaseIV”
Launched
new project
“Hari Aakruti
-Phase II” &
“Hari Laxmi”
in three
different phases

2021
September
30th 2021,
received
‘Business
Excellence’
award in
“Elite
Affordable
Housing”
category
by adsync

2008
Started
operations
for Project
“Hari Sankul I”
in August 2008

2011
Started operations
for Project
Hari Niwas,
Hari Om Hari Angan
Phase II,
Hari Vandan Phase II,
Hari Niketan, Hari Kunj,
Hari SankulIII

Completed -
Project “Hari Sankul I”
in August2011

2013
Started operations
for ProjectHari Amrut
and Hari SnehII

Completed Project
Hari Kunj, Hari
Sankalp, Hari Niwas,
Hari Niketan and
Hari AnganII

Received Mega
Builder of the year
award of DivyaMarathi

2015
Started project
HariNaman

Completed Project
Hari Sparsh,
Hari Mantra,
Hari Sneh II
and Hari Amrut

2017
Started operations
for Project
Hari Samarth,
Hari Sanskruti II,
Hari Sparsh III,
Hari Sanskruti
and Hari Anand

2019
June 11, 2019,
received an Award
for the “Iconic
Budget Home for
Capsule Homes”

September
27, 2019, received an
Award for the “The
Most Preferred Real
Estate Company”
of Nashik

BUSINESS MODEL

REALIZING AND
REINVESTING FOR
THE FUTURE

REAL ESTATE

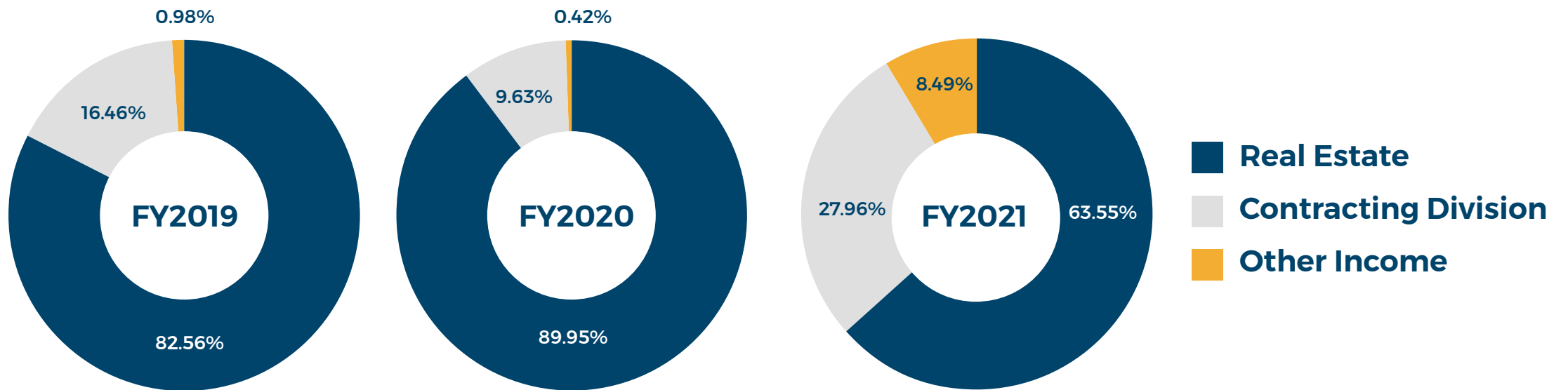
- We Acquire the right Properties
- We decide on the appropriate JV Structure
- We secure the right finance
- We deliver value through active management and Cost Control
- We market and sell the projects

CIVIL CONTRACTING

- Tender Bidding
- Selection of bidder (L1)
- Allotment of the work order
- Execution of the Project
- Payment towards the work executed and hand over of the project

REVENUE MIX

Particulars (Mn)	FY2019	%	FY2020	%	FY2021	%
Real Estate	869.40	82.56	1026.50	89.95	768.40	63.55
Contracting Division	173.30	16.46	109.90	9.63	338.10	27.96
Other Income	10.30	0.98	4.80	0.42	102.70	8.49
Total	1053.00	100	1141.20	100	1209.20	100



LEADERSHIP CREW

Mr. Naresh Karda

(Promoter, Chairman & Managing Director)

- Diploma holder in Civil Engineering from Pravara Nagar Polytechnic, Maharashtra State Board.
- 25 years of experience in the field of real estate & construction
- Completed more than 36 real estate projects
- Delivered 2500 homes successfully in Nashik City

