

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



(Please scan this QR Code to view the RHP)

This is an abridged prospectus containing salient features of the Red Herring Prospectus of Signatureglobal (India) Limited dated September 12, 2023 filed with the Registrar of Companies, National Capital Territory of Delhi and Haryana at New Delhi (the “RHP” or “Red Herring Prospectus”). You are encouraged to read greater details available in the RHP, which is available at <https://www.sebi.gov.in/sebiweb/home/HomeAction.do?doListing=yes&sid=3&ssid=15&mid=11>. Unless otherwise specified all capitalised terms used herein and not specifically defined bear the same meaning as ascribed to them in the RHP.

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

Please ensure that you have read the RHP, this abridged prospectus (“Abridged Prospectus”) and the general information document for investing in public issues (“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 obtain a physical copy of the Bid-cum-Application Form and the RHP from the Stock Exchanges, Syndicate Member, Registrar to the Offer, Registrar and Share Transfer Agents (“RTAs”), Collecting Depository Participants (“CDPs”), Registered Brokers, Banker to the Offer, Investors’ Associations or Self Certified Syndicate Banks (“SCSBs”). You may also download the RHP from the website of Securities and Exchange Board of India (“SEBI”) at www.sebi.gov.in, at the websites of National Stock Exchange of India Limited (“NSE”) and BSE Limited (“BSE”), and together with NSE, the “Stock Exchanges” at www.nseindia.com and www.bseindia.com, respectively, and the website of the Book Running Lead Managers at www.icicisecurities.com, www.axiscapital.co.in and <https://investmentbank.kotak.com>.



AN ISO 9001:2015, 14001:2015 & 45001:2018 CERTIFIED COMPANY

SIGNATUREGLOBAL (INDIA) LIMITED

Corporate Identity Number: U70100DL2000PLC104787; Date of incorporation: March 28, 2000

Registered office	Corporate office	Contact Person	Email and Telephone	Website
13th Floor, Dr. Gopal Das Bhawan, 28 Barakhamba Road, Connaught Place, New Delhi 110 001, India	Unit No.101, Ground Floor, Tower-A, Signature Tower South City-1, Gurugram, Haryana 122 001, India	Meghraj Bothra Company Secretary and Compliance Officer	cs@signatureglobal.in Telephone Registered Office: +91 11 4928 1700 Telephone Corporate Office: +91 124 4398 011	www.signatureglobal.in

PROMOTERS OF OUR COMPANY: PRADEEP KUMAR AGGARWAL, LALIT KUMAR AGGARWAL, RAVI AGGARWAL, DEVENDER AGGARWAL, PRADEEP KUMAR AGGARWAL HUF, LALIT KUMAR AGGARWAL HUF, RAVI AGGARWAL HUF, DEVENDER AGGARWAL HUF AND SARVPRIYA SECURITIES PRIVATE LIMITED

Details of Offer to Public

Type of Offer	Fresh Issue Size	Offer for Sale size	Total Offer Size	Eligibility – 6(1) /6(2)	Share Reservation among QIB, NII & RII		
					QIB	NIB	RIB
Fresh Issue and Offer for Sale	Up to [●] Equity Shares aggregating up to ₹6,030.00 million	Up to [●] Equity Shares aggregating up to ₹1,270.00 million	Up to [●] Equity Shares aggregating up to ₹7,300.00 million	The Offer is being made pursuant to Regulation 6(2) of SEBI Securities and Exchange Board of India (Issue of Capital and Disclosure Requirement) Regulations, 2018. For details in relation to reservation among Qualified Institutional Buyers, Non-Institutional Investors and Retail Individual Investors, please see the section entitled “Offer Structure” on page 492 of the RHP.	Not less than 75% of the Offer	Not more than 15% of the offer	Not more than 10% of the Offer

The Equity Shares are proposed to be listed on National Stock Exchange of India Limited (Designated Stock Exchange) and BSE Limited.

Details of Offer for Sale by Selling Shareholders:

Name of Promoter(s)/Promoter Group/Selling Shareholders	Type of Selling Shareholder	Number of Equity Shares Offered/Amount (₹ in million)	Average Cost of Acquisition Per Equity Share (In ₹)^
International Finance Corporation*	Selling Shareholder	Up to [●] Equity Shares aggregating up to ₹1,270.00 million	417.00

* As on the date of the Red Herring Prospectus, there are no outstanding CCDs. The CCDs held by HCARE have been converted into Equity Shares in the ratio of 32.13:1 and the CCDs held by IFC have been converted into Equity Shares in the ratio of 31.97:1.

^ As certified by ARAJ & Associates LLP, Chartered Accountants, by way of their certificate dated September 12, 2023.

PRICE BAND, MINIMUM BID LOT & INDICATIVE TIMELINES

Price Band	₹ [●] per Equity Share to ₹ [●] per Equity Share of face value of ₹ 1 each.
For details of the Price Band and the basis for the Offer Price, please refer to the price band advertisement and the section entitled “Basis for Offer Price” on page 116 of the RHP.	
Minimum Bid Lot Size	[●] Equity Shares
Bid/Offer Opens On	Wednesday, September 20, 2023
Bid/ Offer Closes On ⁽¹⁾	Friday, September 22, 2023
Finalisation of Basis of Allotment with the Designated Stock Exchange	On or about Wednesday, September 27, 2023
Initiation of refunds (if any, for Anchor Investors)/unblocking of funds from ASBA Account [#]	On or about Friday, September 29, 2023
Credit of Equity Shares to demat accounts of Allottees	On or about Tuesday, October 3, 2023
Commencement of trading of the Equity Shares on the Stock Exchanges	On or about Wednesday, October 4, 2023

⁽¹⁾ UPI mandate end time and date shall be at 5.00 pm on the Bid/ Offer Closing Date, i.e. Friday, September 22, 2023.

