

# Nagarjuna Construction

## Performance Highlights

Y/E March (Rs cr)	1QFY11	1QFY10	% chg (yoy)	4QFY10	% chg (qoq)
Net Sales	1,086.5	1,001.0	8.5	1,522.7	(28.6)
Operating Profit	105.8	103.8	1.9	152.7	(30.8)
Net Profit	41.4	38.2	8.3	102.6	(59.7)

Source: Company, Angel Research

NCC posted disappointing numbers for 1QFY2011 mainly on the top-line front, which increased by a mere 8.5% v/s our expectation of 27.4%. We have marginally pruned our estimates by 2-3%. However, management has maintained its guidance of Rs5,800cr for the year. Exposure to Andhra Pradesh remains at  $\sim$ 6-7% and bills have been paid up to March 2010. Current receivables stand at Rs35cr. Given attractive valuations following the recent correction in the stock price owing to short-term concerns and robust order book, we believe it provides an opportunity to Buy the stock.

Results below expectations: NCC posted disappointing numbers for 1QFY2011 mainly on the top-line front, which increased by a mere 8.5% as against our expectation of 27.4%. Operating margins for the quarter came in at 9.7% (10.4%) in line with our estimates. Interest costs witnessed a sequential decline in spite of debt going up on account of low short-term borrowings rate. However, management has cautioned against interest rates hardening in ensuing quarters.

**Outlook and Valuation:** We believe that NCC is well-placed to leverage the opportunity in the infrastructure space on account of having one of the most diversified order books along with exposure in most of the growth sectors. We believe that the BOT/BOOT project portfolio will also provide sustainable revenue stream for the company, as it would have five operational projects by FY2011E. NCC had mentioned earlier that it is looking for a strategic partner for its thermal power plant of 1,320MW (under financial closure). But, given the recent problems at the site we believe that this proposed stake sale will take longer than the earlier estimated time-frame. Nonetheless, we maintain our SOTP Target Price of Rs201 as we had considered only the equity invested for the project, which contributes a mere 1% to our valuations. We maintain a Buy on NCC.

#### **Key Financials (Standalone)**

	/			
Y/E March (Rs cr)	FY2009	FY2010	FY2011E	FY2012E
Net Sales (incl op. income)	4,151.4	4,777.8	5,738.2	6,587.5
% chg	19.5	15.1	20.1	14.8
Adj. Net Profit	153.9	200.3	221.7	252.4
% chg	(5.0)	30.2	10.7	13.8
FDEPS (Rs)	6.0	7.8	8.6	9.8
EBITDA Margin (%)	9.0	10.1	9.8	9.9
P/E (x)	27.7	21.2	19.2	16.9
RoAE (%)	9.4	10.2	9.6	10.0
RoACE (%)	11.8	12.8	12.2	12.3
P/BV (x)	2.5	1.9	1.8	1.6
EV/Sales (x)	1.3	1.2	1.1	1.0
EV/EBITDA (x)	14.4	11.6	10.8	9.8

Source: Company, Angel Research

BUY	
CMP Target Price	Rs166 Rs201
Investment Period	12 Months
Stock Info	
Sector	Infrastructure
Market Cap (Rs cr)	4,254
Beta	1.38
52 Week High / Low	197/119.2
Avg. Daily Volume	214,141
Face Value (Rs)	2
BSE Sensex	18,220
Nifty	5,461
Reuters Code	NGCN.BO
Bloomberg Code	NJCC@IN
Shareholding Pattern (%)	
Promoters	20.2

Abs. (%)	3m	1yr	3yr
Sensex	5.1	21.4	22.5
NCC	(5.8)	30.7	(15.5)

MF / Banks / Indian Fls

Indian Public / Others

FII / NRIs / OCBs

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Exhibit 1: 1QFY2011 Performance (Standalone)

