



AGI INFRA LIMITED.

(BUILDERS & DEVELOPERS)

CIN : L45200PB2005PLC028466

SCO 1-5, Urbana, Jalandhar Heights II, Jalandhar - 144022, Punjab

Phone : 0181-2986844 | 0181-2921991 | accounts@agiinfra.com, gi_builders@Yahoo.co.in
info@agiinfra.com | www.agiinfra.com

Dear Members,

Pursuant to the provisions of Section 73,76 and other applicable provisions of the Companies Act, 2013 (herein referred to as "the Act"), if any, read with rules made thereunder, your Company, AGI Infra Limited, has accepted deposits from the public and members of the Company. Further, pursuant to the applicable provisions of the Act, a circular in Form DPT-1 needs to be circulated with all the Members of the Company, to invite/accept/renew/deposits from the members of the Company. Attached herewith is the Circular in the form of advertisement for inviting Deposits for your perusal.

**For and on Behalf of the Board of Directors
AGI Infra Limited**

**Date:03.07.2025
Place: Jalandhar**


**Sukhdev Singh Khinda
Managing Director
(DIN:01202727)**

Form DPT-1
CIRCULAR OR CIRCULAR IN THE FORM OF ADVERTISEMENT INVITING DEPOSITS
[(Pursuant to section 73(2) (a) and section 76 and rule 4(1) and 4(2) of the
Companies (Acceptance of Deposits) Rules,2014]

1. General Information

a.	Name of the Company	AGI INFRA LIMITED (CIN:L45200PB2005PLC028466)		
	Address	S.C.O 1-5, Urbana, Jalandhar Heights-II, Jalandhar, Punjab-144022		
	Website	www.agiinfra.com		
	Contact Details and Email	Tel:0181-2986844,2921991 and info@agiinfra.com		
b.	Date of incorporation of the Company	27/05/2005		
c.	Business carried on by the Company and its subsidiaries with the details of branches or units, if any	<p>The company is carrying on the business of General Construction of all types of buildings, act as builders, developers and promoters of Infrastructure Projects.</p> <p>Name of Subsidiary: AGI Cold Chain Private Limited Address: Block –E, Jalandhar Heights, 66 FT R, Village Pholriwal, Near Urban Estate Phase-II, Jalandhar, Punjab, India-144022 Nature of Business: Carrying on the business of set up cold storage and carrying on the business of storing, trading, dealing, distributing, processing and preserving of vegetables, fruits and dry fruits etc.</p>		
d.	Brief Particulars of Management of the Company	The Company is being managed by the Board of Directors and other professional heads.		
e	Name, addresses, DIN and occupations of the Directors			
	Name	Address	DIN	Occupation
1.	Mr.Anuj Rai Bansal Chairman and Non-Executive Director	329, Chhotti Baradari Part-2 Jalandhar-144001 Punjab India	01278966	Professional
2.	Mr.Sukhdev Singh Khinda Managing Director	1074, Urban Estate,Phase-I Jalandhar	01202727	Business
3	Mrs. Salwinderjit Kaur Whole Time Director	1074, Urban Estate, Phase-I Jalandhar	00798804	Business
4	Mr. Amrik Singh Chawla Non-Executive Independent Director	H.No.1, Near P.S. Lambra, Gokulpur, Jalandhar, Punjab- 144026	01354450	Business
5.	Mr. Mohit Saluja Non-Executive Independent Director	73/3C, Central Town, Jalandhar- I, Jalandhar, Punjab-144001	08054204	Professional
6.	Ms.Simran Kaur Josan Whole Time Director	1074, Urban Estate, Phase-I Jalandhar	08415910	Service
f.	Management's perception of risk factors	<p>1. The company is operating in a competitive environment in organised/unorganised sectors of the industry.</p> <p>2. Flat prices and cost of materials are volatile.</p> <p>3. Limitations in the industry due to taste and preferences.</p>		
g.	Details of default, including the amount involved, duration of default and present status, in repayment of			
i	Statutory dues	Nil		
li	Debentures and interest thereon	NA		