The Equity Shares offered in the Offer have not been and will not be registered under the U.S. Securities Act or any state securities laws in the United States, and unless so registered, 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 in accordance with any applicable U.S. state securities laws. Accordingly, the Equity Shares are being offered and sold outside the United States in ‘offshore transactions’ in reliance on Regulation S under the U.S. Securities Act and the applicable laws of the jurisdictions where such offers and sales are made.

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THE WEIGHTED AVERAGE COST FOR ALL EQUITY SHARES ACQUIRED IN ONE YEAR, 18 MONTHS AND THREE YEARS PRECEDING THE DATE OF THE RED HERRING PROSPECTUS IS AS SET OUT BELOW:

Period	Weighted average cost of acquisition (in ₹ per share)**	Upper end of the price band (₹[●]) is 'X' times the weighted average cost of acquisition*	Range of acquisition price: lowest price – highest price (in ₹)#
Last one year	417.00	●	Lowest – 417.00 Highest – 417.00
Last 18 months	68.04	●	Lowest – Nil Highest – 417.00
Last three years	69.00	●	Lowest – Nil Highest – 417.00

As certified by ARAJ & Associates LLP, Chartered Accountants, by way of certificate dated September 12, 2023.

* Cost of acquisition for shares issued on account bonus is considered as nil while calculating weighted average cost.

RISKS IN RELATION TO THE FIRST OFFER

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 ₹1. The Floor Price, Cap Price and Offer Price as determined and justified by our Company, in consultation with the Book Running Lead Managers, in accordance with the SEBI ICDR Regulations and on the basis of the assessment of market demand for the Equity Shares by way of the Book Building Process, as stated under the section entitled “Basis for Offer Price” on page 116 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 and/or sustained trading in the Equity Shares nor regarding the price at which the Equity Shares will be traded after listing.

GENERAL RISK

Investments in equity and equity-related securities involve a degree of risk and investors should not invest any funds in the Offer unless they can afford to take the risk of losing their entire investment. Investors are advised to read the risk factors carefully before taking an investment decision in the Offer. For taking an investment decision, investors must rely on their own examination of our Company and the Offer, including the risks involved. The Equity Shares in the Offer 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 contents of the Red Herring Prospectus. Specific attention of the investors is invited to the section entitled “Risk Factors” on page 30 of the RHP and on page 9 of this Abridged Prospectus.

PROCEDURE

You may obtain a physical copy of the Bid-cum-Application Form and the RHP from the Stock Exchanges, Syndicate Members, Registrar to the Offer, Registrar and Share Transfer Agents (“RTAs”), Collecting Depository Participants (“CDPs”), Registered Brokers, Bankers to the Offer, Investors’ Associations or Self Certified Syndicate Banks (“SCSBs”).

If you wish to know about processes and procedures applicable to the Offer, you may request for a copy of the RHP and/or the General Information Document (GID) from the BRLMs or download it from the websites of NSE and BSE at www.nseindia.com and www.bseindia.com, respectively, and the website of the BRLMs at www.icicisecurities.com, www.axiscapital.co.in and https://investmentbank.kotak.com.

PRICE INFORMATION OF BRLMs

Sr. No.	Issue Name	Merchant Banker(s)	+/- % change in closing price, [+/- % change in closing benchmark]		
			- 30 th calendar days from listing	90 th calendar days from listing	180 th calendar days from listing
1	SBFC Finance Limited	I-Sec, Axis, Kotak	NA*	NA*	NA*
2	Utkarsh Small Finance Bank Limited	I-Sec, Kotak	+92.80%, [-2.20%]	NA*	NA*
3	KFIN Technologies Limited	I-Sec, Kotak	-13.55%, [-3.22%]	-24.56%, [-6.81%]	-4.48%, [+2.75%]
4	Landmark Cars Limited	I-Sec, Axis	+22.83%, [+1.30%]	+1.16%, [-2.72%]	+35.06%, [+5.82%]
5	Archean Chemical Industries Limited	I-Sec, Axis	+25.42%, [+1.24%]	+56.87%, [-1.19%]	+32.68%, [+0.24%]
6	Five Star Business Finance Limited	I-Sec, Kotak	+29.72%, [+1.24%]	+19.20%, [-1.19%]	+11.72%, [+0.24%]
7	Fusion Micro Finance Limited	I-Sec	+9.86%, [+1.40%]	+12.84%, [-2.97%]	+25.52%, [-0.48%]
8	TVS Supply Chain Solutions Limited	Axis	NA*	NA*	NA*
9	Cyient DLM Limited	Axis	+86.79%, [+1.11%]	NA*	NA*
10	Mankind Pharma Limited	Axis, Kotak	+37.61%, [+2.52%]	+74.13%, [+6.85%]	NA*
11	Elin Electronics Limited	Axis	-15.55%, [-2.48%]	-52.06%, [-4.73%]	-29.35%, [+4.23%]
12	Uniparts India Limited	Axis	-5.11%, [-3.24%]	-7.38%, [-4.82%]	-0.60%, [+0.80%]
13	Concord Biotech Limited	Kotak	NA*	NA*	NA*
14	Sula Vineyards Limited	Kotak	+18.59%, [-0.55%]	-4.87%, [-5.63%]	+27.87%, [+3.46%]

* Data not available.

