



Meghna Infracon Infrastructure Limited

THE CITY THAT DRIVES A NATION. THE BRAND THAT DELIVERS WHERE IT COUNTS.

Mumbai contributes over 6% of India's GDP, ranks as the financial capital of the country. Mumbai sets the pace for the nation – in finance, culture, and aspiration. And Meghna Realty quietly shapes how its elite live.

As a publicly listed company with 50+ years of on-ground success, we develop freehold land in core micro-markets, with a focus on scarcity, permanence, and investor-grade design – building ahead of where INDIA'S GROWTH IS DESTINED TO ARRIVE.



IN THE WORLD'S 3RD
LARGEST BILLIONAIRE
CITY, WE BUILD FOR
THOSE WHO BELONG.



Mumbai is now the world's third-largest billionaire city – home to legacy-makers.
They seek more than homes. They seek stature.
At Meghna Realty, we craft rare, refined, and rightfully positioned residences.

BECAUSE IN A CITY OF ICONS, ONLY LANDMARK ADDRESSES WILL DO.

**PUBLICLY LISTED.
PRIVATELY TRUSTED.
POWERFULLY PROVEN.**

Meghna Realty is a Public Limited Company listed on the Bombay Stock Exchange, led by the vision of Vikram Lodha. With a legacy spanning over five decades and over 10 lakh sq.ft. delivered across Mumbai, the company is committed to building Where It Counts – in location, quality, and long-term value.

BSE

PUBLIC LISTED
COMPANY

50+

YEARS IN MUMBAI
REAL ESTATE

10+

LAKH SQ.FT.
DELIVERED

STRONG PRESENCE IN
**ANDHERI, GOREGAON,
& KANDIVALI.**

DEVELOPMENT FORMATS:
**RESIDENTIAL, RETAIL,
BOUTIQUE COMMUNITIES**

DESIGNING VALUE. DELIVERING TRUST.

VISION

To lead with impact, set new benchmarks of excellence, and shape industries while contributing meaningfully to societal progress.

MISSION

To deliver forward-thinking solutions and exceptional experiences that create enduring value for stakeholders, partners, and communities.

EVERY DECISION WE TAKE, COUNTS.



WE DON'T BUILD EVERYWHERE. WE BUILD WHERE IT COUNTS.

- We acquire only high-potential land parcels in transformational locations
- We develop with expert partners and visionary architects
- We focus on low-density formats that create lasting value
- We ensure our homes deliver not just square footage, but significance



Stock Image

EVERY INVESTOR
DESERVES
GOVERNANCE THAT
COUNTS.

- Full SEBI & BSE Compliance
- Transparent quarterly reporting
- High promoter skin-in-the-game for each project
- Zero delivery failures or project abandonment

PUBLIC LISTED COMPANY

MEGHNA INFRACON INFRASTRUCTURE LTD. INDIA, BSE: MEGC, M



EXCELLENCE
ISN'T CLAIMED.
IT'S CERTIFIED.

Meghna Infracon Infrastructure Ltd is ISO 9001:2015 and ISO 14001:2015 certified – a rare dual distinction that reinforces our commitment to world-class quality and environmentally conscious construction.



ISO 9001:2015 – Quality Management System
Certified for consistent delivery, customer satisfaction,
and operational discipline across all developments.



ISO 14001:2015 – Environmental Management System
Certified for sustainable construction practices, resource
efficiency, and long-term environmental impact control.

LED BY PURPOSE. DRIVEN BY PRECISION.

A second-generation entrepreneur with deep market foresight, Vikram Lodha leads Meghna Realty with a philosophy anchored in purpose, precision, and performance. He believes in agile execution, financial transparency, and creating developments of long-term repute.

- Decades of real estate & land acquisition experience
- Focused on micro-market leadership
- Recognized for ethical delivery and investor-focused thinking



MR. VIKRAM LODHA

Promoter & Managing Director

PILLARS OF OUR EXCELLENCE.



MRS. MEGHNA LODHA
CFO



MR. ISHAAN LODHA
EXECUTIVE DIRECTOR



MS. NAYSAA LODHA
DIRECTOR - MARKETING

PILLARS OF OUR EXCELLENCE.



MR. BRADLEY PEREIRA
DIRECTOR - SALES



MR. JAY SHAH
FINANCE HEAD



MR. AMIT SATHE
COO

FROM LISTED SECURITIES TO
LANDMARK DEVELOPMENTS.