iii	Loan from any bank or financial institution and interest thereon	Nil
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2. PARTICULARS OF THE DEPOSIT SCHEME

a.	Date of passing of Board Resolution	May 29, 2025	
b.	Date of Passing of Resolution in general meeting authorising the invitations of such deposits	Through Postal Ballot on dated April 26, 2025	
c.	Type of Deposits i.e whether secured and unsecured	Unsecured	
d.	Amount which the company can raise by way of deposits as per the Act and the rules made thereunder	From Shareholders: Rs. 2948.51 Lakhs From others: Rs. 7371.27 Lakhs Total: Rs. 10319.78 Lakhs	
	Aggregate of deposits actually held on the last day of the immediately preceding financial year	Rs. Nil(as on March 31, 2025)	
	Aggregate of deposits actually held as on date of issue of circular or advertisement	Rs. Nil (as on May 29, 2025)	
	Amount of deposit proposed to be raised	Upto Rs.78 Crores	
	Amount of Deposit repayable within the next twelve months	Nil	
e.	Terms of raising of deposits: Duration, rate of interest, mode of payment and repayment		
Scheme: Non-Cumulative Scheme			
Duration	Rate of Interest (P.A)	Mode of Payment	Mode of Repayment
1 Year	8.00%	Cheque /RTGS/ NEFT	Cheque /RTGS/ NEFT
2 Year	8.50%	Cheque /RTGS/ NEFT	Cheque /RTGS/ NEFT
3 Year	9.00 %	Cheque /RTGS/ NEFT	Cheque /RTGS/ NEFT
Interest Payment Frequency	Interest for the calendar half yearly payable at the end of the half year or on the previous business day in case end of the half year happens to be a holiday		
Minimum Deposit	Rs.50,000/- and additional amount can be in multiples of Rs.50,000/-		
f.	Proposed time schedule mentioning the date of opening of the Scheme and the time period for which the circular or advertisement is valid	The scheme shall be opened after 30 days from the date of its filing with the registrar of Company and shall be valid for a period of 6 months from the closure of financial year or Annual General Meeting of the Company in FY 2025-26 whichever is earlier.	
g.	Reasons or objects of raising the deposits	In order to augment working capital and for other general corporate purposes in a cost effective manner to broaden the mode of financing.	
h	Credit Rating Obtained		
	Name of the Credit Rating Agency	CARE Ratings Limited ("CARE")	
	Rating Obtained	CARE BBB+; Stable	
	Meaning of the rating obtained	Instruments with this rating are considered to have adequate credit quality rating and degree of safety regarding timely servicing of financial obligations. Such instruments carry average credit risk	
	Date on which rating was obtained	07.03.2025	
i.	Extent of deposit insurance; Name of the Insurance Company ; terms of insurance coverage, duration of coverage, extent of coverage, procedure for claim in case of default etc.	Not Applicable	
j.	Short Particulars of the Charge created or to be created for securing such deposits, if any	The proposed Deposits are unsecured and therefore, charge is not required to be created	
k.	Any Financial or other material interest of the Directors, promoters or key managerial personnel in such deposits and effect of such	Nil	

	interest in so far as it is different from the interests of other persons	
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3. DETAILS OF OUTSTANDING DEPOSITS: Nil

a.	Amount Outstanding	Nil
b.	Date of acceptance	
c.	Total amount accepted	
d.	Rate of interest	
e.	Total amount of depositors	
f.	Default, if any, in repayment of deposits and payment of interest thereon, if any, including number of depositors, amount and duration of default involved	
g.	Any waiver by the depositors of the interest accrued on deposits	