Notes:

- Disclosures subject to recent 7 issues (initial public offerings) in current financial year and two preceding financial years managed by the BRLMs with common issues disclosed once.
- Benchmark Index taken as NIFTY 50 or S&P BSE SENSEX, as applicable.
- Price on NSE or BSE is considered for all of the above calculations as per the Designated Stock Exchange disclosed by the respective issuer at the time of the issue, as applicable.
- % of change in closing price on 30th / 90th / 180th calendar day from listing day is calculated vs issue price.
- In case 30th/90th/180th day is not a trading day, closing price of the previous trading day has been considered.
- Since 30 calendar days, 90 calendar days and 180 calendar days, as applicable, from listing date has not elapsed for few of the above issues, data for same is not available.
- N. A. means Not Applicable.

For further details, please refer to "Other Regulatory and Statutory Disclosures - Price information of past issues handled by the Book Running Lead Managers (during the current Fiscal and two Fiscals preceding the current Fiscal)" on page 480 of the RHP.

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BOOK RUNNING LEAD MANAGERS

ICICI Securities Limited Tel: +91 22 6807 7100 E-mail: sgil.ipo@icicisecurities.com Investor Grievance E-mail: customercare@icicisecurities.com	Axis Capital Limited Tel: +91 22 4325 2183 E-mail: signature.ipo@axiscap.in Investor Grievance E-mail: complaints@axiscap.in	Kotak Mahindra Capital Company Limited Tel: +91 22 4336 0000 E-mail: signatureglobal.ipo@kotak.com Investor Grievance E-mail: kmccredressal@kotak.com
Name of Syndicate Member	Kotak Securities Limited	
Name of Registrar to the Offer	Link Intime India Private Limited Tel: +91 22 4918 6200; +91 810 811 4949 E-mail: signatureglobal.ipo@linkintime.co.in Investor grievance E-mail: signatureglobal.ipo@linkintime.co.in	
Name of Statutory Auditor	Walker Chandiok & Co LLP, Chartered Accountants	
Name of Credit Rating Agency and the rating or grading obtained, if any	As this is an Offer consisting only of Equity Shares, there is no requirement to obtain credit rating for the Offer.	
Name of Debenture Trustee	Not applicable	
Self Certified Syndicate Banks or SCSB(s)	The banks registered with SEBI, which offer the facility of ASBA services, (i) in relation to ASBA, where the Bid Amount will be blocked by authorising an SCSB, a list of which is available on the website of SEBI at https://www.sebi.gov.in/sebiweb/other/OtherAction.do?doRecognisedFpi=yes&intmId=34 and updated from time to time and at such other websites as may be prescribed by SEBI from time to time, (ii) in relation to UPI Bidders using the UPI Mechanism, a list of which is available on the website of SEBI at https://www.sebi.gov.in/sebiweb/other/OtherAction.do?doRecognisedFpi=yes&intmId=40 or such other website as updated from time to time. Applications through UPI in the Offer can be made only through the SCSBs mobile applications (apps) whose name appears on the SEBI website. A list of SCSBs and mobile application, which, are live for applying in public issues using UPI Mechanism is provided as Annexure 'A' to the SEBI circular no. SEBI/HO/CFD/DIL2/CIR/P/2019/85 dated July 26, 2019. The said list shall be updated on SEBI website	
Registered Brokers	The list of the Registered Brokers eligible to accept ASBA forms, including details such as postal address, telephone number and e-mail address, is provided on the websites of the Stock Exchanges at www.bseindia.com/Markets/PublicIssues/brokercentres_new.aspx? and www.nseindia.com/products/content/equities/ipo/ipo_mem_terminal.htm , respectively, as updated from time to time.	
Eligible SCSBs and mobile applications enabled for UPI Mechanism	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, UPI Bidders using the UPI Mechanism may apply through the SCSBs and mobile applications whose names appears on the website of the SEBI (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) respectively, as updated from time to time.	
Non Syndicate Registered Brokers	Bidders can submit ASBA Forms in the Offer using the stock broker 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 the Bidders (other than RIBs), including details such as postal address, telephone number and e-mail address, is provided on the websites of the Stock Exchanges at www.bseindia.com and www.nseindia.com , as updated from time to time.	
Details regarding website address(es)/link(s) from which the investor can obtain a list of RTAs, CDPs and stock brokers who can accept applications from investors, as applicable	The list of the RTAs eligible to accept ASBA Forms at the Designated RTA Locations, including details such as address, telephone number and e-mail address, is provided on the websites of the Stock Exchanges at www.bseindia.com/Static/Markets/PublicIssues/RtaDp.aspx? and www.nseindia.com/products/content/equities/ipo/asba_procedures.htm respectively, as updated from time to time. The list of the CDPs eligible to accept ASBA Forms at the Designated CDP Locations, including details such as their name and contact details, is provided on the websites of the Stock Exchanges at www.bseindia.com/Static/Markets/PublicIssues/RtaDp.aspx? and www.nseindia.com/products/content/equities/ipo/asba_procedures.htm , respectively, as updated from time to time.	
	Bidders can submit ASBA Forms in the Offer using the stock broker 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 the Bidders (other than RIBs), including details such as postal address, telephone number and e-mail address, is provided on the websites of the Stock Exchanges at www.bseindia.com and www.nseindia.com , as updated from time to time. For further details, please see page [•] of the RHP	

