

Props{AMC}

FRACTIONAL INVESTMENT OPPORTUNITY

IT/ITeS Development, Khajaguda,
Nanakramguda Circle, Ranga Reddy, Hyderabad

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01

INVESTMENT OVERVIEW



GREAT VALUE

Buy for
Nanakramguda

SUITABLE FOR

Multi tenant
Commercial - IT
Development



OPPORTUNITY FOR LONG

leasing terms



LOCATED

In Financial
District

BUILDING STATUS

Advanced stage
of construction



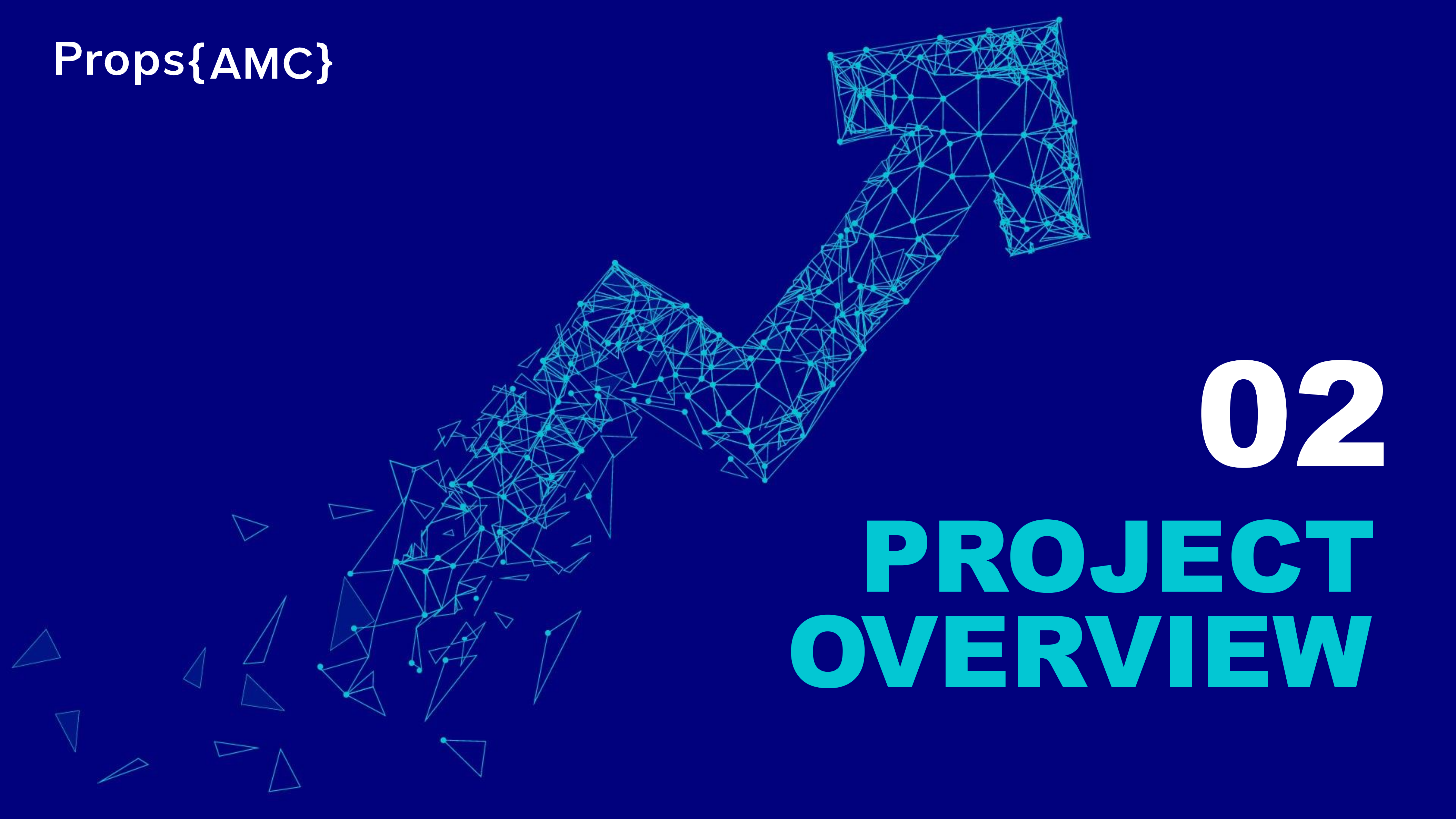
AIRPORT & METRO

Proximity

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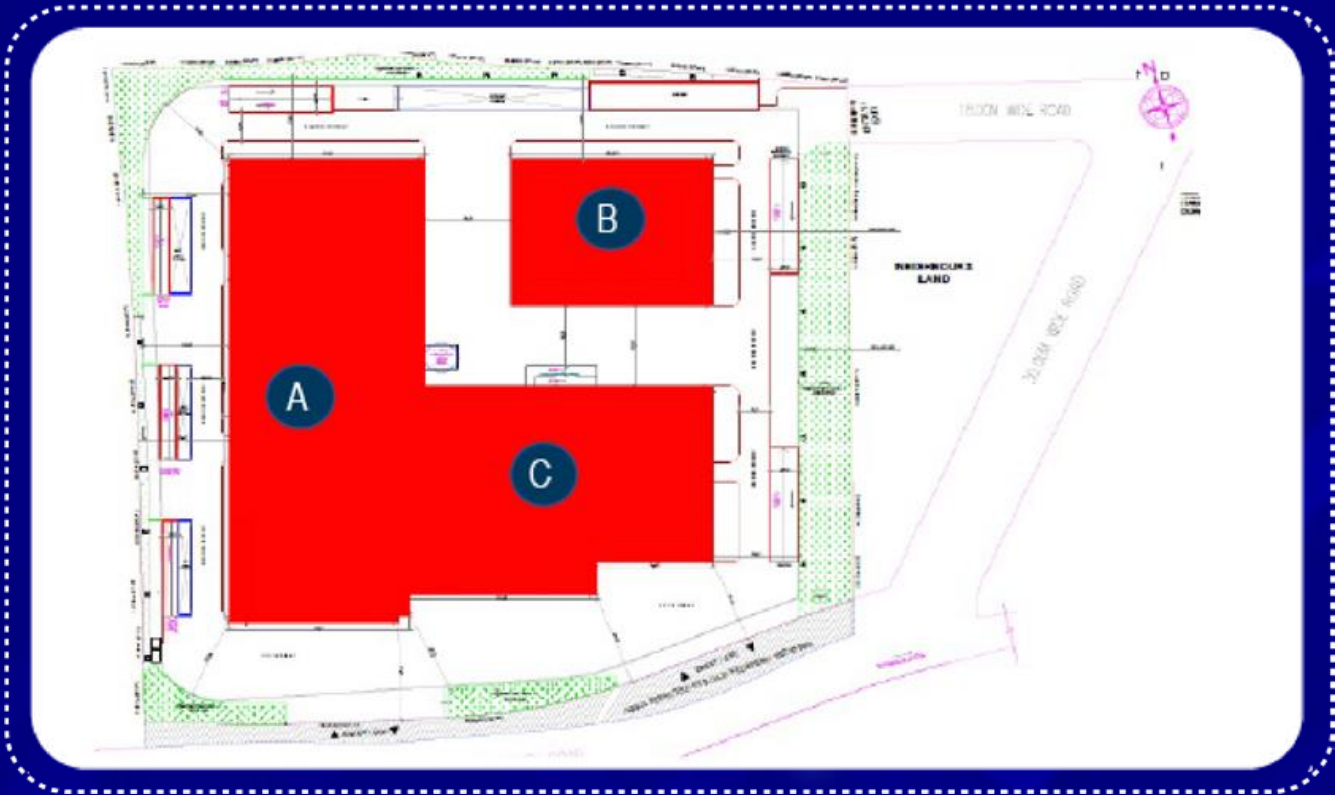
02

PROJECT OVERVIEW



SAS ITOWER

SAS iTower is tallest mixed use commercial project, proposed to consist of 3 Towers viz. Tower A, Tower B and Tower C in land parcel of 11 Acres abutting Khajaguda - Nanakramguda Road at Nanakramguda circle, the nucleus of IT infrastructure in Hyderabad.



Tower A (Multi Tenated)	
Office Space	3.5 msf
Typical Floor Plate	0.12 msf
No. of Floors	6B + GR + 37 Floors
Timelines for Fit outs	January 2023
Tower B (Build to Suit)	
Office Space	1.2 msf
Typical Floor Plate	50,000 sf
No. of Floors	6B + GR + 35 Floors
Tower C (Fully Fitted Out Space + Mall)	
Office Space	0.3 msf
Mall	0.5 msf
Typical Floor Plate	0.12 msf
No. of Floors	6B + GR + 37 Floors
Timelines for fits outs	January 2023

