



M A S O N
INFRA TECH
Limited

CIN No. L43900MH2023PLC401571

Date: 26th October 2024

To,
The National Stock Exchange of India Ltd.
“Exchange Plaza” C-1, Block-G
Bandra Kurla Complex, Bandra (East)
Mumbai – 400 051

Symbol: MASON
ISIN: INE0SH001010

Sub: Investor Presentation for the half year ended 30th September 2024

Dear Sir/Madam,

Pursuant to Regulations 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, We are submitting the Investor Presentation concerning the developments of the company for the half year ended 30th September 2024.

Additionally, the above Presentation is also being made available on the website of the Company.

We request you to take this on record.

Thanking you,
Your Faithfully,
For **Mason Infratech Limited**,

CS Ravi Prakash Tiwari,
Company Secretary and Compliance Officer
A67581



MASON INFRA TECH LIMITED

Pioneering India's Construction Revolution

INVESTOR PRESENTATION
OCTOBER 2024



SAFE HARBOUR

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Welcome to our PRESENTATION

1. Company Overview
2. Business Model
3. Projects
4. Growth Drivers
5. Management
6. Industry Overview
7. Financial Performance

Company OVERVIEW

Based in the Mumbai Metropolitan Region (MMR), we specialize in constructing residential and commercial buildings. Our expertise extends to lifestyle projects and high-value standalone structures, utilizing advanced industry practices to stay abreast of technological advancements.

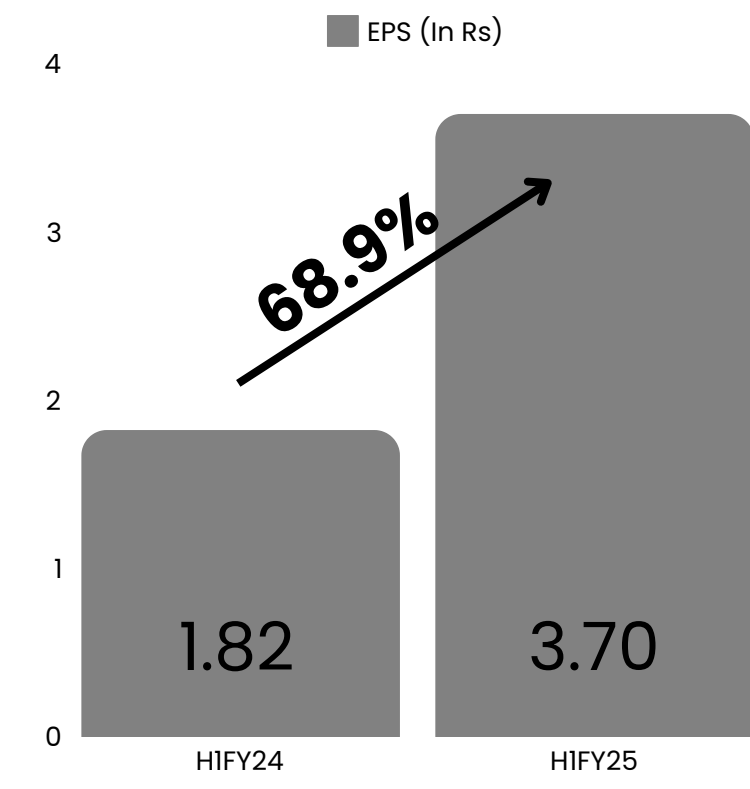
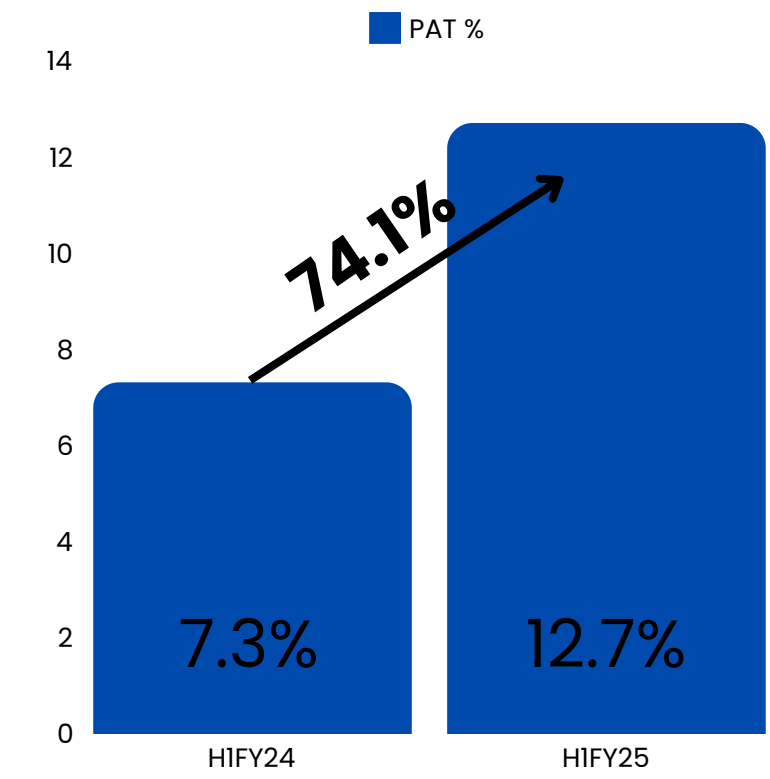
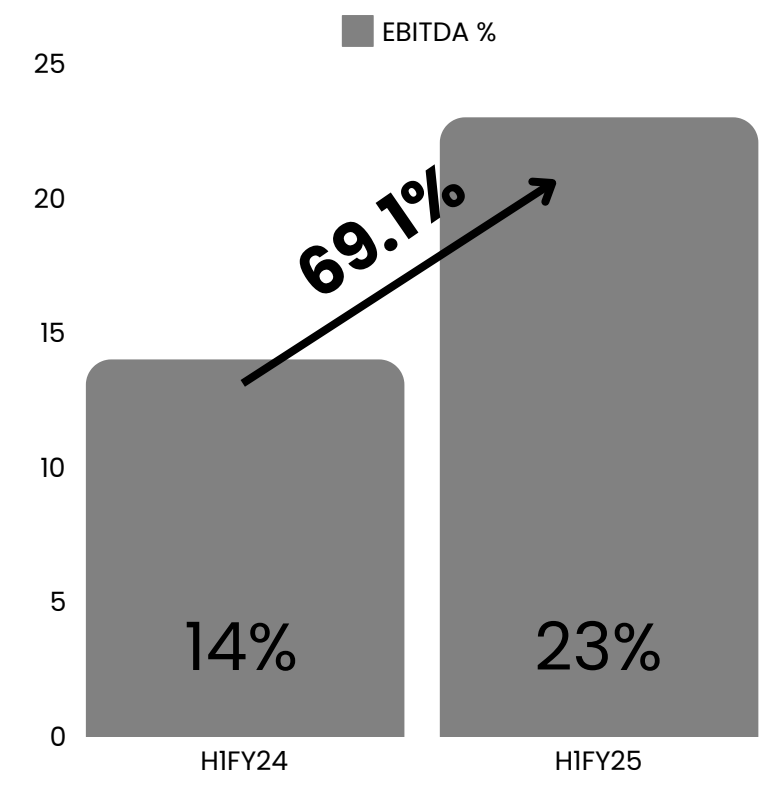
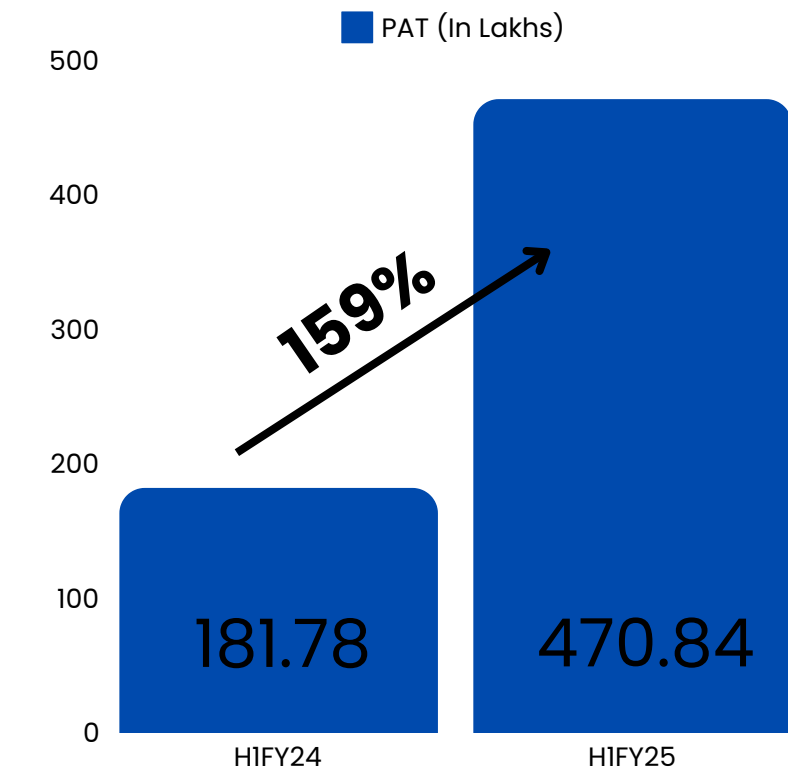
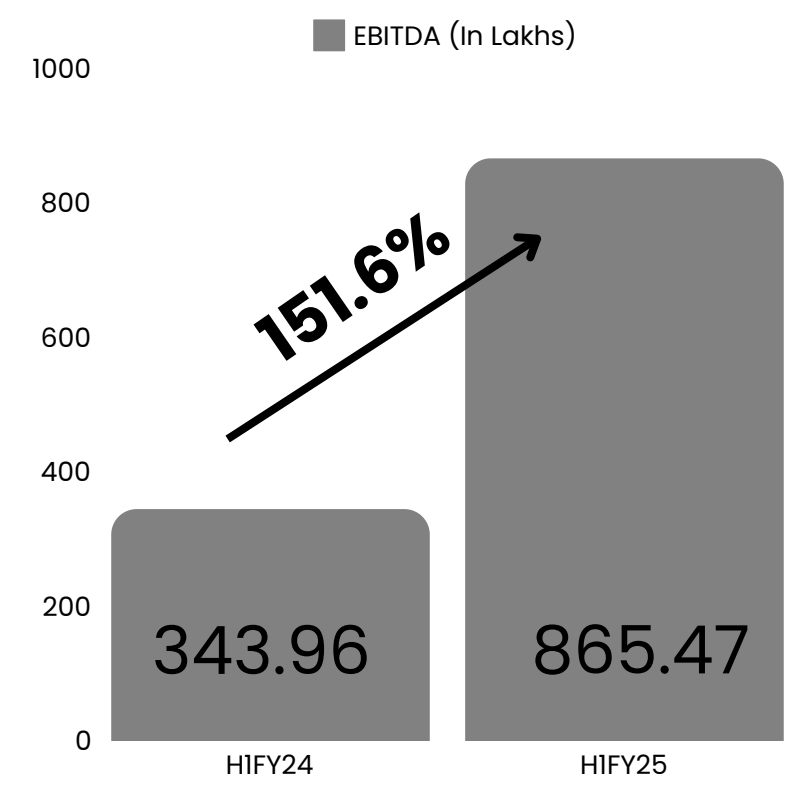
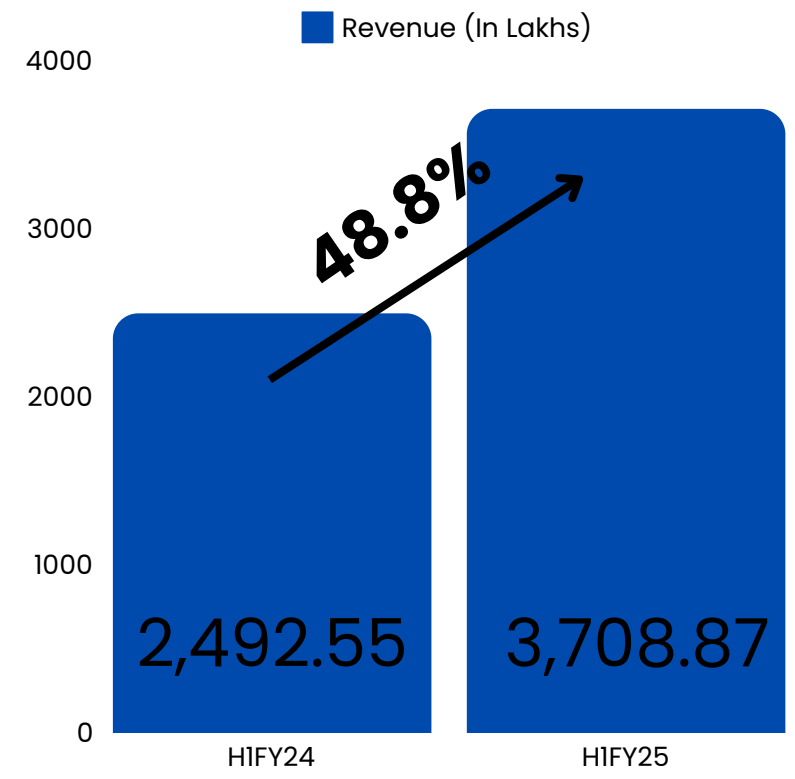
Our comprehensive suite of services spans the entire project lifecycle: planning, designing, procurement, construction. We offer end-to-end construction services for residential buildings and commercial establishments, including corporate office buildings.