2007

NAYSAA SECURITIES
INCORPORATED

2014

COMPANY LISTED
ON BSE

2024

MEGHNA INFRACON
INFRASTRUCTURE LTD (MIL)
FORMED



THE DEVELOPMENT BRAND FOR
ALL REAL ESTATE PROJECTS



WHY MUMBAI?

WHY NOW

- One of the most stable and aspirational real estate markets in India
- Infrastructure boom: coastal road, bullet train, metro lines, Vadhavan port
- Demand for boutique, gated, sea-view residences at an all-time high

THREE CORRIDORS. ONE DIRECTION: UPWARD.

ANDHERI

APPRECIATION: 18–22% price appreciation between 2022–2024
(from ~₹25,000 psf to ₹29,000 – ₹31,000 psf in premium projects)
RENTAL YIELD: 3.5%–4% for 3 BHK units (sea-facing, well-amenitized)

GOREGAON

APPRECIATION: 15–18% capital growth since 2022
(₹19,000–₹22,000 psf in premium towers)
RENTAL YIELD: 3.2%–3.7% with consistent occupancy in gated projects

KANDIVALI

APPRECIATION: 16–18% capital growth since 2023
(₹13,000–₹14,500 psf in 2022 → ₹15,500–₹17,000+ psf in 2024)
RENTAL YIELD: 3.3% to 3.7% depending on configuration and project (2&3bhk)