Y/E March (Rs cr)	1QFY11	1QFY10	4QFY10	% chg (yoy)	% chg (qoq)	FY10	FY09	% chg
Net Sales	1086.5	1001.0	1522.7	8.5	(28.6)	4777.8	4151.4	15.1
Total Expenditure	980.7	897.2	1370.0	9.3	(28.4)	4294.4	3777.7	13.7
Operating Profit	105.8	103.8	152.7	1.9	(30.8)	483.4	373.7	29.4
OPM (%)	9.7	10.4	10.0	-	-	10.1	9.0	-
Interest	29.3	34.6	34.8	(15.3)	(15.7)	196.0	162.3	20.8
Depreciation	15.6	12.7	13.7	23.0	14.5	52.5	53.3	(1.4)
Non Operating Income	1.3	1.4	0.0	-	-	68.6	70.1	(2.1)
Nonrecurring items	0.0	0.0	50.8	-	-	33.6	0.0	-
Profit Before tax	62.1	57.8	155.1	7.3	(60.0)	337.1	228.2	47.7
Tax	20.7	19.6	52.5	5.3	(60.6)	116.4	74.3	56.6
Reported Net Profit	41.4	38.2	102.6	8.3	(59.7)	220.8	153.9	43.5
PAT (%)	3.8	3.8	6.7	-	-	4.6	3.7	-
FDEPS	1.6	1.7	4.0	(3.4)	(59.7)	8.6	6.0	43.5

Source: Company, Angel Research;

Exhibit 2: 1QFY2011Actual v/s Estimates

Parameter (Rs cr)	Estimates	Actual	Variation (%)
Net Sales	1,275	1,086	(14.8)
OPM (%)	9.4	9.7	33bp
PAT	48.8	41.4	(15.2)

Source: Company, Angel Research

Numbers below par: NCC posted disappointing numbers for 1QFY2011 mainly on the top-line front, which grew by a mere 8.5% as against our expectation of 27.4%. However, management has maintained its guidance of Rs5,800cr for the year. On the order booking front, company bagged orders worth Rs2,023cr across >10 segments taking the outstanding order book to Rs16,051cr (3.4x FY2010 revenues; diversified) lending revenue visibility.

On a consolidated basis, for 1QFY2011 the company posted 16% yoy growth in top-line to Rs1,363cr. It's Dubai and Muscat construction companies posted top-line of Rs179.6cr and Rs113.0cr, respectively. The Bangalore elevated road project has started collecting toll from April 7, 2010 at the run rate of Rs15lakh/day, with the potential to go up to Rs25lakh/day. The other three road BOT projects are expected to be operational in FY2011 (OB Infra – August 2010; Western UP – Sep 2010; Pondicherry Tindivanam – Dec 2010) and which would require investments of only Rs45-50cr. Management has guided that once all these projects are fully operational potential yearly revenue generation would be to the tune of Rs300-325cr out of which NCC's share would be in the range of Rs150-160cr.

The company has started work on its Dubai project, and to prove its commitment to the project it plans to construct six floors only on completion of which it would take the next installment from the investors. Thereafter, work would further continue depending on the prevailing circumstances at that point in time. However, management has admitted that the real estate market in Dubai is still far away from recovery and would ideally not continue with the project till it recovers.



**Exhibit 3: Quarterly revenue trend** 



Source: Company, Angel Research

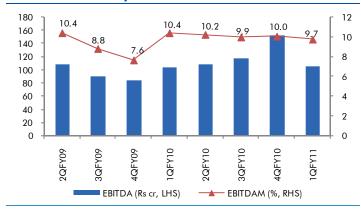
**Exhibit 4: Quarterly order booking trend** 



Source: Company, Angel Research

Operating margins for the quarter, on a standalone basis, came in at 9.7% (10.4%) in line with our estimates. Interest costs witnessed a sequential decline in spite of debt going up due to low short-term borrowings rate. However, management has cautioned against interest rates hardening in ensuing quarters.

**Exhibit 5: Quarterly EBITDA trend** 



Source: Company, Angel Research

**Exhibit 6: Quarterly bottom-line trend** 



Source: Company, Angel Research

#### **Order Book Analysis**

NCC's order book, which is spread across >10 verticals and major contributors include buildings, water and roads, stood at Rs16,051cr (3.4x FY2010 revenues) as on 1QFY2011, a yoy jump of 15.5%,. The company has maintained its guidance of order inflow of Rs10,000cr (excluding the captive order from the power segment worth Rs5,000cr) for the year. Given its strong presence in diversified verticals and ventures in new domains of growth, we believe that management's guidance is achievable. NCC has stayed away from BOT projects in recent times (has not bagged a single BOT project in the last 3-4years) however, it has a strong bidding pipeline and is confident of bagging orders this year.