Ms. Disha Karda (Executive Director)

- Graduated from Gujarat University and studied B.Ed. from Annamalai University
- Over 10 years of experience in Business Administration
- Manages day-to-day operations that includes managing committees and staff
- Contributes in evolving business development plans in consultation with Board of Directors

Mr. Manohar Karda (Whole Time Director)

- Over 25 years of experience in managing family business and around 9 years of experience in the field of real estate & construction
- Plays a crucial role in the procurement of raw materials
- Manages day-to-day activities of the Company

Mr. Liyakat Khan (Chief Financial Officer)

- Associated with the Company since 2019 and has more the 20 years of experience in real estate sector
- Manages financial activities of the company that includes tracking cashflows, financial planning and proposing corrective measures

Mrs. Mayura Marathe (Company Secretary and Compliance Officer)

- Qualified Company Secretary from ICSI
- Associated with Company since April 2016.
- Over 5 year of experience in Company related Compliances.
- Manages all compliance matters related to the Company

STRENGTH BY STRENGTH

- Strong Foothold in Nashik Region
- Market leadership across micro-markets
- Robust JD partnership ecosystem
- Factory led best-in-class engineering capabilities
- 25 years of brand excellence
- Ability to respond quickly to opportunities
- Asset- Light Model
- Highly experienced build and sales team
- In-house expertise: Focus on engineering, construction, sales & marketing
- Deliver quality projects on time
- Qualified to bid for Government Construction Projects

NASHIK : LEADING DESTINATION FOR AFFORDABLE HOUSING

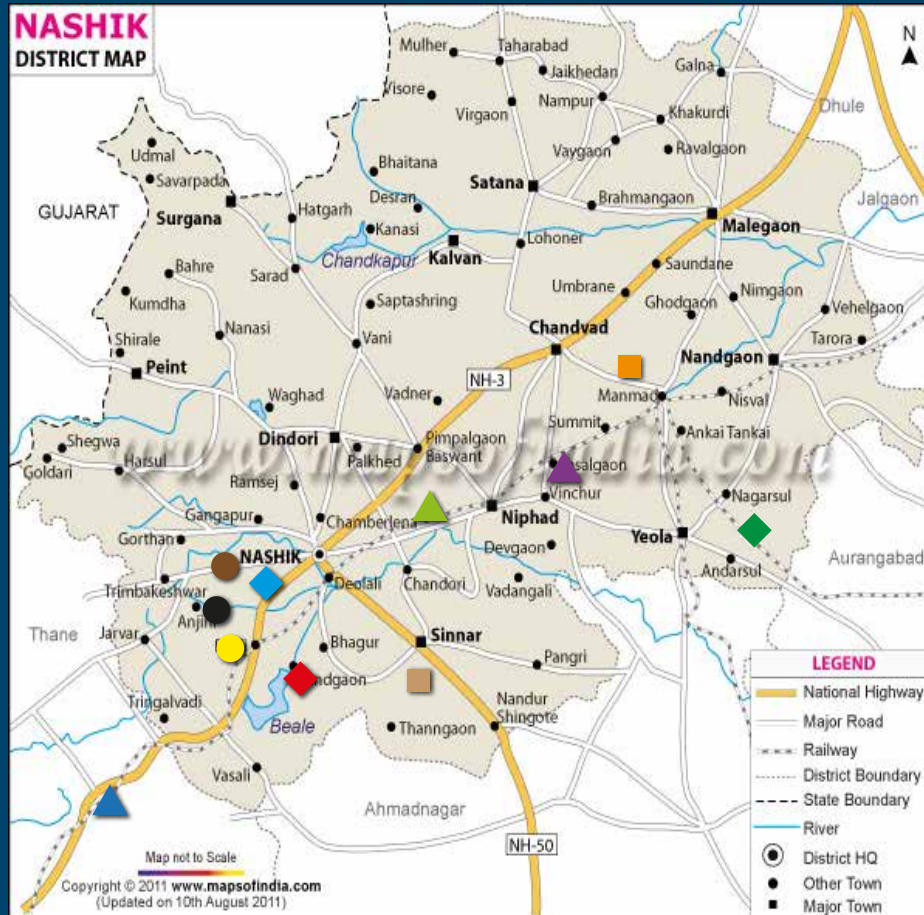
16th fastest growing city globally; 3rd largest urban area in Maharashtra