DELIVERED
DEVELOPMENTS THAT
STAND THE TEST OF TIME

COMPLETED PROJECT



KAMALALAYA
Tilak Nagar,
Goregaon West
05-06-2006 | 01-01-2008

MUKUND KUNJ
Tilak Nagar,
Goregaon West
03-07-2009 | 02-07-2011

SHILLO MAHAL CHS
Jawahar Nagar,
Goregaon West
20-11-2013 | 14-10-2015

SHARAD CHS
Tilak Nagar,
Goregaon West
12-05-2014 | 05-04-2022

NAV SUDHIR CHS
Tilak Nagar,
Goregaon West
12-05-2011 | 23-07-2013

ABHISHEK CHS
Jay Prakash Nagar,
Goregaon East
01-01-2013 | 04-11-2015

PAI NIWAS
Tilak Nagar,
Goregaon West
12-02-2015 | 09-12-2017

RASIK CHS
Tilak Nagar,
Goregaon West
15-06-2016 | 12-03-2024

ASHRAYA HEIGHTS
Jay Prakash Nagar,
Goregaon East
09-08-2022 | 28-03-2024



KAMALALAYA

Tilak Nagar,
Goregaon West



SHILLO - MAHAL

Jawahar Nagar,
Goregaon West



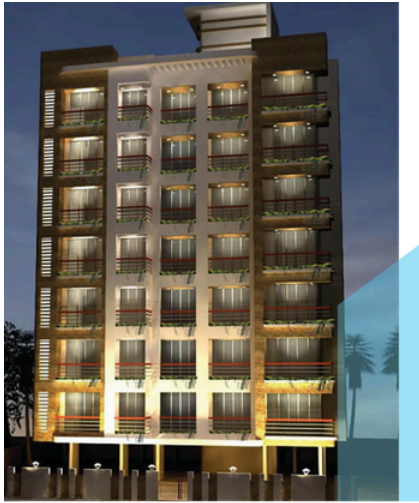
MUKUND - KUNJ

Tilak Nagar,
Goregaon West



SHARAD - CHS

Tilak Nagar,
Goregaon West



NAV - SUDHIR CHS

Tilak Nagar,
Goregaon West



PAI - NIWAS

Tilak Nagar,
Goregaon West



ASHRAYA HEIGHTS

Jay Prakash Nagar,
Goregaon East



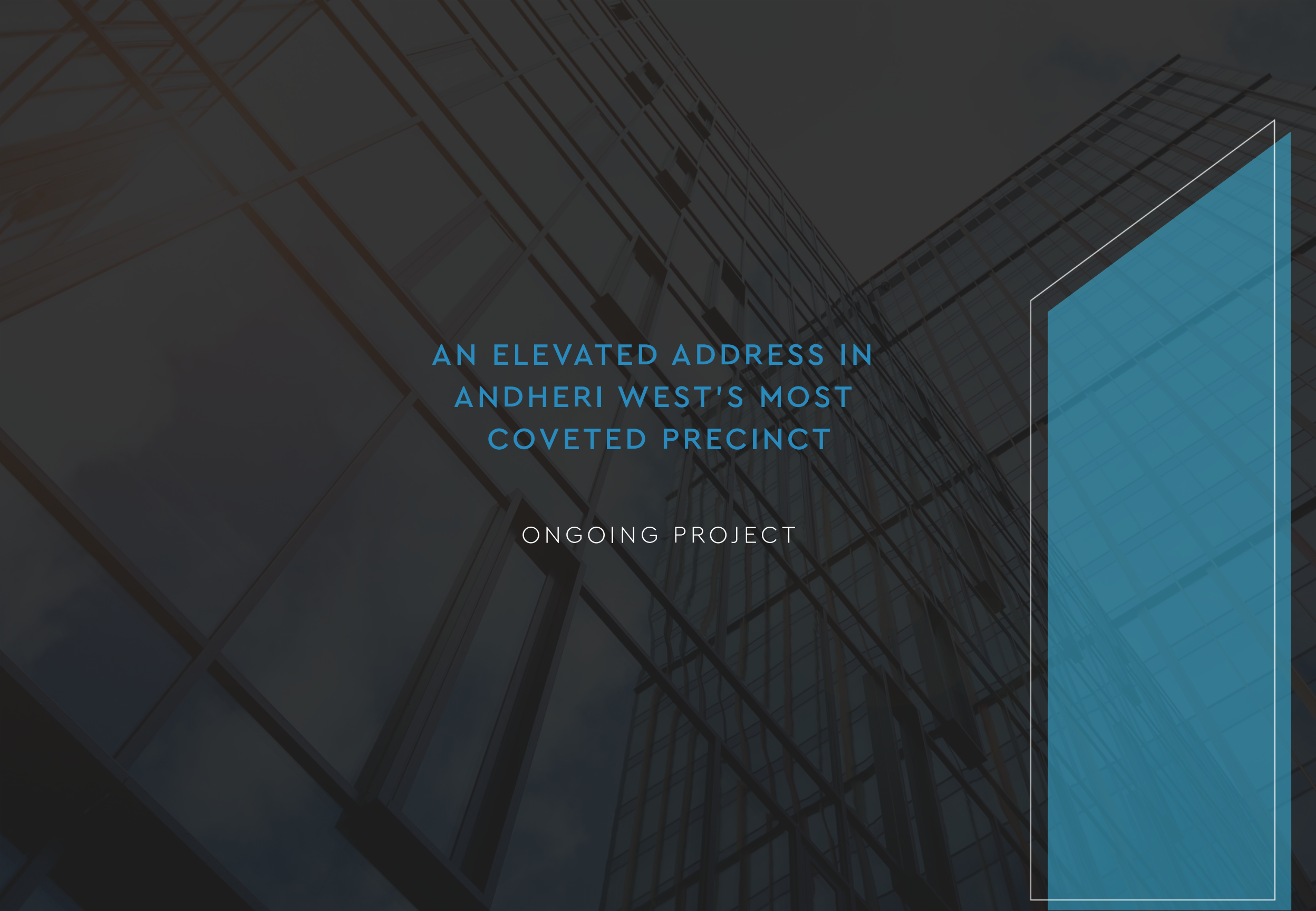
ABHISHEK CHS

Jay Prakash Nagar,
Goregaon East



RASIK

Tilak Nagar,
Goregaon West



AN ELEVATED ADDRESS IN
ANDHERI WEST'S MOST
COVETED PRECINCT

ONGOING PROJECT



 **THANE**

 **MANJU VILLA**
Jawahar Nagar,
Goregaon West
2024

 **RIVAAN**
Shri Nagar,
Goregaon West
2024

 **RIVIERA**
Tilak Nagar,
Goregaon West
2024

 **SHREE PRANAM**
Model town,
Andheri West
2025

 **Josville**
Santacruz
West



MANJU VILLA

Jawahar Nagar,
Goregaon West



RIVAAN

Shri Nagar,
Goregaon West



JOSVILLE

Santacruz
West



SHREE PRANAM

Model town,
Andheri West



RIVIERA

Tilak Nagar,
Goregaon West

FUTURE ICONS
TAKING SHAPE

UPCOMING PROJECT



THANE
WEST

GOREGAON
WEST

KANDIVALI
EAST

DN NAGAR/
MODEL TOWN
ANDHERI WEST

ANDHERI
EAST

JUHU

SANTACRUZ
WEST

KHAR
WEST

BANDRA
WEST

DADAR
SHIVAJI PARK

SION
EAST

LOW-DENSITY,
HIGH-VALUE HOMES
FOR GENERATIONAL
LIVING.



