



Sector
Real Estate

Investment Date
March 2007

Exit Date
Currently Invested

Investment Amount
Rs 958 Million

Location
Kharadi, Pune

Company Description

- The Company is developing a 45 acre integrated township comprising ~ 2.0 mn ft² of residential, commercial, retail and school in Kharadi, Pune
- 0.9 mn ft² is completed and handed over to its customer
- 0.6 mn ft² is under development
- 0.5 mn ft² future potential available for development

Investment Rationale

- To cater to the fast growing residential micro-market in North-West region of Pune
- To tap the potential of integrated township as it provides differentiation compared to competing projects

Transaction Highlights

- Equity investment at an emerging location in Kharadi, Pune near EON IT Parks
- Investment in growth corridor of North-West region of Pune

Value-Added Activity

- The Fund was invested at land acquisition stage and involved in approving development plan
- The Fund monitor development progress for smooth execution and timely delivery of the project