PROMOTERS OF OUR COMPANY

Sr. No.	Name	Individual/Corporate/HUF	Details of the Promoter
1	Pradeep Kumar Aggarwal	Individual	Pradeep Kumar Aggarwal, born on August 25, 1969, is aged 54 years. He resides at Aashirwad Palam, Farm 6, Salahpur, Bijwasn, South West Delhi 110 061, Delhi, India. He is the Chairman and Whole-time Director of our Company. For further details, please see the section entitled "Our Management – Brief Biographies of Directors" on page 239 of the RHP. His PAN number is ADTPA6683P.
2	Lalit Kumar Aggarwal	Individual	Lalit Kumar Aggarwal, born on May 10, 1972, is aged 51 years. He resides at Aashirwad Palam, Farm 6, Salahpur, Bijwasn, South West Delhi 110 061, Delhi, India. He is the Vice Chairman and Whole time Director of our Company. For further details, please see the section entitled "Our Management – Brief Biographies of Directors" on page 239 of the RHP. His PAN number is AFBPK7835D.

PROMOTERS OF OUR COMPANY

Sr. No.	Name	Individual/Corporate/HUF	Details of the Promoter
3	Ravi Aggarwal	Individual	Ravi Aggarwal, born on May 3, 1977, is aged 46 years. He resides at Aashirwad Palam, Farm 6, Salahpur, Bijwasn, South West Delhi 110 061, Delhi, India. He is the Managing Director of our Company. For further details, please see the section entitled “Our Management – Brief Biographies of Directors” on page 239 of the RHP. His PAN number is AGPPK3139H.
4	Devender Aggarwal	Individual	Devender Aggarwal, born on June 15, 1974, is aged 49 years. He resides Aashirwad Palam, Farm 6, Salahpur, Bijwasn, South West Delhi 110 061, Delhi, India. He is the Joint Managing Director and Whole-time Director of our Company. For further details, please see the section entitled “Our Management – Brief Biographies of Directors” on page 239 of the RHP. His PAN number is AFBPK7834C.
5	Pradeep Kumar Aggarwal Huf	HUF	Pradeep Kumar Aggarwal HUF was formed as a Hindu undivided family on February 21, 2001, with its office at 34, Road No. 61, West Punjabi Bagh, New Delhi-110026. Pradeep Kumar Aggarwal is the karta of the HUF. Its PAN number is AAIHP5371B.
6	Lalit Kumar Aggarwal Huf	HUF	Lalit Kumar Aggarwal HUF was formed as a Hindu undivided family on November 3, 1997, with its office at 34, Road No. 61, West Punjabi Bagh, New Delhi-110026. Lalit Kumar Aggarwal is the karta of the HUF. Its PAN number is AABHL1897D.
7	Ravi Aggarwal Huf	HUF	Ravi Aggarwal HUF was formed as a Hindu undivided family on January 29, 2003, with its office at 34, Road No. 61, West Punjabi Bagh, New Delhi-110026. Ravi Aggarwal is the karta of the HUF. Its PAN number is AAHR1515F.
8	Devender Aggarwal Huf	HUF	Devender Aggarwal HUF was formed as a Hindu undivided family on August 26, 1999, with its office at 34, Road No. 61, West Punjabi Bagh, New Delhi-110026. Devender Aggarwal is the Karta of the HUF. Its PAN number is AAEHD0308J.
9	Sarvpriya Securities Private Limited	Corporate	Sarvpriya Securities Private Limited was incorporated as a private limited company on July 28, 1995, under the Companies Act, 1956. The registered office of Sarvpriya Securities Private Limited is located at Unit No. 1311, 13th Floor, Dr. Gopal Dass Bhawan, 28 Barakhamba Road, New Delhi, India, 110001 and its CIN is U74900DL1995PTC365249. Sarvpriya Securities Private Limited is authorised to inter alia engage in the business of real estate activities and dealing in shares, stocks and securities. Except as disclosed below, Sarvpriya Securities Private Limited has not changed its activities from the date of its incorporation. It has changed its activities on March 17, 2015, from dealing in shares, stocks, debentures, bond/obligations, units and securities by including the activity of Real Estate Business as the company wanted to diversify its business areas.

For details in respect of the Promoters, please see the section entitled “Our Promoters and Promoter Group” beginning on page 256 of the RHP.

OUR BUSINESS OVERVIEW AND STRATEGY

Company Overview: We are the largest real estate development company in the National Capital Region of Delhi (“Delhi NCR”) in the affordable and lower mid segment housing in terms of units supplied (in the below ₹ 8 million price category) between 2020 and the three months ended March 31, 2023, with a market share of 19%. (Source: Anarock Report).

Product/Service Offerings: Real estate projects focused on affordable and mid segment housing.

