



The Wadhwa Group
Landmarks planned with passion

Sector
Real Estate

Investment Date
November 2011

Investment Amount
US\$ 47.5 mn

Location
Ghatkopar, Mumbai

Gross IRR
20.9%

Company Description

- The Company is into development of residential apartments having a total saleable area of 2.5 million ft². This development plan comprises of more than 1,400 apartments in 10 high-rise towers across 18 acres with high end amenities
- Development of 1.6 million ft² in had been completed and handed over to its customer

Investment Rationale

- To cater to the emerging residential micro-market in Eastern suburb of Mumbai
- To develop new residential project which is in proximity to Commercial Business District in BKC, Mumbai and Powai

Transaction Highlights

- Equity investment at an emerging location in Ghatkopar, Mumbai
- Investment in growth corridor of Eastern suburb of Hyderabad

Value-Added Activity

- The Fund was invested at pre-construction stage and involved in approving development plan and securing financial closure
- The Fund monitor development progress for swift execution and timely delivery of the project