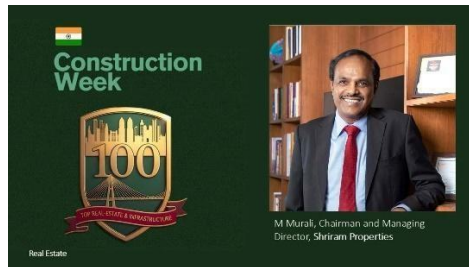


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Shriram Properties



Shriram Properties pursues a delivery-first, asset-light growth model focused on mid-market and mid-premium housing in Bengaluru, Chennai, Kolkata and the newly entered Pune market. The company emphasises execution velocity, completion-led sales and selective partnerships (JDAs, project-level private equity and co-investment) to scale while preserving return on capital and limiting balance-sheet leverage. Key operational levers are central governance over city teams, disciplined milestone-linked collections and an active land-monetisation programme to fund targeted expansion.

Performance in FY2025 was driven by execution: the group recorded revenue of ₹97,338 lakh, PAT of ₹7,730 lakh and delivered record customer handovers of 3,154 units. Gross collections reached a record ₹1,484 crore and the company completed nine projects (~4.2 msf) while launching ~2.6 msf across three cities, underpinning strong operating cash flow and a net- debt reduction.

In 2025, the company launched its maiden Pune project (Shriram Spectrum), advanced several Bengaluru and Chennai phases, and executed a strategic non-core land sale in Chennai as part of asset-monetization to unlock liquidity for new development. Management also signalled a medium-term ambition to accelerate launches and leverage JV/PE partnerships to reach larger scale with limited incremental capital deployment.

Shriram Properties pursues a delivery-first, asset-light growth model focused on mid-market and mid-premium housing.

Near-term priorities for FY2026 include converting the Pune and Bengaluru pipelines into launch-ready stock, sustaining delivery cadence to protect collections, containing finance costs, and preserving a low net-debt profile to support selective inorganic and JV-led opportunities. Governance, timely RERA compliance and completion-led customer service remain central to risk management.