Geographies Served: National Capital Region of Delhi, India.

Key financial and operational metrics:

Period	Fiscal 2021	Fiscal 2022	Fiscal 2023	CAGR (Fiscal 2021 to Fiscal 2023) ⁽⁷⁾ (%)
Sales (₹ million)	16,902.74	25,900.38	34,305.84	42.46%
Sales (million square feet)	4.25	5.46	4.35	1.17%
Gross Collections (₹ million)	7,790.95	12,821.48	19,200.27	56.99%
Launches (million square feet)	3.34	4.21	6.21	36.36%
Deliveries (million square feet)	0.09	3.03	4.01	567.50%

For details of our KPIs disclosed elsewhere in the Red Herring Prospectus, please see the section entitled “Our Business” and “Management’s Discussion and Analysis of Financial Condition and Results of Operations” on pages 174 and 424, respectively.

Client Profile: Not applicable.

Industries Served: Real Estate Industry.

Intellectual Property: As on the date of the RHP, we have 81 trademarks, for the names and logos of our brand “SignatureGlobal” and our projects, including, amongst others, “Signatureglobal Homes”, “The Roselia”, “Serenas”, “Orchard Avenue” and “Orchard Avenue 2”, which have been registered under various classes with the registrar of trademarks.

Market Share: As of March 31, 2023, we were the largest real estate developer under the AHP in the Gurugram and Sohna region, with a market share of 18% in terms of total supply of units in the period from 2020 to the three months ended March 31, 2023. (Source: Anarock Report) We were also the largest real estate developer under the DDJAY – AHP in the Gurugram and Sohna region, with a market share of 42% of the total supply of units under DDJAY – AHP floors in the period from 2020 to the three months ended March 31, 2023. (Source: Anarock Report). For details see ‘Industry Overview’ on page 132 of the RHP.

Manufacturing Plant, if any: Nil.

Employee Strength: As of March 31, 2023, we engaged 963 employees. For details see ‘Our Business – Human Resources’ on page 206 of the RHP.

BOARD OF DIRECTORS				
Sr. No.	Name	Designation	Experience & Educational Qualification	Directorships in other companies
1	Pradeep Kumar Aggarwal	Chairman and Whole-time Director	He has completed his senior secondary education from Motiram Baburam Inter College, Haldwani, Nainital affiliated to Uttarakhand Board. He was previously associated with Paywell Securities Private Limited for five years. Further he has served as managing director on the board of directors of SMC Comtrade Limited, a subsidiary of SMC Global Securities Limited for a period of 10 years and was responsible for overseeing the financial capital market and commodity market segments.	Indian Companies 1. Signatureglobal Securities Private Limited; 2. Signatureglobal Business Park Private Limited; 3. Signatureglobal Marketing Solutions Private Limited; 4. Signatureglobal Securities (IFSC) Private Limited; 5. Sarvpriya Securities Private Limited; and 6. Southern Gurugram Farms Private Limited.
2	Lalit Kumar Aggarwal	Vice Chairman and Whole-time Director	He has completed his senior secondary education from Central Board of Secondary Education, Delhi. He has been awarded with a certificate of home nursing in the year 1988 from Saint John Ambulance Association. He was associated with Signatureglobal Comtrade Private Limited (previously known as P.P. Comtrade Private Limited) for six years.	Indian Companies 1. Fantabulous Town Developers Private Limited; 2. Forever Buildtech Private Limited; 3. JMK Holdings Private Limited; 4. Maa Vaishno Net-Tech Private Limited; 5. Rose Building Solutions Private Limited; 6. Sarvpriya Securities Private Limited; 7. Signature Infrabuild Private Limited; 8. Signatureglobal Developers Private Limited; and 9. Sternal Buildcon Private Limited.
3	Ravi Aggarwal	Managing Director	He is a fellow member of the Institute of Chartered Accountants of India. He was previously associated with Paywell Securities Private Limited for a year. Further, he was associated for over a year with SAM Global Securities Limited which was merged with SMC Global Securities Limited, where he was responsible for operations relating to arbitrage and share brokerage distribution respectively.	Indian Companies 1. Forever Buildtech Private Limited; 2. Indeed Fincap Private Limited; 3. JMK Holdings Private Limited; 4. Rose Building Solutions Private Limited; 5. Signature Builders Private Limited; 6. Signatureglobal Business Park Private Limited; 7. Signatureglobal Comtrade Private Limited; 8. Signatureglobal Developers Private Limited; 9. Signatureglobal Homes Private Limited; 10. Signatureglobal Marketing Solutions Private Limited; 11. Signatureglobal Securities (IFSC) Private Limited; 12. Signatureglobal Securities Private Limited; 13. Southern Gurugram Farms Private Limited; 14. Sarvpriya Securities Private Limited; and 15. Sternal Buildcon Private Limited.
4	Devender Aggarwal	Joint Managing Director and Whole-time Director	He has completed his secondary education from Government Boys Senior Secondary School, Delhi. Thereafter, he was associated with SMC Global Securities Limited for over seven years where he was responsible for overseeing the arbitrage business.	Indian Companies 1. Fantabulous Town Developers Private Limited; 2. Maa Vaishno Net-Tech Private Limited; 3. Sarvpriya Securities Private Limited; 4. Signature Builders Private Limited; 5. Signature Infrabuild Private Limited; 6. Signatureglobal Homes Private Limited; and 7. Sternal Buildcon Private Limited.
5	Kundan Mal Agarwal	Independent Director	He holds a bachelor's degree in commerce (honours) from University of Ranchi. He was awarded the certificate to practice as chartered accountant by the Institute of Chartered Accountants of India and has been in practice as a Chartered Accountant since September 7, 1974. He is also serving as a director on the board of SMC Global Securities Limited and Moneywise Financial Services Private Limited.	Indian Companies 1. Ganpati Stock Limited; 2. Indeed Fincap Private Limited; 3. Moneywise Financial Services Private Limited; 4. Jayapriya Capital Private Limited (formerly known as Pushup Consultants Private Limited); 5. Qutab Infrastructure Private Limited; 6. Share Bazar Financial Services Limited 7. Signatureglobal Homes Private Limited; 8. SMC Global Securities Limited; and 9. Sternal Buildcon Private Limited.
6	Chandra Wadhwa	Independent Director	He holds a master's degree in commerce from University of Delhi and a bachelor's degree in law from University of Delhi. He has been granted a certificate of registration to act as an insolvency professional from the Insolvency and Bankruptcy Board of India. He has been in practice as a cost accountant since November 4, 2001. He was first appointed as a director on the Board of our Company on February 15, 2022.	Indian Companies 1. Evaluex Management Services Private Limited; 2. Evaluex Technologies Private Limited; 3. ICAI Management Accounting Research Foundation; 4. JMK Holdings Private Limited; 5. SMC Global Securities Limited; 6. SMC Insurance Brokers Private Limited; and 7. Signature Builders Private Limited.