■ Roads 1,054 Buildings 2,995 ■Water 5,072 1,075 Irrigation 1,075 ■ Electricals Power 1,473 2,215 ■ Oil/gas etc ■ Metals ■ International

Exhibit 7: 1QFY2011 order backlog - Sector-wise

Source: Company, Angel Research

#### **Outlook and Valuation**

NCC is well-placed to leverage the opportunity in the infrastructure space on account of having one of the most diversified order books, and exposure in most of the growth sectors - transportation, water and power. We believe that the BOT/BOOT project portfolio would also provide sustainable revenue stream as it will have five operational projects by FY2011E. NCC had mentioned earlier that it is looking for a strategic partner for its thermal power plant of 1,320MW (under financial closure). But, given the recent news of land acquisition problems at the site, we believe that this stake sale would take longer than the earlier estimated time-frame (2HFY2011) by management. Nonetheless, we maintain our SOTP Target Price of Rs201 as we had considered only the equity invested for the project, which contributes a mere 1% to our valuations. We maintain a Buy on NCC.

**Exhibit 8: SOTP target price** 

Business Segment	Methodology	Remarks	Rs cr	Rs/share	% to TP
Core Construction - Parent	P/E	14x FY2012E Earnings	3,534	137.7	68.6
NCC International (Construction)	P/E	10x FY2012E Earnings	626	24.4	12.2
Real Estate	P/BV	1.5 of equity invested	180	7.0	3.5
Road and Power venture	P/BV	1.5 of equity invested	809	31.5	15.7
Total			5,149	200.7	100
CMP (Rs)				165.8	
Upside (%)				21.0	

Source: Company, Angel Research



## **Exhibit 9: Key assumptions**

	FY2007	FY2008	FY2009	FY2010	FY2011E	FY2012E
Order Inflow	4,745	7,551	4,968	8,081	10,000	11,500
Revenues	2,871	3,473	4,151	4,778	5,738	6,587
Order Backlog (Y/E)	7,302	11,380	12,197	15,500	17,262	20,674
Order Book to Sales ratio (x)	2.5	3.3	2.9	3.2	3.0	3.1

Source: Company, Angel Research

## **Exhibit 10: Change in estimates**

		FY2011E		FY2012E					
	<b>Earlier Estimates</b>	Revised Estimates	Variation	Earlier Estimates	Revised Estimates	Variation (%)			
Revenues	5,912.9	5,738.2	(3.0)	6,758.4	6,587.5	(2.5)			
EBITDA Margins	9.8	9.8	8.0	9.9	9.9	0.7			
PAT	229.3	221.7	(3.3)	259.1	252.4	(2.6)			

Source: Company, Angel Research

## Exhibit 11: Angel EPS forecast v/s consensus

	Angel Forecast	Bloomberg Consensus	Variation (%)
FY2011E	8.6	9.4	8.5
FY2012E	9.8	11.5	22.3

Source: Company, Angel Research



### **Investment Arguments**

Strong and diversified infrastructure play: NCC, with its diversified presence, is well placed for benefit from the current construction boom in the country, especially in the transportation segment. We believe that diversification was one of the prime reasons for NCC's performance on the earnings front (29% earnings growth) vis-à-vis its peers during FY2010. This has also led to strong order booking – clocked  $\sim$ 40% growth in FY2010.

Time for reaping benefits: Over the last few years, NCC has invested in BOT assets and we believe the time has come for reaping the benefits of the same. NCC has a portfolio of 5 BOT road projects with one BOT project already operational with the remaining expected to be operational in FY2011. NCC has not won any BOT projects in recent times and stayed away from fierce competition. Therefore, we believe that NCC is better placed than its peers to win projects from NHAI, as it benefits more from financial closure regulations than its peers do.



