



**Sector**  
Real Estate

**Investment Date**  
May 2006

**Investment Amount**  
Rs 1.03 Billion

## Company Description

- Company is developing a luxury residential complex in Sewri, Central Mumbai
- Peninsula land is the development partner in the project
- Project is a cluster of land parcels comprising 18 acres which have been grouped in 2 phases
  - Phase I is called Celestia Spaces being developed on a plot area of ~6 acres with development potential of 0.75 mn ft<sup>2</sup>
  - Phase II has a plot area of ~12 acres with a development potential of 1.4 mn ft<sup>2</sup> which is currently in planning stages

## Investment Rationale

- Attractive investment opportunity in premium segment of Mumbai Real Estate Market with future access to various lands
- Strategic alliance with established developer and land owner

## Transaction Highlights

- Premium location with excellent connectivity with the city
- Project is being executed by proximity to several large premium residential developments

## Value-Added Activity

- The Fund is actively involved with the Promoters in construction and sales planning for the project
- The Fund initiated discussions and brought the development partner in the project