BOARD OF DIRECTORS

Sr. No.	Name	Designation	Experience & Educational Qualification	Directorships in other companies
7	Lata Pillai	Independent Director	She holds a master's degree in management studies from University of Bombay. She is also the "Head of Capital Markets, India" at Jones Lang LaSalle Property Consultants (India) Private Limited since July 15, 2021. She has previously served as the "group president (large corporates)" at Yes Bank Limited for a period of over two years.	Indian Companies: 1. India Infradebt Limited
8	Venkatesan Narayanan	Independent Director	He holds a bachelor's degree in commerce from Osmania University and has also cleared the intermediate examination held by the Institute of Company Secretaries of India. He has previously served as senior vice president of M/s Centrum Infrastructure and Realty Limited for a period of over one year, and as an independent director of Industrial Investment Trust Limited for a period of over 12 years. Further, he has previously worked with Capital Fortunes Private Limited for a period of over nine years.	Indian Companies 1. Forever Buildtech Private Limited 2. IIT Investrust Limited; 3. IITL Management and Consultancy Private Limited; 4. IITL Projects Limited; 5. Industrial Investment Trust Limited; and 6. World Resorts Limited.

For further details in relation to our Board of Directors, see "Our Management" beginning on page 238 of the RHP.

OBJECTS OF THE OFFER

The Offer comprises a Fresh Issue by our Company and Offer for Sale by the Selling Shareholder.

Offer for Sale

The Selling Shareholder will be entitled to the proceeds of the Offer for Sale after deducting its portion of the Offer related expenses and applicable taxes thereon. Our Company will not receive any proceeds from the Offer for Sale and the proceeds received from the Offer for Sale will not form part of the Net Proceeds.

Details of means of finance:

The fund requirement for each of the objects of the Offer are states as follows:

(₹ in million)

Sr. No	Objects of the Offer	Amount to be funded from the Net Proceeds	Estimated deployment of Net Proceeds
			Fiscal 2024
1.	Re-payment or pre-payment, in full or in part, of certain borrowings availed by our Company	2,640.00	2,640.00
2.	Infusion of funds in certain of our Subsidiaries, namely Signatureglobal Homes, Signatureglobal Developers, Signatureglobal Business Park and Sternal Buildcon for re-payment or pre-payment, in full or in part, of certain borrowings availed by our Subsidiaries	1,680.00	1,680.00
3.	Inorganic growth through land acquisitions and general corporate purposes ⁽¹⁾	[●]	[●]

⁽¹⁾ To be finalised upon determination of the Offer Price and updated in the Prospectus prior to filing with the RoC. The amount utilised for inorganic growth through land acquisitions and general corporate purposes shall not exceed 35% of the Gross Proceeds in accordance with Regulation 7(3) of the ICDR Regulations out of which the amounts to utilised towards each of (i) general corporate purposes, or (ii) inorganic growth through land acquisitions, will not exceed 25% of the Gross Proceeds of the Fresh Issue.

Means of Finance: The Objects set out above are proposed to be funded from the Net Proceeds. Accordingly, we are in compliance with the requirements prescribed under Paragraph 9(C)(1) of Part A of Schedule VI and Regulation 7(1)(e) of the SEBI ICDR Regulations which require firm arrangements of finance to be made through verifiable means towards at least 75% of the stated means of finance, excluding the amount to be raised through the Fresh Issue and existing identifiable internal accruals. In case of a shortfall in the 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 and/or seeking additional debt from existing and/or other lenders.

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

Terms of Issuance of Convertible Security, if any: Not Applicable.