Our commitment to owning core assets, such as formwork, tower cranes, and concrete pumps, ensures timely access to essential equipment, facilitating efficient operations.

In recognition of our rapid growth, we received the Corporate Excellence Award in 2022 for the Fastest Growing Construction Company (Integrated and Collaborative Working) from Brand Connect Network Private Limited. Moving forward, we aim to exceed client expectations by embracing new technologies, upholding our high standards of workmanship, and maintaining a client-centric approach.



ROBUST YOY FINANCIAL PERFORMANCE



Chairman COMMENTARY

Our strong financial performance stems from leveraging the latest technology and using all-electric equipment, moving away from traditional diesel-based machinery. This shift enhances the quality of workmanship and speeds up project execution, minimizing rework and repairs. Our efficient process allows for rapid project turnover, achieving a cycle of three slabs per month. While the foundation stage involves higher expenses, costs reduce as we progress through typical floors, resulting in increased revenue and profitability. Regular technology upgrades further help us complete projects within 2-2.5 years.

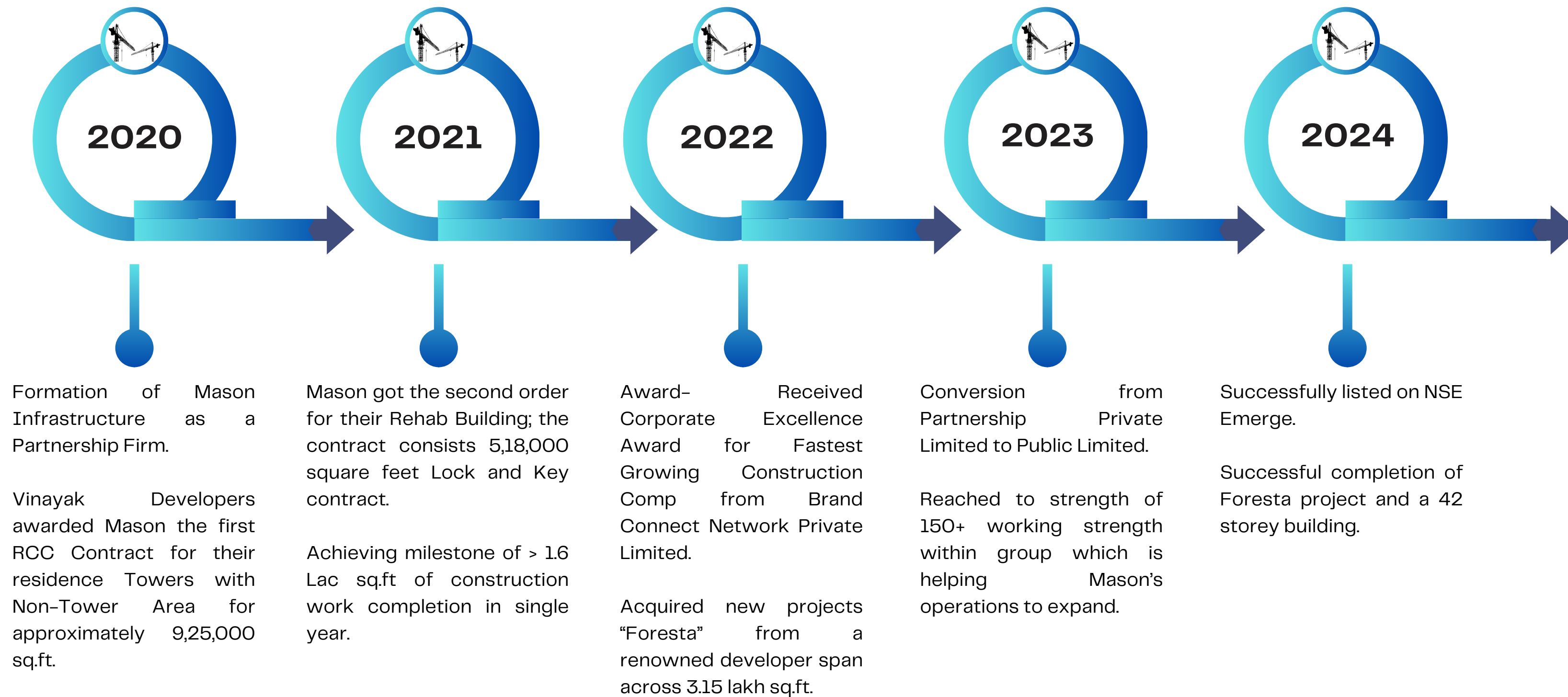
As we continue focusing on EPC projects, we already registered 75% CAGR between FY22-24, we anticipate doubling our growth over the next two years, especially with further development opportunities in Mumbai and its suburbs, aligned with government schemes.