**Exhibit 12: Recommendation Summary** 

Company	CMP	TP	Rating		Тор	-line			ı	EPS			Adj. P/E		OB/
	(Rs)	(Rs)		FY10	FY11E	FY12E	CAGR (%)	FY10	FY11E	FY12E	CAGR (%)	FY10	FY11E	FY12E	Sale
CCCL	90	-	Neutral	1,976	2,461	2,891	21.0	5.0	5.9	7.5	22.5	16.9	14.4	11.3	2.3
Gammon	211	-	Neutral	4,489	5,575	6,607	21.3	8.4	10.0	12.1	20.0	12.9	10.9	9.0	
HCC	71	-	Neutral	3,629	4,146	4,900	16.2	2.7	3.2	3.7	17.4	24.8	21.1	18.0	4.7
IRB Infra	292	-	Neutral	1,705	2,778	3,580	44.9	11.6	12.3	14.5	11.8	24.6	23.2	19.7	-
IVRCL	170	216	Вυу	5,492	6,493	8,071	21.2	7.8	9.2	11.6	21.6	14.9	12.6	10.1	4.3
JP Assoc.	122	174	Виу	10,316	13,281	17,843	31.5	4.7	5.2	7.7	28.5	25.4	22.6	15.4	-
Punj	119	156	Buy	10,448	9,756	12,402	9.0	(11.1)	5.6	11.2	-	-	21.6	10.8	2.8
NCC	161	201	Buy	4,778	5,913	6,758	18.9	7.8	8.9	10.1	13.7	14.7	12.9	11.4	3.6
Sadbhav	1,450	-	Reduce	1,257	1,621	1,986	25.7	43.0	77.4	89.8	44.4	21.3	11.8	10.2	5.4
SI.	480	570	Buy	4,555	5,535	6,428	18.8	25.7	31.9	40.7	25.9	18.9	15.2	11.9	2.5
PEL	416	563	Buy	3,081	3,685	4,297	18.1	23.4	31.2	32.9	18.6	(2.6)	(1.9)	(1.8)	3.5
MPL	164	174	Buy	1,308	1,701	2,120	27.3	5.8	7.7	9.8	29.8	13.7	10.4	8.1	3.1
L&T	1,827	-	Neutral	37,035	44,047	55,519	22.4	47.5	55.1	68.9	20.4	29.7	25.6	20.5	2.7

Source: Company, Angel Research

Exhibit 13: Recommendation Summary - SOTP break up

Company	Co	Core Const.		Real Estate		Road BOT	Invst. In	Subsidiaries		Total	
	Rs	% to TP	Rs	% to TP	Rs	% to TP	Rs	% to TP	Rs	% to TP	Rs
CCCL	89	100	-	-	-	-	-	-	-	-	89
Gammon India	121	54	-	-	-	-	-	-	104	46	225
HCC	51	41	59	46	16	13	-	-	-	-	126
IRB Infra	113	41	3	1	154	56	5	2	-	-	275
IVRCL	162	75	-	-	-	-	54	25	-	-	216
JP Assoc.	65	38	41	23	-	-	-	-	68	39	174
Punj Lloyd	156	100	-	-	-	-	-	-	-	-	156
NCC	141	70	19	9	19	10	-	-	21	11	201
Sadbhav	862	66	-	-	451	34	-	-	-	-	1,313
Simplex In.	570	100	-	-	-	-	-	-	-	-	570
Patel Engg.	457	81	60	11	16	3	-	-	32	5	565