Name of Monitoring Agency: ICRA Limited

Shareholding Pattern as on the date of the RHP:

Category of shareholder	Pre-Offer number of shares (Number of fully paid up Equity Shares held)	% Holding of Pre-Offer (Shareholding as a % of total number of shares)
Promoters and Promoter Group	97,833,700	78.36
Public	27,014,654	21.64
Non Promoter- Non Public	-	-
Total	124,848,354	100.00

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

Number / amount of Equity Shares proposed to be sold by the Selling Shareholders, if any:

S. No.	Name of Selling Shareholder	No. of Equity Shares offered in the Offer for Sale
1.	International Finance Corporation	Up to [●] Equity Shares aggregating up to ₹1,270.00 million

SUMMARY OF RESTATED CONSOLIDATED FINANCIAL INFORMATION

The details of our Equity Share capital, net worth, the net asset value per Equity Share and total borrowings as at March 31, 2023, 2022 and 2021, as per the Restated Consolidated Financial Information are as follows:

(₹ in million, except per share data)

Particulars	As at March 31,		
	2023	2022	2021
Equity Share capital	124.85	113.76	56.88
Other equity	350.54	(3,635.93)	(2,125.55)
Net worth ⁽¹⁾	475.39	(3,522.17)	(2,068.67)
Net asset value per Equity Share ⁽²⁾	3.81	(30.96)	(18.18)
Total borrowings (as per balance sheet)	17,097.49	11,575.31	11,763.84

Notes:

1) "Net worth" includes total equity share capital and other equity;

2) "Net Asset Value per equity share" represents net worth divided by total no. of shares adjusted for bonus shares and split of shares.

The details of our revenue, earnings per Equity Share (basic and diluted) and net profit/(loss) after tax for the year ended March 31, 2023, 2022 and 2021, as per the Restated Consolidated Financial Information are as follows:

(₹ in million, except per share data)

Particulars	As at March 31,		
	2023	2022	2021
Total income	15,858.78	9,396.00	1,547.19
Earnings per Equity Share			
- Basic	(5.44)	(10.23)	(7.56)
- Diluted	(5.44)	(10.23)	(7.56)
Return on net worth (%)	NA	NA	NA
Loss before tax and exceptional items	(567.50)	(1,364.17)	(974.61)
Net profit/(loss) after tax for the year	(637.15)	(1,155.00)	(862.78)

For further details, see "Financial Statements" on beginning on page 268 of the RHP.

INTERNAL RISK FACTORS

Below mentioned risks are the top 5 risk factors as per the RHP:

1. The Offer Price, price to revenue from operations and market capitalization to revenue multiple based on the Offer Price of our Company, may not be indicative of the market price of the Company on listing or thereafter.
2. We have incurred net loss and negative Net Worth in the past, and we may not be able to achieve or maintain profitability in the future.
3. Our business and profitability are significantly dependent on the performance of the real estate market in the Delhi- NCR region, generally, and particularly in Gurugram and Sohna micro-markets in Haryana. Fluctuations in market conditions may affect our ability to sell our projects at expected prices, which may adversely affect our revenues and earnings.
4. The COVID-19 pandemic adversely impacted our business, financial condition, results of operations, cash flows, liquidity and performance, and it may reduce the demand for our projects in future.
5. The withdrawal of certain benefits under the Haryana Affordable Housing Policy, 2013 and the Deen Dayal Jan Awas Yojna, may adversely affect our business, prospects and results of operations.

SUMMARY OF OUTSTANDING LITIGATIONS, CLAIMS AND REGULATORY ACTION

A. Total number of outstanding litigations against the Company and amount involved

Name of Entity	Criminal matters	Civil Matter	Material Civil matters	RERA matters #	Consumer matters	Statutory or Regulatory proceedings	Disciplinary actions by the SEBI or Stock Exchanges against our Promoters	Tax proceedings	Aggregate amount involved (in ₹ million)*
By the Company	Nil	1	Nil	Nil	Nil	Nil	Nil	Nil	Nil
Against the Company	Nil	9	1	39	12	36	Nil	6	199.92
By the Directors	Nil	1	Nil	Nil	Nil	Nil	Nil	Nil	Nil
Against the Directors	Nil	2	Nil	Nil	1	1	Nil	Nil	1.96
By the Subsidiaries	2	3	Nil	1	1	Nil	Nil	Nil	5.83
Against the Subsidiaries	Nil	14	Nil	96	20	195	Nil	30	114.07
By the Promoters/ promoter Company	Nil	1	Nil	Nil	Nil	Nil	Nil	Nil	Nil
Against the Promoters/promoter company**	Nil	5	Nil	1	4	13	Nil	4	3.51
By the Group Companies	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
Against the Group Companies	Nil	Nil	Nil	1	2	Nil	Nil	Nil	0.05

- # *Excluding the 26 pending RERA matters against our Company and our Subsidiaries wherein no notice or intimation has been issued by the regulatory authority or third-party complainant to our Company and our Subsidiaries.*
- * *The amounts indicated above are approximate amounts and have been disclosed to the extent ascertainable. The interest rates and delayed possession charges claimed by any third party claimants have been excluded from calculation of the aggregate amount.*
- ** *Inclusive of pending consumer case and regulatory notice against our Promoter and Managing Director, Ravi Aggarwal and our Promoters and Directors, Devender Aggarwal and Lalit Kumar Aggarwal, respectively.*

For further details, please see the section entitled “- Summary table of Contingent Liabilities” on page 24 of the RHP.