As we look to the future, we are excited to continue executing **our ongoing order book of 21,78,193 sqft** with a diverse range of projects across our Full Labour, Part Material Full Labour and Lock & Key segments. Each of these areas offers unique opportunities for growth, and we are well-positioned to capitalize on them. Our strategy is to not only expand vertically by enhancing our capabilities and services but also to grow horizontally by exploring new markets and forging strategic partnerships.

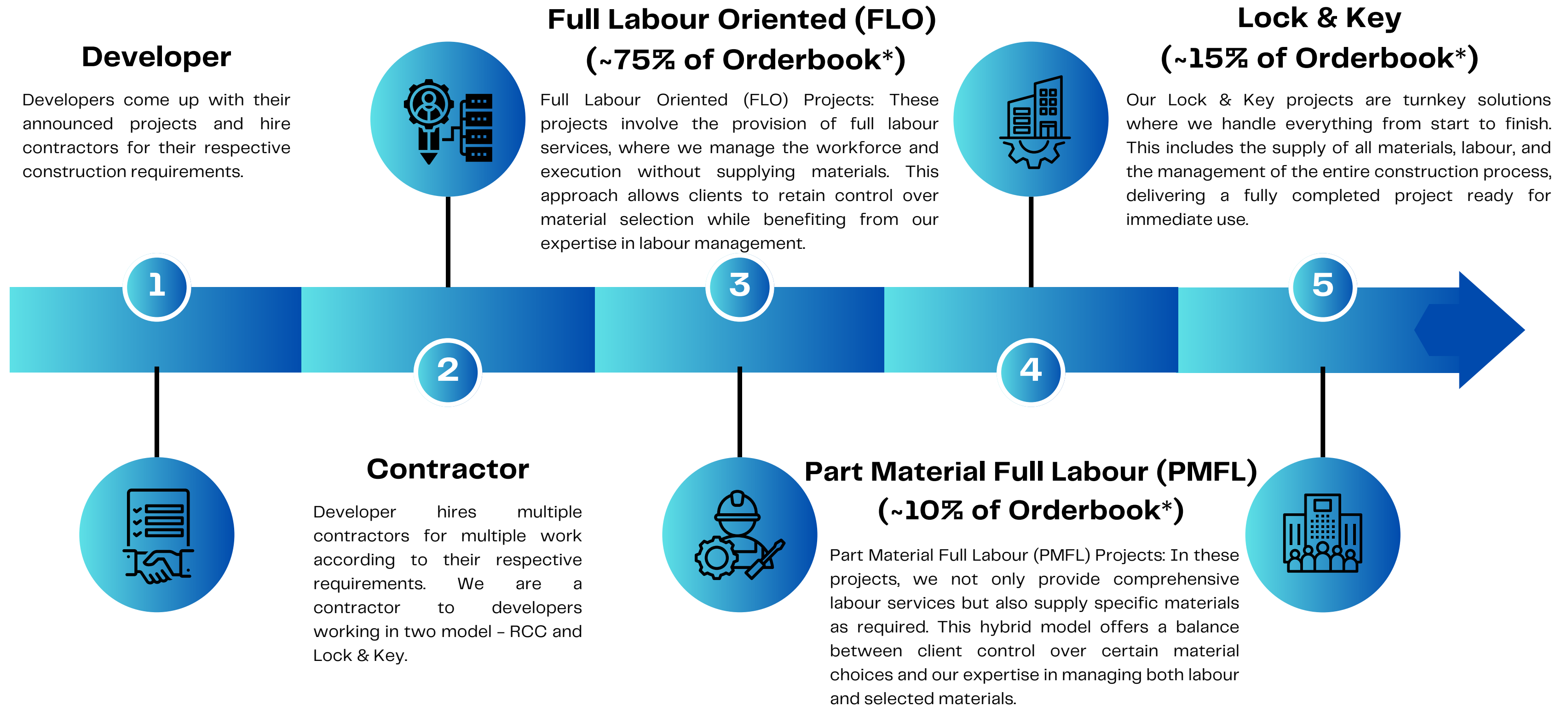
Mr. Asit Thakkar Dattani
Managing Director



Our JOURNEY



BUSINESS MODEL



*No. of Projects




RCC Business

Our Scope of work includes R.C.C. work, rubble stone, light weight block Masonry and external plastering etc. work including all types of material, labour, and other tools. All work under the projects is carried out as per the applicable industry norms. Reinforcement steel and ready-mix concrete is excluded from the contract. It shall be provided by the developer, however unloading, and stacking of steel including labour charges for the same shall be in the scope of the company.



~85%
Of Total Projects In
Orderbook

Full Labour Oriented (FLO) and Part Material Full Labour (PMFL) constitute RCC business segment.





Lock & Key Business



Project Commenced



Project Ongoing



Project Ongoing

In such type of project our scope of work includes entire Civil & Finishing work, electrical, plumbing, drainage and sanitation, firefighting, carpentry works, STP (Civil Works), Windows, elevators but excluding excavation, shore piling works and major equipments. All materials to be provided and fixed by the company and all samples shall be submitted to the developer for approval before the start of work.

~15%
**Of Total
Projects In
Orderbook**



Our PROJECTS



MAHAVIR SPRINGS - THANE



FORESTA - EXECUTED PROJECT



SIGNET B - THANE

SRA INTERIORS



OUR PROJECTS



DAMJISHAMJI SHAH GROUP

Project Name: Mahavir Springs, Thane

Basement + Ground + Podium + 42 floors.
Total Size: 11,98,000 Sq. ft.



TRANSCON DEVELOPERS

Project Name: SRA Building, Andheri (W)

Basement + Ground + Podium + 22 Floors.
Total Size: 5,18,000 Sq. ft.



SONI & ASSOCIATES

Project Name: Soni Arcade, Borivali (W)

Ground + 22 floors.
Total Size: 64,000 Sq. ft.



LODHA GROUP

Project: Sterling Tower G, Thane

Ground + 8 Floors.
Total Size: 2,23,000 sq. ft.

OUR PROJECTS



TRANSCON DEVELOPERS

Project: Transcon Triumph Tower 4,
Andheri (W)

Basement + Ground + 4 Podiums + 35
Floors.

Total Size: 2,50,000 sq. ft.



LODHA GROUP

Project: Lodha Foresta, Dombivli (W)

Ground + 22 floors.

Total Size: Total Size: 3,15,000 Sq. ft.



LODHA GROUP

Project: Bella Vista, Thane

2 Basements + Ground + 2 Podiums + 35
Floors.

Total Size: 7,67,000 sq. ft.



LODHA GROUP

Project: Signet, Thane

Basement + Ground + 22 Floor.

Total Size: 3,54,000 sq. ft.