Source: Company, Angel Research



**Profit & Loss Statement (Standalone)** 

Y/E March (Rs cr)	FY07	FY08	FY09	FY10	FY11E	FY12E
Net Sales	2,871	3,473	4,151	4,778	5,738	6,587
Other operating income	_	-	-	_	_	-
Total operating income	2,871	3,473	4,151	4,778	5,738	6,587
% chg	56.0	21.0	19.5	15.1	20.1	14.8
Total Expenditure	2,601	3,113	3,778	4,294	5,173	5,932
Net Raw Materials	955	1,096	1,304	1,807	1,776	2,033
Other Mfg costs	1,500	1,704	2,084	2,066	2,888	3,322
Personnel	84	140	189	184	244	273
Other	62	173	201	237	265	304
EBITDA	270	360	374	483	565	655
% chg	62.3	33.4	3.9	29.4	16.9	15.9
(% of Net Sales)	9.4	10.4	9.0	10.1	9.8	9.9
Depreciation& Amortisation	30	48	53	53	67	79
EBIT	240	312	320	431	498	576
% chg	63.3	29.9	2.8	34.5	15.6	15.7
(% of Net Sales)	8.4	9.0	7.7	9.0	8.7	8.7
Interest & other Charges	64	112	162	196	250	299
Other Income	43	45	70	69	82	99
(% of PBT)	19.6	18.4	30.7	22.6	24.9	26.4
Recurring PBT	219	245	228	303	331	377
% chg	71.8	12.1	(6.9)	33.0	9.1	13.8
Extraordinary Expense/(Inc.)	-	-	-	(34)	-	-
PBT (reported)	219	245	228	337	331	377
Tax	67	81	74	116	109	124
(% of PBT)	30.5	33.1	32.6	34.5	33.0	33.0
PAT (reported)	152	164	154	221	222	252
Add: Share of associate	-	-	-	-	-	-
Less: Minority interest (MI)	-	-	-	-	-	-
Prior period items	36.3	2.2	-	4.1	-	-
PAT after MI (reported)	116	162	154	217	222	252
ADJ. PAT	116	162	154	200	222	252
% chg	29.0	40.0	(5.0)	30.2	10.7	13.8
(% of Net Sales)	4.0	4.7	3.7	4.2	3.9	3.8
Basic EPS (Rs) (Reported)	5.4	6.9	6.5	8.4	8.6	9.8
Fully Diluted EPS (Rs) (Diluted)	4.5	6.3	6.0	7.8	8.6	9.8
% chg	10.3	40.0	(5.0)	30.2	10.7	13.8



## **Balance Sheet (Standalone)**

Y/E March (Rs cr)	FY07	FY08	FY09	FY10E	FY11E	FY12E
SOURCES OF FUNDS						
Equity Share Capital	42.2	46.0	45.8	51.3	51.3	51.3
Preference Capital	-	-	-	-	-	-
Reserves& Surplus	996.9	1,526.3	1,639.8	2,178.4	2,358.1	2,568.5
Shareholders Funds	1,039.0	1,572.3	1,685.6	2,229.7	2,409.4	2,619.8
Minority Interest	-	-	-	-	-	-
Total Loans	637.0	893.8	1,243.9	1,530.2	1,967.1	2,302.6
Deferred Tax Liability	11.5	16.7	18.8	25.5	25.5	25.5
Total Liabilities	1,687.5	2,482.9	2,948.2	3,785.4	4,402.0	4,948.0
APPLICATION OF FUNDS						
Gross Block	500.7	662.0	623.3	756.1	891.1	1,051.1
Less: Acc. Depreciation	96.4	142.3	164.1	202.3	269.1	347.9
Net Block	404.3	519.7	459.2	553.8	622.0	703.2
Capital Work-in-Progress	18.6	14.3	28.1	43.4	31.1	35.2
Investments	476.8	564.8	740.3	941.2	1,035.3	1,138.8
Current Assets	2,096.3	3,028.6	3,361.5	4,092.3	4,875.0	5,653.8
Inventories	404.1	549.3	749.5	753.9	973.6	1,178.8
Sundry Debtors	581.7	867.7	1,026.0	1,299.5	1,560.7	1,791.6
Cash	243.4	233.0	134.5	183.7	118.4	166.3
Loans & Advances	857.9	1,372.5	1,448.4	1,852.0	2,218.4	2,512.4
Other	9.3	6.1	3.0	3.2	3.8	4.6
Current liabilities	1,309.5	1,644.4	1,640.8	1,845.3	2,161.4	2,582.9
Creditors/Advances/OtherLiab.	670.5	1,073.1	1,087.5	1,269.8	1,412.7	1,681.0
Mobilisation Advance & Others	514.5	483.3	466.6	479.8	633.9	764.1
Provisions	124.4	88.0	86.7	95.7	114.8	137.8
Net Current Assets	786.9	1,384.2	1,720.6	2,247.0	2,713.6	3,070.9
Mis. Exp. not written off	1.0	0.0	0.0	-	-	-
Total Assets	1,687.5	2,482.9	2,948.2	3,785.4	4,402.0	4,948.0