Part of Maharashtra's Golden Triangle corridor connecting Mumbai and Pune







Excellent Climatic Conditions



NASHIK : HEADING FOR BRIGHT FUTURE



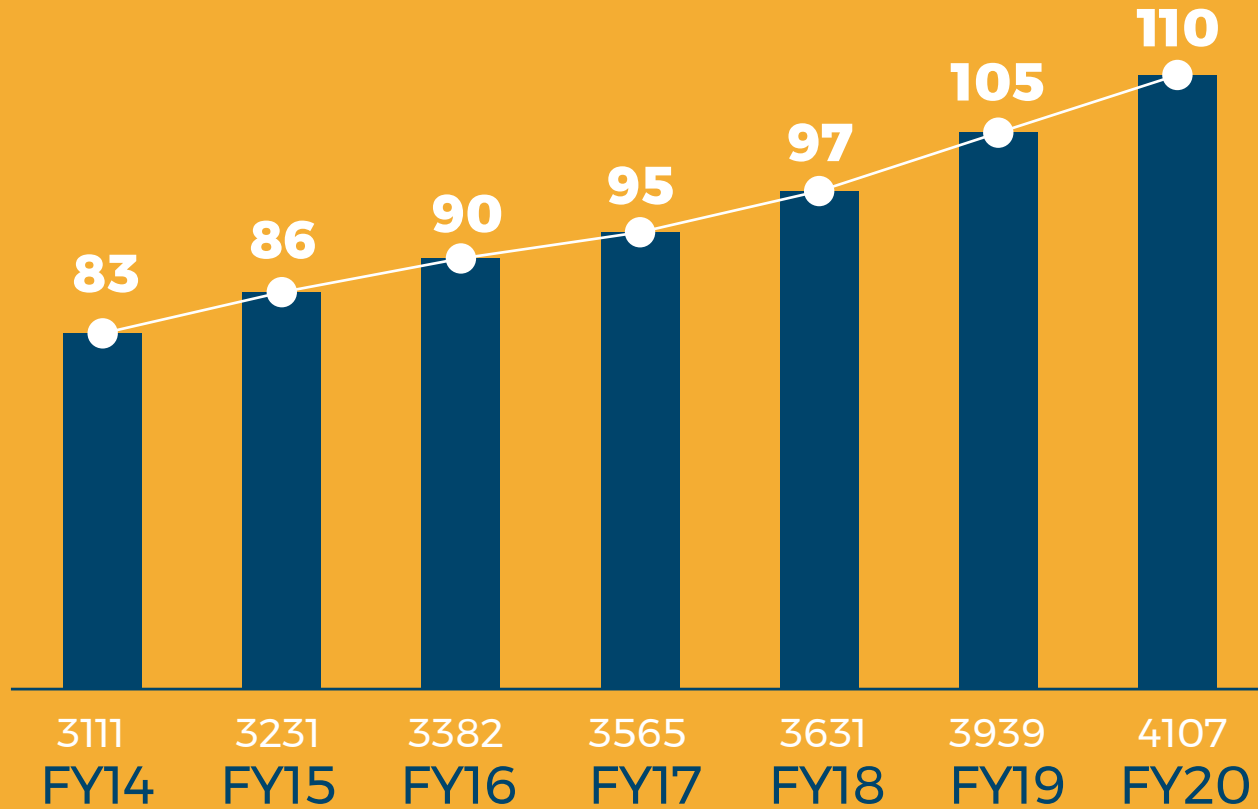
CONNECTIVITY PROJECTS SIGNIFICANTLY REDUCE TRAVEL TIME TO MAIN CITIES

 Sagarmala Project	Part of Coastal Economic Zone (CEZ)
 Mahasamruddhi Mahamarg	Attract large domestic and foreign investments
 Delhi Mumbai Industrial Corridor	Augmentation of existing industrial estates - Nashik and Sinnar
 Bharatmala Pariyojana	
 Nashik-Pune Semi-Highspeed Train Project	Travelling time between Pune and Nashik to be cut down to 90 minutes
 Indore-Manmad Rail Line	Line will subsequently connect to the main Delhi-Bengaluru and Delhi-Chennai lines

POSITIVE MARKET OUTLOOK ON THE BACK OF SEVERAL INITIATIVES

 Food Processing Park	Around 15 food processing units are being set up at the Food Processing Park at Vinchur
 Agriculture Terminal Market	To be built on a 54-acre land at Sayyad Pimpri.
 Logistics Zone (Maharashtra Logistics Park Policy 2018)	Among 7 cities to be designated as Logistics Zone
 EV Manufacturing Hub (Maharashtra Electric Vehicle Policy 2018)	Among the first six cities
 Smart Cities Mission	One of the 100 cities under the Smart Cities Mission