ORDERBOOK

Sr.No.	Name of the Project	Location	Type of Project	Type of Work Allotted	Year of Commencement	BUA (inSq. Ft.)(Amm)
1	Mahavir Springs	Thane, Maharashtra	Basement+ Ground+Podium + 2 Towers 42 and 50 Floors building	RCC , Block work and plaster	2020	11,98,000
2	SRA Building	Andheri, Mumbai, Maharashtra	Basement+ Ground+Podium+22 Floors Residential Building	Lock and Key	2021	5,18,000
3	Satra One	Goregaon, Mumbai	Ground + 21 Floors	RCC , Block work and plaster	2021	1,13,000
4	Soni Arcade	Borivali, Mumbai, Maharashtra	Ground + 22 Floors	Lock and Key	2021	64,000
5	Triumph - 4	Andheri West, Maharashtra	Basement + Ground + 6 Podiums + 31 Floors.	RCC , Block work and plaster	2023	2,50,000
6	Foresta C & D	Dombivali, Maharashtra	Ground + 21Floors	RCC , Block work and plaster	2022	3,15,000
7	Satra Harmony	Chembur, Mumbai	Ground + 17 Floors	RCC , Block work and plaster	2022	47,000
8	Bella vista	Thane, Maharashtra	2 Basement + Ground + 3 Podiums + 35 Floors	PMFL-Part Material full Labor-RCC Block Work Plaster Safety Etc	2023	7,67,000
9	Raj Tattav	Thane, Maharashtra	RAMP-WORK (BASEMENT+GROUND+P1+P2)	RCC , Block work and plaster	2023	14,512
10	Sterling	Thane, Maharashtra	Ground + 7 Floors	RCC , Block work and plaster	2023	2,23,695
11	Signet-B	Thane, Maharashtra	Lower Ground + 2 Podiums + Ground + 21 Floors	RCC , Block work and plaster	2023	3,16,000
12	Signet-B	Thane, Maharashtra	Lower Ground + 2 Podiums	RCC , Block work and plaster	2023	20,000
						38,46,207

ONGOING Projects worth ~190 Crores

Sr.No.	Name of the Project	Location	BUA (inSq. Ft.)(Amm)	% of Total Work Order Completed tiil 31.03.22	% of Total Work Order Completed tiil 31.03.23	% of Total Work Order Completed tiil 31.03.24	Ongoing Projects
1	Mahavir Springs	Thane, Maharashtra	11,98,000	10%	17%	55%	5,39,100
2	SRA Building	Andheri, Mumbai, Maharashtra	5,18,000	9%	41%	60%	2,07,200
3	Satra One	Goregaon, Mumbai	1,13,000	6%	35%	50%	56,500
4	Soni Arcade	Borivali, Mumbai, Maharashtra	64,000	0%	21%	72%	17,920
5	Triumph - 4	Andheri West, Maharashtra	2,50,000	0%	2%	9%	2,27,500
6	Foresta C & D	Dombivali, Maharashtra	3,15,000	28%	94%	100%	-
7	Satra Harmony	Chembur, Mumbai	47,000	71%	71%	100%	-
8	Bella vista	Thane, Maharashtra	7,67,000	0%	0%	7%	7,13,310
9	Raj Tattav	Thane, Maharashtra	14,512	0%	0%	100%	-
10	Sterling	Thane, Maharashtra	2,23,695	0%	0%	55%	1,00,663
11	Signet-B	Thane, Maharashtra	3,16,000	0%	0%	0%	3,16,000
12	Signet-B	Thane, Maharashtra	20,000	0%	0%	100%	-
			38,46,207				21,78,193

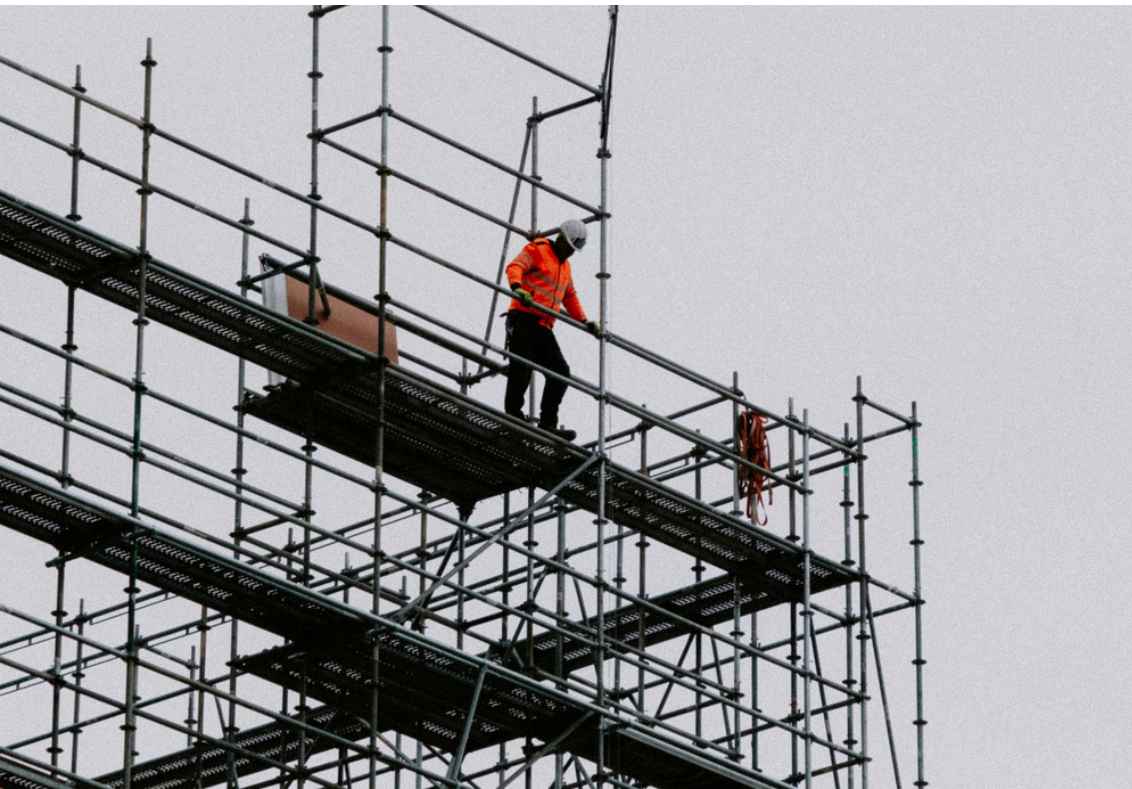
PROJECT Pipeline

Sr.No.	No. Of Projects	BUA (inSq. Ft.)(Amm)
1	1	5,80,000
2	1	3,54,000
3	1	12,00,000
4	1	14,00,000 - 15,00,000
Total	4	35,34,000 - 36,34,000

Project Size
Contract Value
250-300 Crores

Success Ratio At 75%

In Tender Bids Win



Our Clients



KEY STRENGTHS

Experienced Promoters and Access to Skilled Workforce

Our experienced promoters drive growth and adaptability. With 161 staff members as of December 31, 2023, we prioritize quality training and safety, offering benefits like accommodation and medical facilities to enhance employee welfare and productivity.

Ownership Of Core Assets

We use our own advanced construction technologies and diverse formwork systems to optimize efficiency and precision across various building types. Our approach reduces project timelines and enhances scalability and speed, aligning with our commitment to deliver projects effectively in a dynamic construction landscape.

01



02

Customer-Centric Approach

The Company tailors services to each client's needs, focusing on strong partnerships and clear communication. We ensure high-quality projects through strict quality control and advanced construction technologies.

04

Optimal Utilization of Resources

We aim to optimize resource utilization by enhancing our service and procurement processes, strengthening supplier relationships, and improving management control.

KEY OPPORTUNITIES

High-Rise & Sky Scrapper Buildings

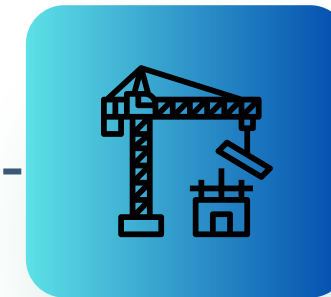
As a real estate construction contractor specializing in high-rise and skyscraper buildings, we prioritize precision, innovation, and expertise in structural dynamics. Our process involves using high-strength concrete, advanced steel alloys, modern facade materials, aluminium form shuttering, MS safety screens, and specialized tools. With extensive experience in vertical construction, our team ensures each high-rise project meets the highest standards from start to finish.

Market Penetration

Emphasize the expansion of the Company's presence in current micro markets and explore opportunities in new geographical areas with growth potential. Undertake detailed market research to identify underserved regions and formulate specific strategies for effective market penetration. Establish a robust marketing and branding approach to enhance visibility and distinguish our Company in the targeted markets. Showcase the Company's expertise, track record, and distinct value proposition to position it as a preferred choice among customers.

Strategic Partnerships and Alliances

Establish strategic collaborations with key stakeholders, including suppliers, subcontractors, and technology providers. Build alliances with reputable companies and industry experts to leverage their expertise, access new markets, and enhance capabilities. This encourages knowledge sharing, resource pooling, and mutual growth.



Focus on Redevelopment and Institutional Construction Projects

Specializing in redevelopment revitalizes old structures and offers steady opportunities in institutional projects. Focus on continuous learning and adopting new technologies to stay ahead. Professional development and formal processes enhance expertise and credibility, ensuring high-quality craftsmanship.