For further details, please see the section entitled “Outstanding Litigation and Material Developments” on page 458 of the RHP.

B. Brief details of top 5 material outstanding litigation / legal proceedings initiated against the Company and amount involved:

Civil proceedings

1. Dhanwant (“**Plaintiff**”) filed a suit against our Company (“**Defendant**”) before the Court of Civil Judge, Senior Division, Gurugram in relation to the title right over the property located at Village Kadarapur, Gurugram. The Plaintiff pleaded to be the rightful owner of the land and claimed that the transfer of land to the Defendant was undertaken fraudulently. Additionally, the Plaintiff prayed for declaration of ownership in its favour and interim injunction on construction activities undertaken by the Defendant on the property. In response to the above suit, the Defendant filed a written statement arguing that the suit filed by the Plaintiff is false, frivolous, vexatious, malafide, actuated with ulterior motives, devoid of any merits and without any cause of action as the plaintiff had already preferred an application under Order VII Rule 11 of the Code of Civil Procedure, 1908. Further, the Defendant objected that the Plaintiff did not approach the court with clean hands and is guilty of suppression of truth. Also, the Defendant argued that the Plaintiff is disentitled from claiming injunction by virtue of his conduct and the relief is barred by the provisions of section 41(i) of the Specific Relief Act, 1963. Hence, the Defendant has prayed for the dismissal of the suit and grant of compensatory costs against the Plaintiff. The amount involved in the matter is ₹ 37.39 million. The matter is currently pending.

Consumer related matters

2. There are a total of 12 consumer related proceedings currently pending against our Company before various adjudicating authorities such as district consumer disputes redressal forum or consumer courts, wherein third party complainants (excluding those notices issued by statutory/ regulatory/ governmental/ tax authorities) have made allegations against our Company in relation to, among others, deficiency in providing proper and defects-free services, refund of booking amount upon cancellation of allotment, delay in refund of booking amount, and cancellation of allotments owing to default in payment of instalments by complainants. The aggregate amount involved in the matters is ₹ 11.92 million.

Real estate related matters

3. There are currently 39 real estate related proceedings pending before the Real Estate Regulatory Authority (“**RERA**”), wherein third party complainants (excluding those notices issued by statutory or regulatory or governmental or tax authorities) have made allegations against our Company in relation to, among others, cancellation of allotments, claim of interest on deposits owing to delayed possession, delay in completion of the relevant project and compensation in respect of such delay in completion of the project and possession of real estate units. The aggregate amount involved in the matters is ₹ 10.64 million.

Further, two complaints have been filed before the RERA against our Company by a third party complainant wherein no notice or intimation has been issued by the regulatory authority or third party complainant to us. The matter is currently pending.

Regulatory notices

4. Our Company received four show cause notices dated June 1, 2022, from the Real Estate Regulatory Authority, Haryana under section 38 of the Real Estate (Regulation and Development) Act, 2016 (“**Act**”) for not furnishing the statement of accounts in relation to certain of our real estate projects, as required under section 4(2)(1)(D) of the Act. Pursuant to the show cause notices, our Company was directed to comply with aforementioned provision and submit its response with regards to the initiation of penal proceedings against it. The matters are currently pending.
5. Our Company received three show cause notices dated June 15, 2022 from the Real Estate Regulatory Authority, Haryana in relation to the revocation of registration certificates under section 7(1) of the Real Estate (Regulation and Development) Act, 2016 (“**Act**”), for not submitting the fire-fighting scheme approval, environmental clearance, final approval of licenses, electric load availability and approved service estimates, and plans within the prescribed timeline, as required under the respective registration certificates issued to our Company for certain of our real estate projects. Pursuant to the show cause notices, our Company was directed to comply with the conditions stipulated in the registration certificates and submit its response with regards to revocation of licenses under section 7(1) of the Act. The matters are currently pending.

C. Disciplinary action taken by SEBI or stock exchanges against the Promoters in last 5 financial years including outstanding action, if any: None.

D. Brief details of outstanding criminal proceedings against the Promoters: None.

For further details of the outstanding litigation proceedings, see “Outstanding Litigation and Material Developments” on page 458 of the RHP.

ANY OTHER IMPORTANT INFORMATION AS PER BRLMs/COMPANY – Nil

DECLARATION BY OUR 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 SEBI, established under Section 3 of the Securities and Exchange Board of India Act, 1992, as the case may be, have been complied with and no statement made in the Red Herring Prospectus is contrary to the provisions of the Companies Act, 1956, the Companies Act, 2013, the Securities and Exchange Board of India Act, 1992 or rules made or guidelines or regulation issued thereunder, as the case may be. We further certify that all statements in the Red Herring Prospectus are true and correct.

DECLARATION BY THE SELLING SHAREHOLDER

We, the Selling Shareholder, hereby confirm that all statements, disclosures and undertakings specifically made or confirmed by us in the Red Herring Prospectus in relation to ourselves, as the Selling Shareholder and our Offered Shares, are true and correct. We assume no responsibility for any other statements, disclosures and undertakings including any of the statements made by or confirmed by or relating to the Company or any other Selling Shareholder or any other person(s) in the Red Herring Prospectus.