4. FINANCIAL POSITION OF THE COMPANY

a.	Profits of the Company, before and after making provision for tax, for the three financial years immediately preceding the date of issue of circular or advertisement			
(Rs. in lakhs)				
Particulars		FY 2024-25	FY 2023-24	FY 2022-23
Profit/(Loss) Before Tax		7415.32	6568.28	5395.75
Profit/(Loss) After Tax		6666.94	5209.68	4811.59
b.	Dividends declared by the Company in respect of the said three financial years; Interest coverage ratio for last three years			
Financial Year Ended		Dividend	Dividend Amount (Rs.in lakhs)	Interest Coverage Ratio (Times)
31.03.2025		Interim Dividend (10%)	122.17	6.86
31.03.2024		Interim Dividend (10%)	122.17	10.02
31.03.2023		Interim Dividend (10%)	122.17	13.35
c.	A summary of the financial position of the Company as in the three audited balance sheets immediately preceding the date of issue of circular or advertisement			
(Rs. in lakhs)				
		FY 2024-25	FY 2023-24	FY 2022-23
	ASSETS			
	Non-current assets			
	(a) Property, Plant and Equipment	8460.78	5510.39	3244.40
	(b) Investment Property	19138.61	19688.54	13890.02
	(c) Other Intangible assets	0.13	0.13	0.13
	(d) Financial Assets			
	(i) Investments	0	0	0
	(ii) Trade receivables	0	0	0
	(iii) Loans	0	0	0
	(iv) Others (to be specified)	0	0	0
	(e) Deferred tax assets (net)	894.13	309.65	618.25
	(f) Other non-current assets	408.96	260.22	194.71
	(2) Current assets			
	(a) Inventories	81843.48	66042.48	52258.80
	(b) Financial Assets			
	(i) Investments		0	0
	(ii) Trade receivables	215.56	179.50	168.96
	(iii) Cash and cash equivalents	1678.93	6838.35	4101.20
	(iv) Bank balances other than (iii) above	1077.98	3191.31	446.68
	(vi) Others (to be specified)			
	(c) Current Tax Assets (Net)	1536.53	780.80	258.16
	(d) Other current assets	4387.29	5154.92	741.18

	Total Assets	1196642.38	107956.30	75922.49
	EQUITY AND LIABILITIES			
	Equity			
	(a) Equity Share capital	1221.67	1221.67	1221.67
	(b) Other Equity	28263.39	21247.89	16024.80
	LIABILITIES			
	Non-current liabilities			
	(a) Financial Liabilities			
	(i) Borrowings	9754.31	5243.29	3007.94
	(ii) Trade payables			0
	(iii) Other financial liabilities (other than those specified in item (b), to be specified)			0
	(b) Provisions	90.36	77.69	59.63
	(c) Deferred tax liabilities (Net)	0	0	0
	(d) Other non-current liabilities	0	0	0
	Current liabilities			
	(a) Financial Liabilities			
	(i) Borrowings	3987.35	8524.43	1888.69
	(ii) Trade payables			
	-Micro, Small, & Medium Enterprises	161.38	217.58	127.32
	- Others	1491.90	851.86	1192.57
	(iii) Other financial liabilities (other than those specified in item (c))			
	(b) Other current liabilities	74520.79	70513.96	52357.00
	(c) Provisions	151.23	57.52	42.87
	(d) Current Tax Liabilities (Net)	0.00	0.00	0.00
	Total Equity and Liabilities	119642.38	107956.30	75922.49
d.	Audited Cash Flow Statement for the three years immediately preceding the date of issue of circular or advertisement (Rs. in Lakhs)			
		FY 2024-25	FY 2023-24	FY 2022-23
	CASH FLOW FROM OPERATING ACTIVITIES			
	Net Profit Before Tax	7415.32	6568.28	5395.75
	Adjustment for :			
	Depreciation & Amortisation	1830.20	1163.75	585.91
	Extra Ordinary Items	470.72	-27.91	-31.50
	Interest / Dividend Income	-363.62	-379.22	-136.73
	(Profit) / Loss on sale on Fixed Assets	0	0	0
	Financial Costs	1266.03	728.08	436.81
	Operating Profit before Working Capital Changes	10618.65	8052.98	6250.24
	Adjustment for :-			
	(Increase) / Decrease in Inventories	-15800.99	-13783.68	-7906.74
	(Increase) / Decrease in Trade Receivables	-36.07	-10.54	-13.63
	Increase / (Decrease) in Trade Payables	583.84	-250.45	555.42
	Increase / (Decrease) in Short Term Provisions	93.71	14.65	-1.39
	Increase / (Decrease) in Other current liabilities	4006.83	18156.96	9032.97
	(Increase) / Decrease in Other Non- Current Assets	-148.74	-65.50	-39.93
	Increase / (Decrease) in Other long term liabilities	12.67	18.06	16.78
	(Increase) / Decrease in short term loans & Advances	0	0	0
	(Increase) / Decrease in other Current Assets	11.90	-4936.39	-199.65
	Cash Generated from Operations	-11276.85	-856.89	1443.83
	Direct Taxes Paid	-1332.86	-1050.00	-1031.50