Use Of Technology

At Mason Infratech Limited, we lead the construction industry with cutting-edge technology and a commitment to quality, efficiency, and safety. Our use of Aluminium Formwork revolutionizes building construction, offering durability, precision, and rapid turnaround while being cost-effective and environmentally sustainable. We also deploy state-of-the-art tower cranes and concrete pumps to handle demanding tasks with ease and meet tight deadlines. Safety is a priority, with safety screens ensuring secure working conditions at great heights. By integrating these technologies, we deliver superior construction solutions, setting industry standards for excellence and innovation.

LABOUR FORCE – MASON'S CORE



Labour Camp



X-ray



Eye Test

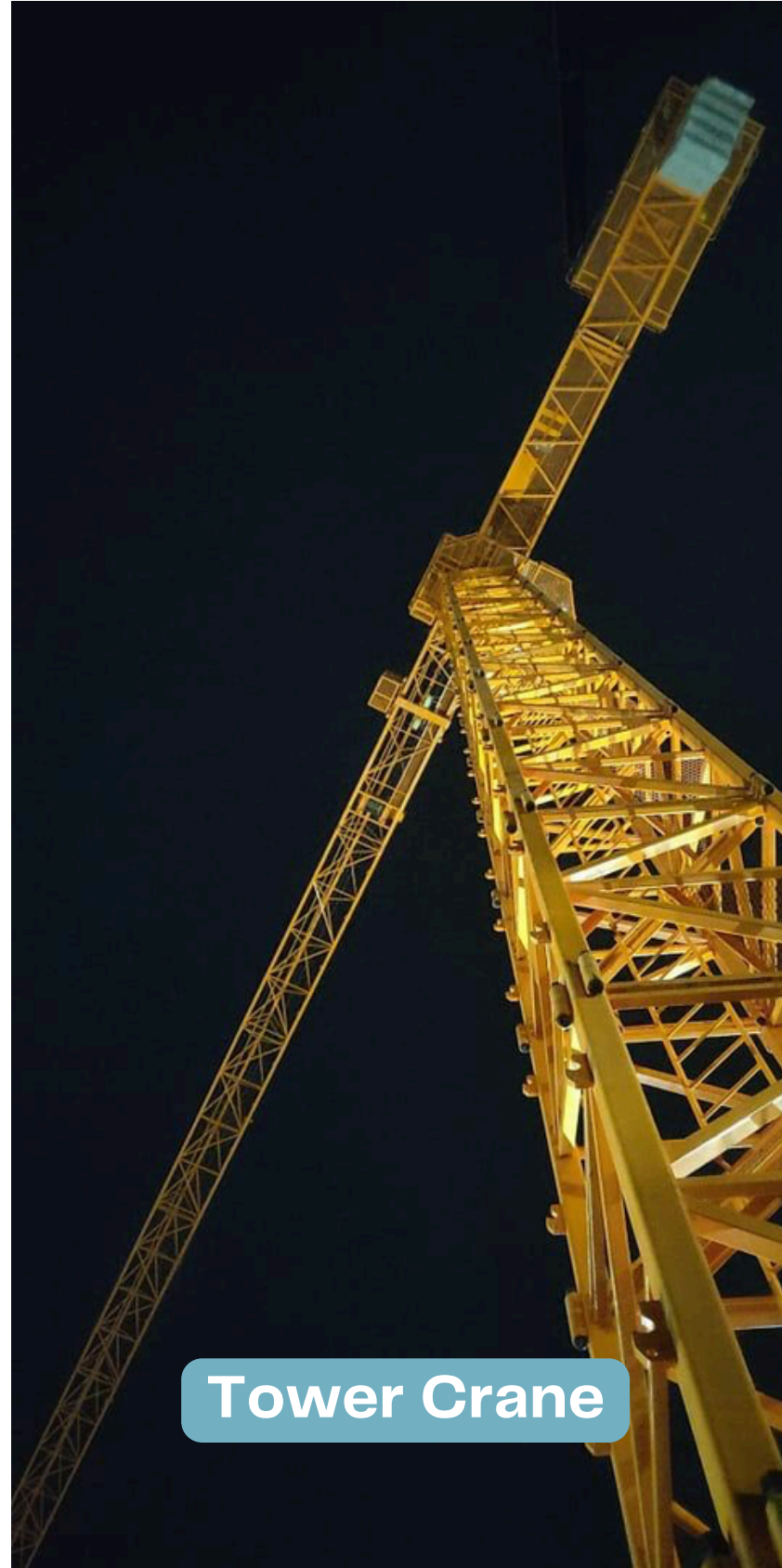


Safety Week

- **Quality Accommodation:** Mason offers labor camps with essential amenities for comfort and well-being.
- **Health Checkups:** Regular health checkups are conducted to ensure the workforce remains fit and healthy.
- **Safety Measures:** Comprehensive safety protocols are implemented to maintain a secure working environment.
- **Insurance Coverage:** Employees are provided with insurance plans to safeguard against any unforeseen incidents.
- **Well-being Support:** Various services are offered to promote the physical and mental well-being of the labor force.

USE OF TECHNOLOGY

- Our investment in cutting-edge machinery is a testament to our commitment to innovation and excellence in construction.
- **With 6 Tower Cranes, 6 Concrete Pumps, and around 20,000 square meters of Aluminium Formwork**, we ensure that our projects are **executed with precision, speed, and safety**.
- This robust inventory not only reduces construction timelines but also **enhances the overall quality** of our work.
- Our **advanced machinery** enables us to achieve superior finishes and handle complex, high-rise projects with efficiency.
- By leveraging the latest technology, we uphold our promise to deliver the **highest standards of construction**.



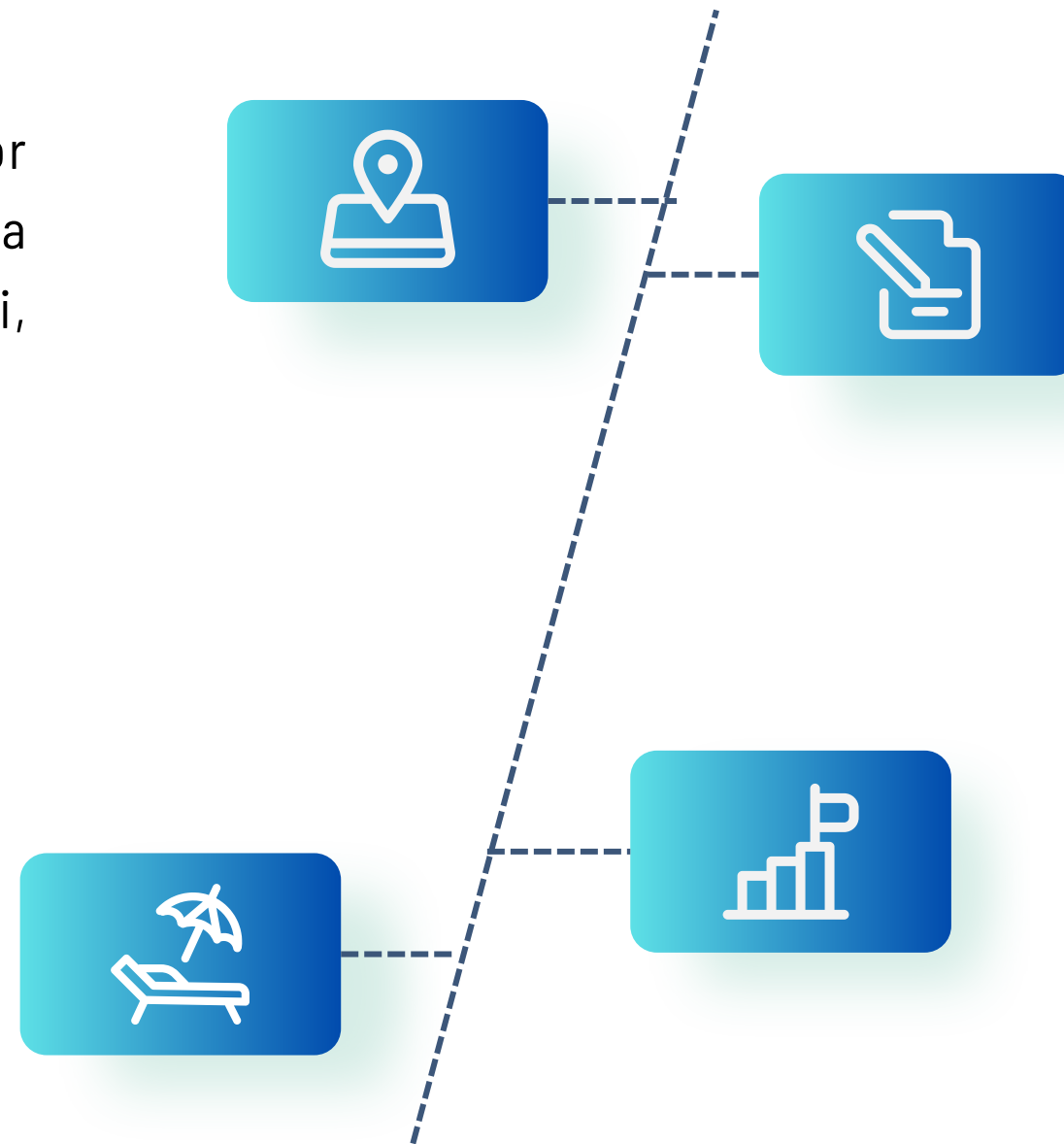
Accelerated SRA Project Involvement

Prime Real Estate Access

Redevelopment is the only viable way for developers to secure prime land in a land-constrained city like Mumbai, driving demand for projects.