## **Cash Flow Statement (Standalone)**

Y/E March (Rs cr)	FY07	FY08	FY09	FY10E	FY11E	FY12E
Profit before tax (excluding MI)	219	245	228	337	342	387
Depreciation	30	48	53	53	67	79
Change in Working Capital	(309)	608	435	477	546	308
Less: Other income	43	45	70	69	82	99
Direct taxes paid	72	112	132	116	113	128
Cash Flow from Operations	442	(472)	(355)	(272)	(332)	(69)
(Inc.)/ Dec. in Fixed Assets	(233)	(159)	(7)	(148)	(123)	(164)
(Inc.)/ Dec. in Investments	(389)	(88)	(175)	(201)	(94)	(104)
Other income	43	45	70	69	82	99
Cash Flow from Investing	(580)	(202)	(113)	(280)	(135)	(169)
Issue of Equity	3	429	-	361	-	-
Inc./(Dec.) in loans	107	257	350	286	437	336
Dividend Paid (Incl. Tax)	25	23	35	39	42	42
Others	14	(1)	55	(6)	-	-
Cash Flow from Financing	100	663	370	602	395	294
Inc./(Dec.) in Cash	(38)	(10)	(98)	49	(72)	56
Opening Cash balances	281	243	233	135	184	118
Closing Cash balances	243	233	135	184	118	166



**Key Ratios** 

Y/E March	FY07	FY08	FY09	FY10E	FY11E	FY12E
Valuation Ratio (x)	1107	1100	1107	11102	11115	11122
P/E (on FDEPS)	36.8	26.3	27.7	21.2	19.2	16.9
P/CEPS	29.2	20.2	20.5	16.8	14.7	12.8
P/BV	4.1	2.7	2.5	1.9	1.8	1.6
Dividend yield (%)	0.7	0.8	0.7	0.8	0.8	0.8
EV/Sales	1.6	1.4	1.3	1.2	1,1	1.0
EV/EBITDA	17.2	13.7	14.4	11.6	10.8	9.8
EV / Total Assets	2.8	2.0	1.8	1.5	1.4	1.3
Order Book to Sales	2.5	3.3	2.9	3.2	3.0	3.1
Per Share Data (Rs)						
EPS (Basic)	5.4	6.9	6.5	8.4	8.6	9.8
EPS (fully diluted)	4.5	6.3	6.0	7.8	8.6	9.8
Cash EPS	5.7	8.2	8.1	9.9	11.2	12.9
DPS	1.2	1.3	1.1	1.3	1.4	1.4
Book Value	40.5	61.3	65.7	86.9	93.9	102.1
Dupont Analysis						
EBIT margin	8.4	9.0	7.7	9.0	8.7	8.7
Tax retention ratio	0.7	0.7	0.7	0.7	0.7	0.7
Asset turnover (x)	2.0	1.9	1.6	1.5	1.5	1.5
ROIC (Post-tax)	11.5	11.3	8.5	8.8	8.5	8.5
Cost of Debt (Post Tax)	7.0	9.8	10.2	9.3	9.6	9.4
Leverage (x)	0.4	0.4	0.5	0.6	0.7	0.8
Operating ROE	13.3	11.9	7.6	8.5	7.7	7.8
Returns (%)						
ROACE (Pre-tax)	14.2	14.9	11.8	12.8	12.2	12.3
Angel ROIC (Pre-tax)	16.6	16.9	12.7	13.4	12.6	12.7
ROAE	11.1	12.4	9.4	10.2	9.6	10.0
Turnover ratios (x)						
Asset Turnover (Gross Block)	5.7	6.0	6.5	6.9	7.0	6.8
Inventory / Sales (days)	51	50	57	57	55	60
Receivables (days)	74	76	83	89	91	93
Payables (days)	100	144	137	126	121	124
WC cycle (ex-cash/mob. adv) (days)	134.5	141.5	162.1	175.5	183.6	191.1
Solvency ratios (x)						
Net debt to equity	0.4	0.4	0.7	0.6	8.0	0.8
Net debt to EBITDA	1.5	1.8	3.0	2.8	3.3	3.3
Interest Coverage (EBIT / Interest)	3.7	2.8	2.0	2.2	2.0	1.9

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NCC	
No	
Yes	
No	
No	
	No Yes No

Note: We have not considered any Exposure below Rs 1 lakh for Angel, its Group companies and Directors.

Ratings (Returns):	Buy (> 15%)	Accumulate (5% to 15%)	Neutral (-5 to 5%)
	Reduce (-5% to 15%)	Sell (< -15%)	