



Sector
Real Estate

Investment Date
September 2009

Investment Amount
\$ 21.6 Million

Location
Nallagandla, Hyderabad

Gross IRR
13.0%

Company Description

- The Company is developing a 85 acre integrated township comprising ~ 2.0 mn ft² of residential development in Phase I in Hyderabad
- Development of Phase I has been completed and handed over to its customer
- Phase II of 1.6 mn ft² is under development
- 57 acres is available for future development

Investment Rationale

- To cater to the fast growing residential micro-market in Western region of Hyderabad
- To develop new residential micro-market which is in proximity to Commercial Business District in Gachbowli and University of Hyderabad

Transaction Highlights

- Equity investment at an emerging location in Nallagandla in Hyderabad
- Investment in growth corridor of Western region of Hyderabad

Value-Added Activity

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