Modern Amenities and Safety

Redevelopment provides upgraded amenities, more open spaces, and modern safety installations, especially in older buildings that lack these features, increasing project appeal.



Regulatory Boost

The revised DCPR-2034 has reduced the consent requirement for slum redevelopment from 70% to 51%, accelerating project timelines and making it easier for developers to undertake SRA projects.

Strategic Positioning of Mason Infratech

Leveraging the regulatory changes, Mason Infratech is well-positioned to capitalize on the growing pace of SRA projects in Mumbai, enabling them to tap into this high-growth market.

Source:

<https://www.thehindubusinessline.com/news/real-estate/despite-challenges-redevelopment-projects-in-mumbai-are-a-honeypot-for-builders/article68171310.ece>

<https://mumbaimirror.indiatimes.com/mumbai/civic/in-final-dcr-2034-builders-need-only-51-consent-for-sra-projects/articleshow/66645022.cms>

High Rise Construction Expertise

With the new DCPR facilitating high-rise development, Mason Infratech's proven track record in constructing skyscrapers over 150 meters tall positions the company as a leader in the upcoming surge of high-rise developments across Mumbai and other major cities.

According to ANAROCK Property Consultants Pvt Ltd, the land-scare Mumbai Metropolitan Region (MMR) will see a 34 per cent growth in skyscrapers with over 40 floors over the next six years (2024-2030).

The new DCPR allows the municipal commissioner to approve buildings up to 120 meters tall, simplifying the process previously requiring committee review for structures above 73 meters. This change accelerates development for high-rise projects, driving growth in the real estate sector.

The region currently has 361 high-rise towers of over 40 floors each. Of these, 154 have already been completed and over 207 are scheduled to be completed between 2024 and 2030.

Apart from its extreme shortage of developable land, the city's towering urban aesthetic has become an apt symbol of its economic might. Between 2019 and 2023, 154 high-rises with 40+ floors hit the MMR market; between 2024 and 2030, 207 more will be completed.

Affordable Housing Scheme

Mason Infratech is poised to enter the affordable housing segment, an untapped market with significant potential. The company's experience and capabilities align well with the government's push for affordable housing, making it a prime candidate to lead in this space.

CURRENT STATUS*

Pradhan Mantri Awas Yojana- Urban (as of 19/02/2024)

Construction of Houses (Nos. in Lakhs)



Pradhan Mantri Awas Yojana- Gramin (as of 27/02/2024)

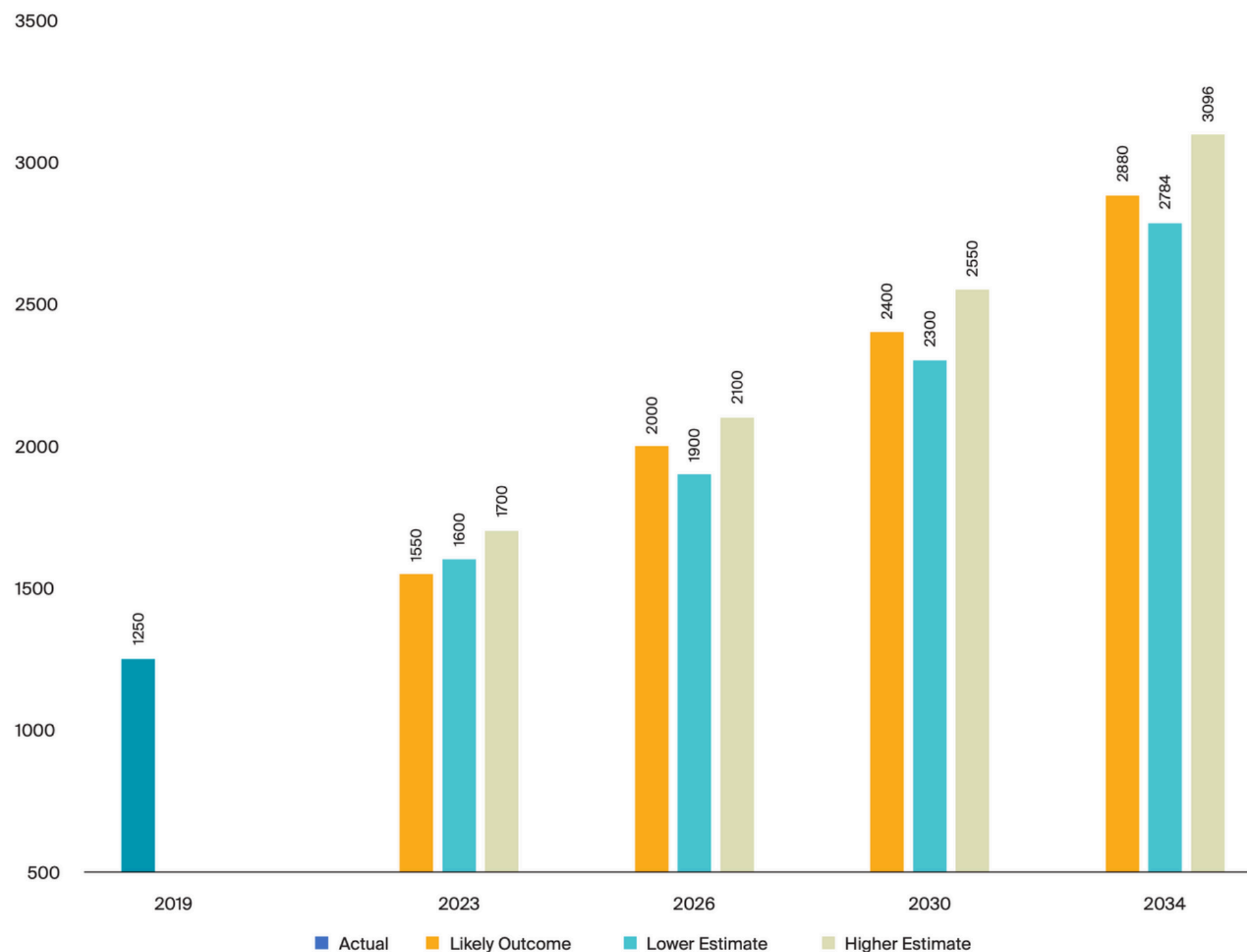
Construction of Houses (in Nos.)



Growth in GCCs

- **Increasing Global Occupier Interest:** Rising interest from global companies and the presence of small and medium land developers are attracting institutional investments into India's CRE (commercial real estate) sector.
- **Government Initiatives:** The establishment of SEZs, Software Technology Parks (STPs), and Export-Oriented Units (EOUs) has provided a significant boost to India's commercial real estate development.
- **Resilience Amid Global Challenges:** Despite global stress on the office sector due to remote work trends post-COVID-19, India's CRE market continues to perform well, with 60 million sq. ft. of office transactions in the top 8 cities in 2023.
- **Growth in IT/BPM Sectors:** Expansion in IT, Business Process Management (BPM), and technology sectors, particularly in fields like artificial intelligence and data science, is driving demand for office space.
- **Global Capability Centres (GCCs) Expansion:** The influx of Global Capability Centres (GCCs) is set to fuel the CRE market. By 2030, there will be an estimated 2,400 GCCs across India, potentially scaling to 2,880 by 2034, establishing India as a global technology and services hub.
- **Rise of Flexible and Co-working Spaces:** The growing demand for flexible workspaces and co-working spaces is a key enabler of office market transactions, meeting the evolving needs of businesses.

TOTAL NUMBER OF GCCs IN INDIA



Expansion Beyond MMR

Mason Infratech is not just limiting its growth to the Mumbai Metropolitan Region (MMR). The company is planning to expand its operations into key metro cities across India, leveraging its expertise in high-rise and slum rehabilitation projects to tap into similar opportunities in other urban centers.