- Boutique residential towers
- Mixed-use formats with retail integration
- Vastu-compliant, family-centric layouts

A GRAND FIRST IMPRESSION. A LASTING STATEMENT.

A soaring neoclassical lobby with marble finishes, warm lighting, and quiet grandeur. Designed to announce your arrival without saying a word.



Actual Image



Actual Image

Actual pictures of grand lobby from
Ashraya Heights, Goregaon East – Delivered within
18 months with OC

BEYOND THE EXPECTED. DESIGNED FOR DELIGHT.

At Meghna Realty, amenities aren't just features they're thoughtful extensions of your lifestyle.

We go the extra mile to create spaces of calm, connection, and joy from rooftop pools and party lounges to quiet corners for play, wellness, and reflection.

BECAUSE LEISURE DESERVES AS MUCH CARE AS
THE HOME ITSELF.



Swimming Pool



Gymnasium



EV Charging

BUILT WITH VIGILANCE. DELIVERED WITH PRECISION.

At Meghna Realty, safety and convenience aren't features they're fundamentals.

From 24/7 CCTV surveillance and intercom systems to advanced internal specifications and high-speed elevators, every detail is engineered for comfort, control, and peace of mind.

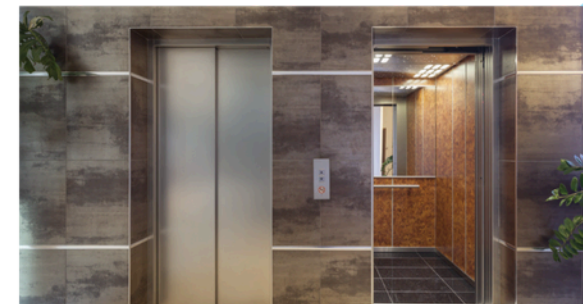
BECAUSE THE SPACES YOU LIVE IN SHOULD PROTECT YOUR PACE
AND YOUR PRIVACY.



CCTV Cameras



Intercom Facility



Elevator



Concealed Wiring

All Images are Stock Images



SUSTAINABILITY THAT
COUNTS – BUILT FOR THE
FUTURE, ROOTED IN
RESPONSIBILITY.

At Meghna Realty, sustainability is not an afterthought – it's a blueprint for how we build, live, and evolve. Every development is designed to minimize environmental impact while maximizing quality of life.

- IGBC-compliant green design principles
- Over 70% open spaces across key developments
- Rainwater harvesting and on-site sewage treatment plants
- EV parking infrastructure across all new projects
- Solar integration-ready rooftops
- Smart ventilation and daylight optimization
- Waste segregation and recycling protocols at the society level

OUR PROMISE IS NOT JUST TO OUR BUYERS – BUT TO THE
NEXT GENERATION WHO WILL INHERIT WHAT WE BUILD

WISDOM THAT SHAPES THE WAY FORWARD.

Our advisory board is composed of industry stalwarts – from legal experts and financial strategists to urban designers and policy thinkers, ensuring every move is measured, meaningful, and globally benchmarked.

COMPANY SECRETARY

- Sudhir Suman Singh

SECRETARIAL AUDITORS

- Nishant Jawasa & Associates
Company Secretaries, Mumbai

STATUTORY AUDITORS

- M/s. M. K. Singhal & Co.
Chartered Accountants

LIASONING ARCHITECTS

- Ankit Jain
- Hardik Hingoo
- Rasik Hingoo
- Daksh Hirani
- Krishna Makhela

DESIGN ARCHITECTS

- Reza Kabul
- Hardik D. Hingoo
- Hemal Shah
- Tarun Singh
- Gauri Karnani
- Tarun Mota

OUR RCC CONSULTANTS

- K.C. Shah
- Unisteps Consulting Pvt Ltd.*
- VJ Joshi & Associates

LEGAL ADVISORS & CONSULTANTS

- Nitin Tabhane & Co.
- Markund Gandhi
- Neil Mandevi Law Scribes

OUR BANKERS





LET'S GROW WHERE IT
MATTERS MOST.
LET'S BUILD WHERE IT
COUNTS.



जय अम्बे

Meghna
Realty™
Where it Counts

Meghna Infracon Infrastructure Limited