	Net cash from /(used in) operating activities (A)	-1991.06	6146.09	6662.57
	CASH FLOW FROM INVESTING ACTIVITIES			
	Purchase of Fixed Assets (Incl CWIP)	-4791.24	-3388.40	-2166.14
	Sale/transfer of Fixed Assets	10.66	0	3900.06
	Profit / (Loss) on sale of Fixed Assets	0	0	0
	Other non-Current Investments	549.93	-5798.54	-7267.43
	Purchase / Sale of Investments	0	0	0
	Interest / Dividend Income	363.62	379.22	136.73
	Net cash from/(used in) Investing activities (B)	-3867.03	-8807.72	-5396.78
	CASH FLOW FROM FINANCING ACTIVITIES			
	Proceeds From issue of share capital (including Premium)	0	0	0
	Proceeds From issue of Debenture capital (including Premium)	0	0	0
	Share Application Money	0	0	0
	Increase/(Decrease) in Long Term Borrowing	4511.02	2235.35	574.87
	Increase/Decrease in Long Term Loans & Advances			
	Increase/(Decrease) in Short Term borrowing	-4537.48	6636.14	131.94
	Dividend Paid	-122.17	0	-122.17
	Financial Costs	-1266.03	-728.08	-436.81
	Net cash from/(used in) financing activities (C)	-1414.66	8143.41	147.83
	Net (Decrease)/Increase in cash and Cash Equivalents (A+B+C)	-7272.75	5481.78	1413.62
	Cash and cash equivalents at beginnings of year	10029.66	4547.88	3134.26
	Cash and cash equivalents at end of year	2756.91	10029.66	4547.88
e.	Any change in accounting policies during the last three years and their effect on the profits and the reserves of the Company	Nil		

5. A DECLARATION BY THE DIRECTORS THAT:

- a. the Company has not defaulted in the repayment of deposits accepted either before or after the commencement of the Act or payment of interest thereon.
- b. the board of directors have satisfied themselves fully with respect to the affairs and prospects of the Company and that they are of the opinion that having regard to the estimated future financial position of the company, the Company will be able to meet its liabilities as and when they become due and that the Company will not become insolvent within a period of one year from the date of issue of the circular or advertisement.
- c. the Company has complied with the provisions of the Act and rules made thereunder.
- d. the compliance with the Act and rules does not imply that repayment of deposits is guaranteed by the Central Government.
- e. the deposits accepted by the company before the commencement of the act have been repaid.
- f. in case of adverse change in credit rating, depositors will be given chance to withdraw deposits without any penalty.
- g. the deposits shall be used only for the purposes indicated in the circular or circular in the form of advertisement
- h. the deposits accepted by the Company (other than the secured deposits, if any aggregate amount of which to be indicated) are unsecured and rank pari passu with other unsecured liabilities of the Company.