NASHIK REALTY MARKETS



Average cost per square feet (INR)
 HPI Assessment Index

FACTORS DRIVING REALTY DEMAND

Above-average economic growth + Increasing per capita income (among the highest in the country)

Absence of short-term (sighted) players like financial investors > steady and demand-led price appreciation

Housing Tax Policy of Nashik is one of the lowest in the country, GST of 1-5% on affordable housing projects

BUSINESS STRATEGIES

Scaling up through strategic joint development with local landowners

To explore more opportunities for affordable housing projects in Nashik region

To increase the market share through deeper penetration

Focus to add more Joint Development Partners

To add more projects in Civil Contracting segment by leveraging construction expertise

To strengthen the Project Mix

Focus on Product standardization, Faster turnaround time and JIT inventory & raw material approach

Faster sales cycles and minimize idle finished (goods) stock lying with the company

To strengthen the customer relationship through pre-sales & after sales services

To secure better finance at a lower rate for on-going and upcoming projects

PROMINENT PROJECT

JD WITH ASHOKA BUILDCON LTD.

The Project Comprises of Residential Buildings and Mall Destination

Land is owned by Viva Highways - Group Company of Ashoka Buildcon Ltd. that holds 50% share & the balance 50% share is held by Shree Sainath Land & Development (India) Pvt.Ltd.

Viva Highways has offered their share of land to Shree Sainath Land & Development (India) Pvt. Ltd., for JD. KCL holds 15% share in Shree Sainath Land & Development (India) Pvt. Ltd.

Construction rights of entire project lies with KCL.

Locational Advantages

0 Km

5000+ strong student community

2 Km

Jail Road - approx. 7000-10000 Families

3 Km

Upanagar - approx. 5000 Families

4 Km

Artillery Center - approx. 3000 Army Officers

5 Km

Deolali Camp - HNI, Business communities & Army Officers



KARDA's PRESENCE ACROSS THE REALTY SECTOR



PROJECTS AT A GLANCE

Hari Mantra			Hari Vasant				
Hari Vandan			Hari Om Phase II			Hari Samarth	
Hari Sparsh			Hari Sanskriti Phase I			Hari Sanskruti Phase II	
Hari Om			Hari Vruddhi			Hari Aakruti Phase II	
Hari Vandan			Hari Sparsh Phase III			Hari Nisarg	
Hari Sneh			Hari Naman			Hari Laxmi Phase I	
Hari Sankalp			Hari Sparsh II			Hari Laxmi Phase II	
Hari Kunj			Hari Vatika			Hari Laxmi Phase III	
Hari Aangan II			Hari Anand			Hari Bhakti	
Hari Niketan			Hari Ved			Hari Vishwa	
Hari Niwas			Hari Shrusti			Hari Kunj Mayflower	
Hari Sankul II			Hari Sneh II			Hari Krishna Phase IV	
Hari Sankul I			Hari Amrut			Hari Aangan	



Project Status		Execution Model		Asset Class		
Completed Projects	Ongoing Projects	Owned Land	Joint Development	Residential	Commercial + Residential	Commercial

UPCOMING PROJECTS

Location	Area of Construction (sqft)
KGN Mehta	87,258
Deolali	1,55,809
Satpur	15,00,000
Mumbai Naka	1,28,513
Pathardi	1,78,254

ABOUT CIVIL CONTRACTING SEGMENT

Strategic backend integration by leveraging construction expertise

6 Government contracts, 3 of which are from Goa Government and 3 from Maharashtra Government

Reconstruction of bus station with sub-works at Shahapur in Thane Division

Construction of 16 duplex bungalows in Ponda, Goa

Construction of 100-bedded maternal & child health wings at Nashik District Hospital

Construction of 28 1BHK flats in Ponda, Goa

Construction of a market complex-cum-community centre in Sancoale village for the Goa Rehabilitation Board

Constructions of 115 Police Quarters at Head Quarter, City Police Station cum SDPO Office and S.P. Office Building at Buldhana

CIVIL CONTRACTING ORDERBOOK POSITION AS ON 31st MARCH, 2021

PROJECT (INR MN)	CONTRACT VALUE
GSUDA Zuarinagar Goa	37.90
GHB Cuti Panda Goa	40.10
GHB Farmagud i Goa	65.00
Nakhshatra Bldg A	189.20
Nakhshatra Bldg B	412.60
Destination One	330.00
Civil Hospital	103.90
Shahpur Bus Stand	35.30
Ashoka Business Enclave B	103.40
Police Quarters Buldhana	388.50

FORWARD LOOKING STRATEGIES & GUIDANCE

Strong Project Pipeline in real estate segment with more than **70% of projects to be completed by 2025 and balance projects to be completed by 2027.**

To add new JD Partners for new real estate projects outside Nashik region

To explore more business opportunities with other JD Partners like Ashoka Buildcon Limited.