TOP 7 CITIES

City	New Launches	Sold Units	Available Inventory	Avg. Price (INR/sf)
NCR	7,300	15,650	86,400	6,200
MMR	33,800	42,900	192,700	14,600
Bengaluru	16,500	17,800	45,800	7,200
Pune	18,800	23,000	97,000	7,100
Hyderabad	23,000	19,700	101,300	6,350
Chennai	7,300	5,500	28,500	6,200
Kolkata	4,300	5,600	29,300	5,300

Notes:

Pan-India refers to top 7 cities of India only.

Average price in INR/sf as quoted on BSP on BUA.

^Available inventory includes units from projects that are launched but yet not sold, despite the launch timelines and construction progress.

Budget Segmentation:

Affordable: < INR 40 Lakh

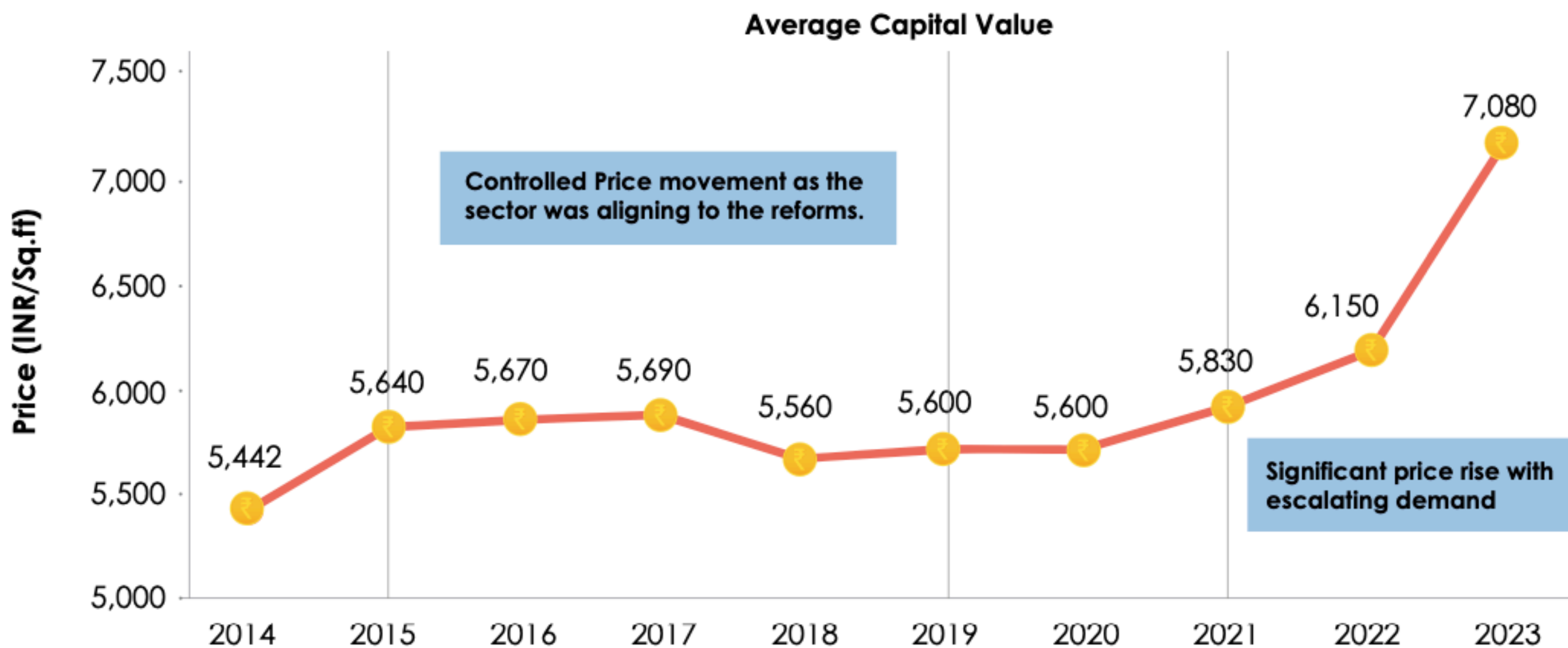
Mid-end: INR 40 Lakh - INR 80 Lakh

High-end: INR 80 Lakh - INR 1.5 Cr

Luxury: INR 1.5 Cr - INR 2.5 Cr

Ultra-luxury: > INR 2.5 Cr

Housing prices across Pan India up 15% Year on Year



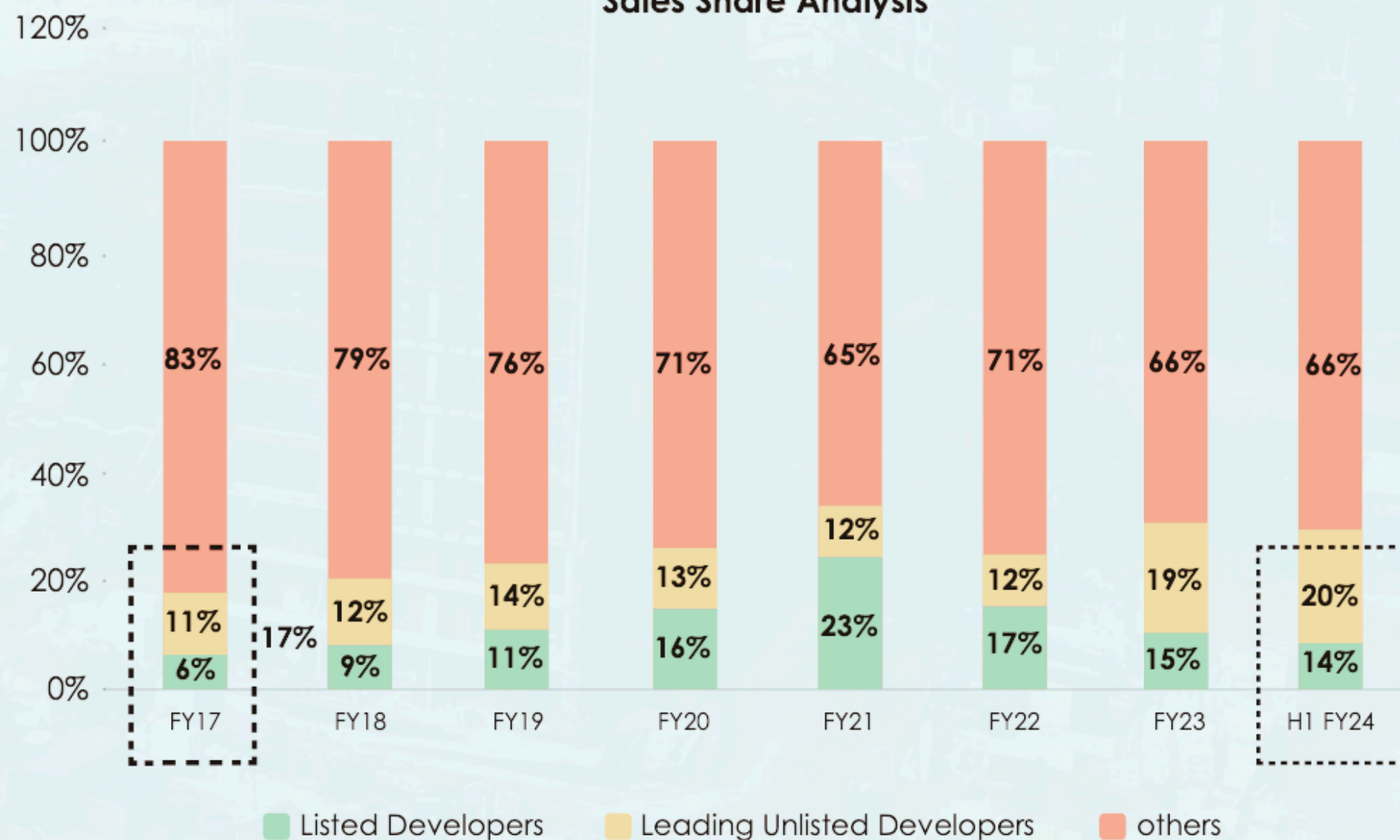
Residential property prices have also registered a significant growth in tandem with demand across the top 7 cities. During the last 10 years, average housing prices have appreciated in the range of 25%-60% across the top 7 cities primarily due to an increase in the input costs and strong demand.