6. Disclaimer

It is to be distinctly understood that filing of circular or circular in the Form of advertisement with the Registrar should not in any way be deemed or construed that the same has been cleared or approved by the Registrar or Central Government. The Registrar or Central Government does not take any responsibility either for the financial soundness of any deposit scheme for which the deposit is being accepted or invited or for the correctness of the statements made or opinions expressed in the circular or circular in the Form of advertisement. The depositors should exercise due diligence before investing in the deposit scheme.

Date:29.05.2025
Place:Jalandhar

By the Board of Directors
AGI Infra Limited
Sd/-
Sukhdev Singh Khinda
Managing Director
DIN:01202727


Certificate of Statutory Auditor issued pursuant to the Companies (Acceptance of Deposits) Rules. 2014 as amended

We hereby certify that, to the best of our knowledge and according to the information and explanation given to us and as shown by the records produced to us, the Company M/s AGI Infra Limited, SCO 1-5, Urbana, Jalandhar Heights-II, Jalandhar-144022 has not committed any default in the repayment of the deposits or in the payment of any interest on deposits accepted either before or after the commencement of the Companies Act, 2013.

Place: Jalandhar
Date: 29.05.2025
UDIN: 25086488BMNUOA9621

For R.S Kalra & Associates
Chartered Accountants
Firm Reg.No:007744N
Sd/-
Ravinder Singh Kalra
Proprietor
M. No: 086488

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 AGI INFRA LIMITED CIN: L45200PB2005PLC028466	Registered Office: SCO 1-5, Urbana, Jalandhar Heights-II Jalandhar, Punjab -144022	Corporate Office: SCO 1-5, Urbana, Jalandhar Heights-II Jalandhar, Punjab -144022
	Contact details: 0181-2986844, 2921991 • Email: info@agiinfra.com • Website: www.agiinfra.com	

APPLICATION FORM FOR FIXED DEPOSIT SCHEME
(Please write in BLOCK LETTERS and check ✓ the appropriate box)

Application Form No.:

Amount of Deposit (in multiples of Rs. 50,000/- with a minimum of Rs. 50,000/-)																			
Rupees (in fig.)		Cheque/DD No.							Dated	D	D	/	M	M	/	Y	Y	Y	Y
Rupees (in words)																			
Drawn On (Bank / Branch)																			
Duration						1 Year				2 Year				3 Year					
Rate of Interest Per Annum						8.00 %				8.50 %				9.00%					
Status of First Applicant	Resident Individual					Domestic Company				HUF				Trust					
Category	Shareholder					Others													

(The Deposit Receipt will be issued in physical form only.)

NAME(S) OF APPLICANT(S)																		PAN (mandatory for all applicants)																	
Sole/First:	Mr./Ms.																																		
Second:	Mr./Ms.																																		
Third:	Mr./Ms.																																		
Name of Guardian (if First holder is minor)																																			
Date of Birth of Sole/First Applicant	D	D	/	M	M	/	Y	Y	Y	Y																									

ADDRESS AND OTHER DETAILS OF SOLE / FIRST APPLICANT (RECEIPT & COMMUNICATION WILL BE SENT ON THIS ADDRESS)																																		
Line 1 :																																		
Line 2 :																																		
City																					Pin													
State											Tel.																							
Email																					Mobile No.													
BANK ACCOUNT DETAILS OF SOLE/FIRST APPLICANT																																		
Bank											Branch																							
Current/Saving Account No.											MICR Code																							
IFSC Code											(Please attach cancelled cheque for verification)																							

I/we hereby declare that the amount is not being deposited out of the funds acquired by me/us by borrowing or by accepting deposit from any other person.

I/we have read and agree to abide by the terms and conditions governing the deposits.

Signature of Depositor

Date:

Place:

RECEIPT			
			Application Form No.
Received with thanks from Mr./ Ms. _____ amount ` _____ (Rupees _____ _____ only) via RTGS / NEFT Transaction Ref. No. / Cheque No. / DD No. _____			
Dated __ / __ / ____ drawn on _____ Branch _____ (subject to realisation)			

For AGI Infra Limited

Receipt Date __ / __ / ____

Authorised Signatory