To strengthen the project mix, mainly into real estate segment comprising of affordable housing, Mid-segment and Luxury projects.

To bid for more government projects in the civil contracting segment.

The management expects the revenue to grow between 15 to 20% for the year FY22, mainly on the account of projects under-construction and with strong civil contracts orderbook position.

EBITDA margin to improve by 100 bps, due to increase in the project mix and operational efficiency in FY22.

AWARDS AND RECOGNITION



Karda Has Been Awarded **Nashik Entrepreneur Excellence Awards 2017** For Best Marketing Strategy Of Capsules Homes By **MY FM 104**



Mr. Naresh Karda received an **'Iconic Affordable Homes Award'** for Capsule Homes at the MidDay Real Estate Icons Awards in 2018



June 11, 2019, received an Award for the **"Iconic Budget Home for Capsule Homes"**



September 27, 2019, received an Award for the **"The Most Preferred Real Estate Company"** of Nashik



September 30th 2021, received **'Business Excellence'** award in **"Elite Affordable Housing"** category by adsync

FINANCIAL HIGHLIGHTS

Particulars (INR Mn)	FY19	FY20	FY21
Revenue from Operations (In Mn)	1,052.97	1,141.21	1,209.22
Sales Growth	-	8.38%	5.96%
EBITDA (In Mn)	333.91	316.06	425.90
EBITDA Margin	31.71%	27.69%	35.22%
PAT (In Mn)	120.98	96.36	202.58
PAT Margin	11.49%	8.44%	16.75%
Diluted EPS (INR)	1.97	1.55	3.28
ROCE	21.11%	15.07%	20.45%
ROE	12.84%	9.34%	16.46%

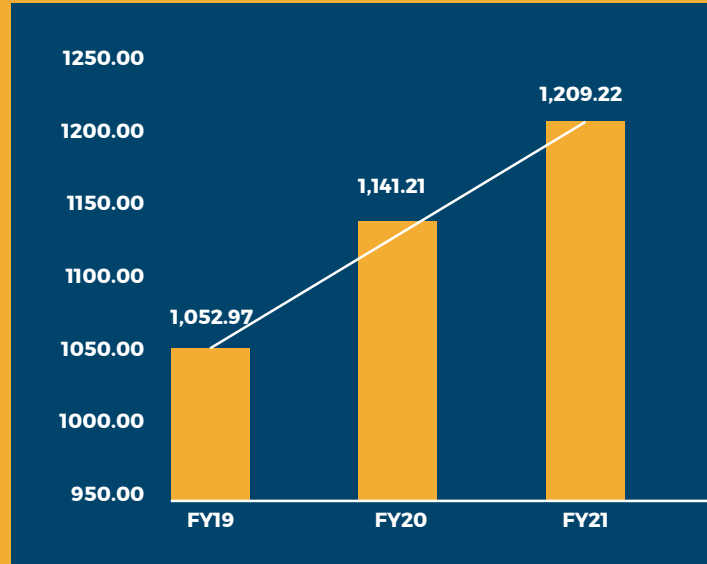
Revenue from operations increased by 11.12 % from ₹162.12 Mn in FY20 to ₹180.15 Mn in FY21

EBITDA increased by 106.22 % from ₹56.71 Mn in FY20 to ₹116.35 Mn in FY21

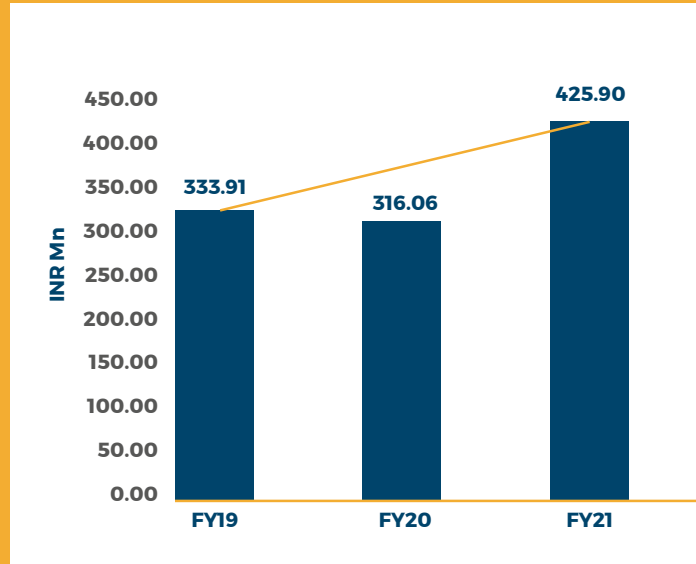
PAT increased by 252.06 % from ₹17.45 Mn in FY20 to ₹61.42 Mn in FY21.