Note: Base Selling Price on BUA*
Source: ANAROCK Research

Our Target Clientele

Organized players' dominance is rising

Sales Share Analysis



Source: ANAROCK Research
 Note: Data for top seven cities of India

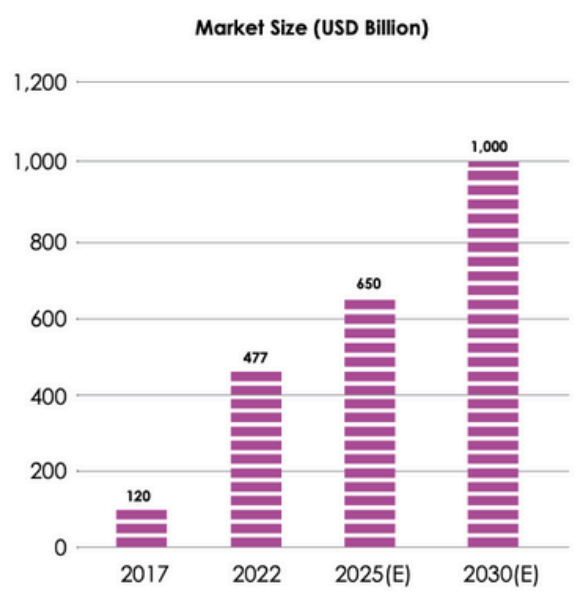
Our strategic goal is to secure a significant share of the organized sector within the construction industry by building strong relationships with leading developers. We have already established successful partnerships with esteemed developers like Lodha, and we plan to extend this network by collaborating with more top-tier real estate companies.

What sets us apart in the market is our specialized capability to construct high-rise structures that exceed 150 meters in height, a feat that few companies can achieve. This unique expertise positions us as a valuable partner for developers working on large-scale projects that require advanced technical know-how, precision, and adherence to stringent safety standards.

By focusing on the organized segment and leveraging our ability to deliver high-rise construction projects, we aim to solidify our reputation as a reliable player in the industry. As urban development continues to accelerate, particularly in cities with limited horizontal space, the demand for tall structures is rising, and we are ready to meet that need with our expertise, innovation, and commitment to quality.

Burgeoning Market Size of Real Estate in India

The Indian real estate sector was estimated to be worth approx. USD 120 billion in 2017 and is projected to grow to USD One trillion by 2030.

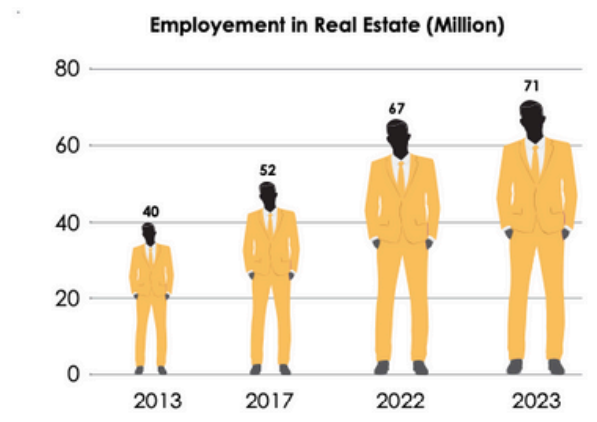


Source: Compiled by ANAROCK Research



Real estate sector contributes 18% to the total employment in India

After agriculture, real estate sector is an important provider of employment in India. As the sector continues to grow, we expect employment to grow multifold in the coming years. Over 18% of India's workforce is employed in the real estate industry, which is a vital component of the country's economy and is connected with over 250 ancillary businesses.



Source: Compiled by ANAROCK Research

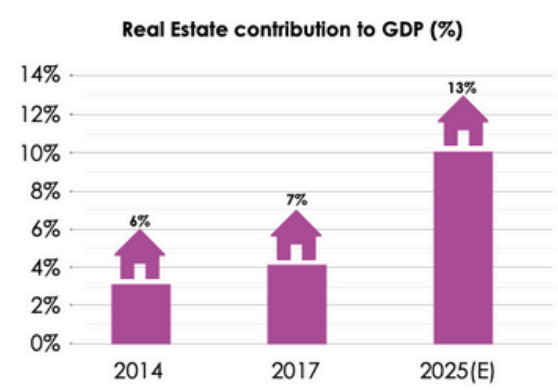
Expansion of Ancillary industries

The real estate industry plays a pivotal role in influencing numerous related sectors, including cement, steel, iron, paint, furniture, and other construction materials

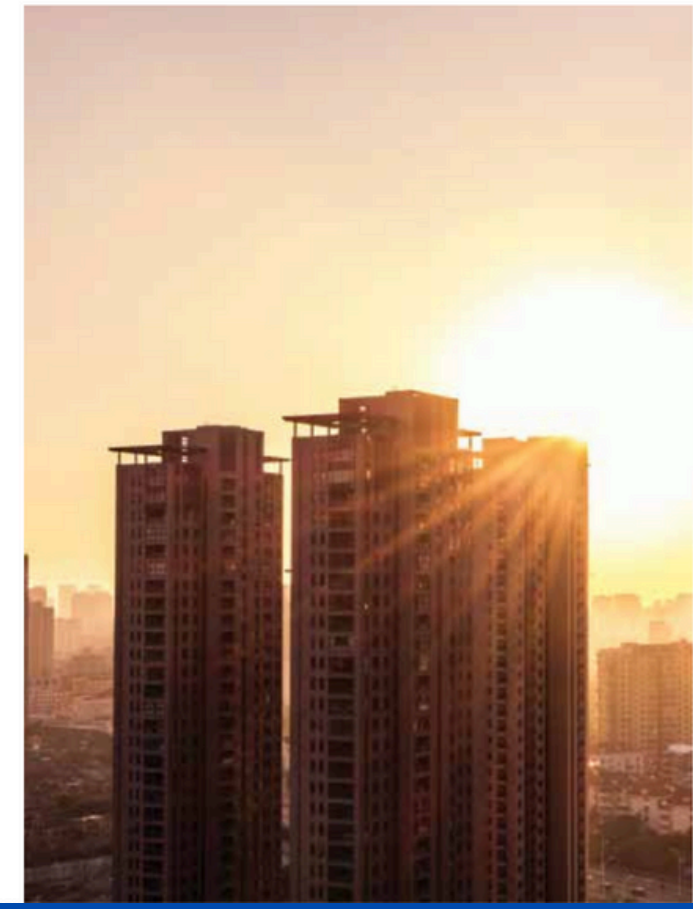


Rising Contribution (%) to GDP

India's real estate sector has traditionally been a significant contributor to the country's GDP, accounting for 6%-8% of the total GDP during 2014-2017. Going forward, it is expected to double to 13% by 2025, making the sector one of the major drivers of the country's economic growth. The increasing share of real estate to the GDP would enable increasing industrial activity, improving income level and urbanisation.



Source: Compiled by ANAROCK Research



Industry OVERVIEW



Source: Real_Estate_Unboxed_The_Modi_Effect_5ef38a29b7.pdf

Meet our Core MANAGEMENT



Asit Thakkar Dattani, aged 53 years, is the Promoter and Managing Director



Ashutosh Juthani aged 50 years is the Promoter and Executive Director



Hardik Bhadra, aged 35 years, is the Chief Financial Officer

Financial Performance

Particulars (In Lakhs)	H1FY25	H1FY24	YOY%	H2FY24	FY24
	Unaudited	Audited		Audited	Audited
Total Revenue	3,708.87	2,492.55	48.8%	6,905.49	9,398.04
Expenses					
(a) Cost of materials consumed	1,390.74	1,158.89		2,400.35	3,559.24
(b) Purchase of Stock in Trade	-	-		-	-
(c) Changes in inventories	-575.64	-334.72		-378.67	-713.39
(d) Employee benefits expenses	331.74	188.31		370.43	558.74
(e) Other expenses	1,696.56	1,136.11		2,978.05	4,114.16
Total Expenses	2,843.40	2,148.59		5,370.16	7,518.75
EBITDA	865.47	343.96	151.6%	1,535.33	1,879.30
EBITDA Margin (%)	23%	14%	69.1%	22%	20%
Depreciation and amortisation expenses	109.43	77.48		116.87	194.35
Finance costs	126.79	16.94		57.18	74.13
Profit before tax	629.24	249.54		1,361.28	1,610.81
Tax Expense:					
(a) Current tax expense	158.41	52.99		385.80	438.80
(b) Deferred tax Liability / (Assets)	-	14.76		-7.98	6.78
Profit after Tax (PAT)	470.84	181.78	159.0%	983.45	1,165.23
PAT Margin %	12.7%	7.3%	74.1%	14.2%	12.4%
Earning per equity share:					
(1) Basic	3.07	1.82	68.9%	7.28	9.09
(2) Diluted	3.07	1.82	68.9%	7.29	9.11

Income Statement

THANK YOU!

Contact Us:
info@masoninfra.com
Mason Infratech Limited
www.masoninfra.com