Consolidate Diluted EPS for FY21 is 3.28 per share as compared to 1.55 per share in FY20

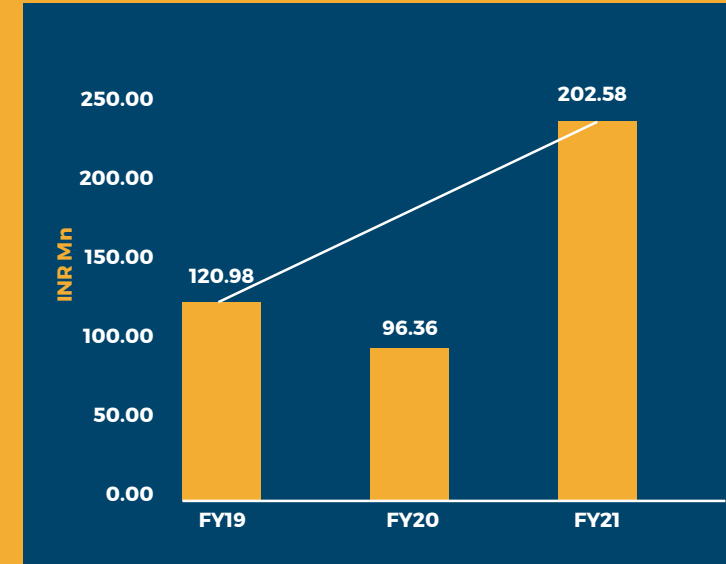
FINANCIAL HIGHLIGHTS



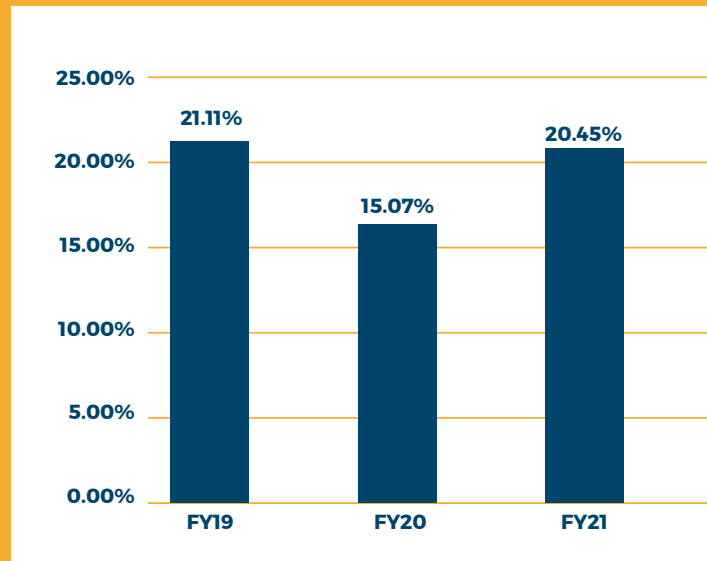
REVENUE FROM OPERATIONS



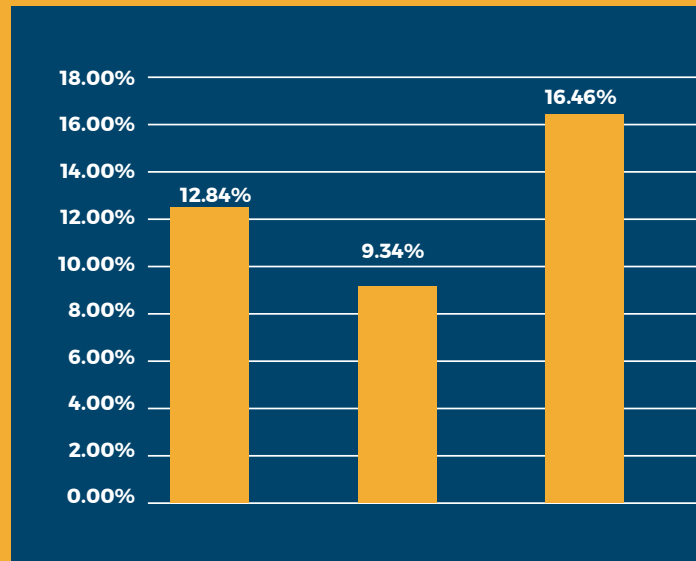
EBITDA



PAT



ROCE



ROE

QUARTERLY PERFORMANCE

Q2 FY22 V/S Q2 FY21

Particulars (INR Mn)	Q2 FY 22	Q2 FY 21
Revenue from Operations	172.62	202.29
Other Income	38.93	14.06
Total Revenue	211.56	216.34
Total Expenses	150.76	190.14
EBITDA	95.10	55.09
EBITDA Margin (%)	44.95%	25.46%
Depreciation	0.31	0.27
Finance Cost	34.00	28.61
PBT with Exceptional Item	60.79	26.20
PBT	60.79	26.20
Current Tax	15.65	4.76
Deferred Tax	0.07	0.41
Tax	15.72	5.17
PAT	45.08	21.03
Other comprehensive profit / loss	-0.20	-0.20
Net PAT	44.87	20.83
PAT Margin %	21.31%	9.72%
Diluted EPS	0.07	0.03

Revenue from Operations has marginally degrown from Rs. 202.29 Mn in Q2 FY21 to Rs. 172.62 Mn in Q2 FY22.

The EBITDA has increased by 72.64% from Rs. 55.09 Mn in Q2 FY 21 to Rs. 95.10 Mn in Q2 FY22 led by the introduction of a new revenue segment of “Business Support Services” to the real estate sector.

Net profit has increased by 115.42% from Rs. 20.83 Mn in Q2 FY21 to Rs. 44.87 Mn in Q2 FY22. PAT margin has increased to 21.31% in Q2 FY22 from 9.72% in Q2 FY21.

PROFIT & LOSS

Particulars (INR Mn)	FY19	FY20	FY21
Revenue from Operations	1,052.97	1,141.21	1,209.22
Other Income	34.41	42.14	75.36
Total Revenue	1,087.38	1,183.35	1,284.58
Total Expenses	927.03	1,047.56	1,005.32
EBITDA	333.90	316.06	425.90
EBITDA Margin (%)	30.71%	26.71%	33.15%
Depreciation	2.78	1.75	1.09
Finance Cost	170.78	178.52	145.55
PBT with Exceptional Item	160.35	135.79	279.26
Exceptional Items	-	9.31	-
PBT	160.35	126.47	279.26
Tax	39.37	30.11	76.68
PAT before Minority Interest	120.98	96.36	202.58
PAT	120.98	96.36	202.58
PAT Margin %	11.13%	8.14%	15.77%
Other Comprehensive Income / (Loss)	(0.74)	(0.81)	(0.81)
Total Comprehensive PAT	120.24	95.55	201.77
Diluted EPS	1.97	1.55	3.28

BALANCE SHEET

ASSETS

Assets (INR MN)	FY19	FY20	FY21
Non Current Assets			
Tangible Assets	21.85	13.87	15.37
Loans & Advances	82.53	107.50	128.80
Other Financial Asset	247.86	138.31	171.56
Deferred Tax Assets	-	2.40	1.76
Other Non-Currents Assets	21.18	4.01	4.01
Total Non Current Assets	373.43	266.08	321.50
Current Assets			
Inventories	1,546.81	1,640.08	1,516.60
Current Investment	270.10	465.45	557.098
Trade Receivable	112.49	121.58	298.87
Cash & Cash Equivalent	65.05	3.68	3.68
Short term loans and Advances	222.92	341.28	380.66
Other Financial Asset	0.10	0.19	0.09
Current Tax Assets (Net)	52.27	59.31	45.13
Other Current Assets	11.47	8.31	13.97
Total Current Assets	2,281.21	2,639.87	2,816.08
Total	2,654.64	2,905.95	3,137.58

BALANCE SHEET

LIABILITIES

Liabilities (INR MN)	FY19	FY20	FY21
Shareholders Fund			
Share Capital	123.00	123.00	123.00
Reserve and Surplus	819.40	908.79	1,107.42
Total Shareholders Fund	942.40	1,031.79	1,230.42
Non-Current Liabilities			
Long term Borrowing	469.76	370.80	170.04
Other Financial Liabilities	5.74	0.35	0.35
Deferred Tax Liabilities	0.27		
Other Long-term Liabilities	148.00	617.90	672.32
Long Term Provision	2.42	3.23	4.04
Total Non-Current Liability	626.18	992.28	846.75
Current Liabilities			
Short Term Borrowing	267.45	192.66	217.06
Trade Payable	174.82	144.26	157.23
Other Current Liabilities	3.92	6.49	17.31
Other Financial Liabilities	598.35	475.08	560.19
Short Term Provision	2.02	5.69	6.65
Current Tax Liabilities	39.50	57.70	101.97
Total Current Liabilities	1,086.06	881.88	1,060.40
Total	2,654.64	2,905.95	3,137.58

DEBT PROFILE

Particulars (INR Mn)	As on 31st March, 2021	As on 31st March, 2020
Borrowing Including current maturities	921.47	990.60
Total debt	921.47	990.60
Net Debt (A)	921.47	990.60
Equity Share Capital	123.00	123.00
Other Equity	1,107.42	908.79
Total Equity (B)	1,230.42	1,031.79
Debt Equity Ratio (A/B)	0.75	0.96

Borrowings (LT+ST) has decreased marginally by 6.98 % from 990.60 Mn in FY20 to 921.47 Mn in FY21

Debt to Equity ratio has improved, D/E ratio has reduced from 0.96 in FY20 compared to 0.75 in FY21

CSR - GIVING BACK TO SOCIETY



Stake holder and a PIA (Project Implementing Agency) with Government of India's Deen Dayal Upadhyaya Grameen Kaushalya Yojana (DDU-GKY) programme.



DDU-GKY is uniquely focused on rural unemployed youth between the age of 18 to 35, playing a crucial role in supporting the social and economic programs of the Government of India.



We are also supporting schools through donations in rural areas around Nashik district. Ekal Vidyalaya in Trimbakeshwar is one of them.

The Karda Skilling DDU-GKY campus is located at Adgaon, Nashik and is spread over 3 acres with facilities to training, boarding and lodging facilities to accommodate 250 students.

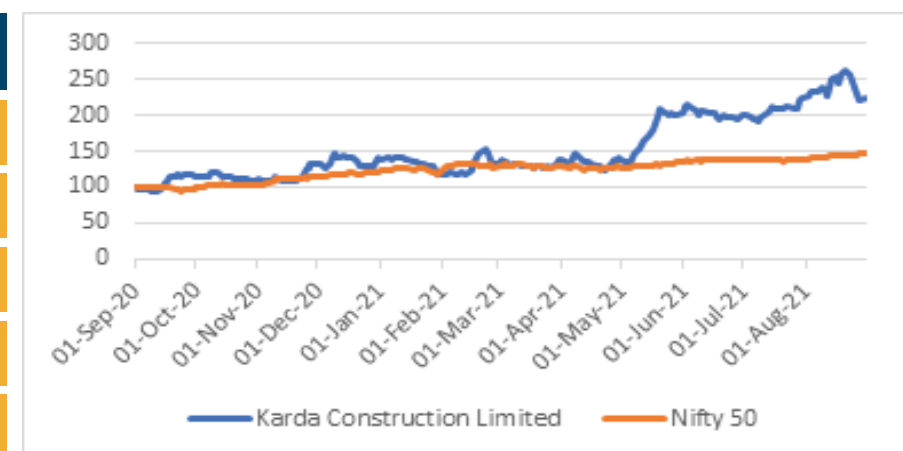
Our 4-month residential courses are certified by the SSC (Sector Skill Council) and NCVT accreditation (National Council of Vocational Training) under the Ministry of Skills and Ministry of Rural Development.

Students are trained in computer, basic english, soft skills along with the chosen domain course.

SHAREHOLDING PATTERN & MARKET INDICATORS

Shareholding Pattern (%)	As on August 31, 2021		
Category Of Shareholder	No Of Shareholders	No Of Shares Held	Percentage
(A) Promoter & Promoter Group	9	3,39,10,140	55.13
(B) Public	21,304	27,58,98,960	44.87
Grand Total	21,313	61,50,00,000	100

Market Indicator	
No of Equity shares	61,50,00,000
Face Value (INR)	1.00
Market Price (30/09/2021)	16.65
52 weeks high / low (In INR)	23.9 / 8.08
Market Cap (in Cr)	1,023.97





THANK YOU

For further information on the Company, please visit
www.kardaconstruction.com

Mrs. Mayura Marathe

(Company Secretary)

KBC GLOBAL LIMITED

(Formally Known as Karda Constructions Limited)

Email: compliance@kardaconstruction.com

Contact: +91 8698416324

Krunal Shah | Vinayak Shirodkar

Captive IR Strategic Advisors Pvt. Ltd.

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