SAS ITOWER

LOCATED AT

Nanakramguda
Circle

6 LANE ROAD

Connectivity to
Jubilee Hills

AT ARMS AWAY

Distance from
Entry/Exit of ORR

SURROUNDED BY

Good residential
gated communities

JUST 20 MINS

Drive to Airport

2KMS FROM

Gachibowli
Junction

4KMS FROM

Continental
Hospital
& AIG Hospital

3 SIDES ROAD

Connectivity to
the project

ADJACENT to Financial district

PEDESTRIAN LINK

to upcoming Metro
Station



SAS ITOWER



WE ARE PARTNERED WITH WORLD'S BEST CONSULTANTS



AEDAS - Architect &
Landscape Consultant
Signapore
www.aedas.com



Meinhardt - Enginerring
Partner
Signapore
www.Meinhardtgroup.com



MAX - Security Partner
Israel
www.max-security.com



HPG - Kitchen
Consultant
Delhi



Rabtherm - Renewable
energy Consultant
Switzerland
www.Rabtherm.com



Ttec - Traffic Consultant
Mumbai India
www.ttec.co.in



SEP - Executive Architect
Hyderabad
www.separchitects.com



Koltay - Façade Consultant
Dubai
www.koltayfacades.com



CBRE - Project
Management
USA , Global
www.cbre.com



Coffey - Geo-Technical
Dubai , UAE
www.coffeygeotechnics.co.uk



Exova - FireSafety
& Acoustic
Consultant
Acoustic Logic
Dubai, UAE



Godrej - Green Building
Consultant
Mumbai – India
www.godrej.com



L'Avenir - Vertical
Transport
Bengaluru
www.lavenircpl.com

SALE PRICE - BREAK UP

Investment - Upfront		
Purchase Price	%	INR per Sq.Ft.
Base Price		8,162
Corpus & Development Charges		966
GST	6%	490
Stamp Duty + Registration	7.6%	620
Total Cost		10,238
Minimum BUA		300
Total Fraction Value		30,71,389

Investment – Tranchewise Payment		
Purchase Price	%	INR per Sq.Ft.
Base Price		8,707
Corpus & Development Charges		1021
GST	6%	522
Stamp Duty + Registration	7.6%	662
Total Cost		10,912
Minimum BUA		300
Total Fraction Value		32,73,617

INVESTMENT TERMS – PAYMENT
SCHEDULE - UPFRONT

Months		Payment Schedule					Miscellaneous Cost			
	%	1	2	3	4	5	GST	Corpus & Development Charges	Stamp Duty + Registration	Total
Upfront	20%	4,89,707					29,382	57,971	37,218	6,14,278
1	20%		4,89,707				29,382	57,971	37,218	6,14,278
2	30%			7,34,561			44,074	86,956	55,827	9,21,417
3	25%				6,12,134		36,728	72,463	46,522	7,67,847
4										-
5										-
6										-
7										-
8										-
9										-
10										-
11										-
On OC	5%					1,22,427	7,346	14,493	9,304	1,53,569
Total	100%	4,89,707	4,89,707	7,34,561	6,12,134	1,22,427	1,46,912	2,89,854	1,86,089	30,71,389

Investors purchasing a minimum of 1,000 Sq.Ft. leasable area can purchase 1 Car Park for a sum of INR 5 Lakhs

INVESTMENT TERMS – PAYMENT
SCHEDULE - TRANCHE

Months		Payment Schedule							Miscellaneous Cost			
	%	Upfront	1	2	3	4	5	6	GST	Corpus & Development Charges	Stamp Duty + Registration	Total
Upfront	20%	5,22,430							31,346	61,243	39,705	6,54,723
1									-	-	-	-
2	20%		5,22,430						31,346	61,243	39,705	6,54,723
3									-	-	-	-
4	20%			5,22,430					31,346	61,243	39,705	6,54,723
5									-	-	-	-
6	15%				3,91,822				23,509	45,932	29,779	4,91,043
7									-	-	-	-
8	10%					2,61,215			15,673	30,621	19,852	3,27,362
9									-	-	-	-
10	10%						2,61,215		15,673	30,621	19,852	3,27,362
11									-	-	-	-
On OC	5%							1,30,607	7,836	15,311	9,926	1,63,681
Total	100%	5,22,430	5,22,430	5,22,430	3,91,822	2,61,215	2,61,215	1,30,607	1,56,729	3,06,215	1,98,523	32,73,617

Investors purchasing a minimum of 1,000 Sq.Ft. leasable area can purchase 1 Car Park for a sum of INR 5 Lakhs

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INVESTMENT TERMS

	Upfront	Tranche Wise
Gross Annual Coupon Rate	7.82%	7.34%
Min. Investment Amount	INR 30,71,389	INR 32,73,617
Coupon Payment	Quarterly	Quarterly
Investment period	6-7 Years	6-7 Years
Target XIRR (Pre – Tax)	13.1%	11.8%
Management Fee (p.a)	0.5%	0.75%
Performance Fee over hurdle rate of 10% IRR	20%	20%

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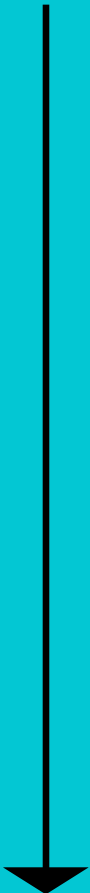
**SUBJECT
PROPERTY**



34TH FLOOR



25TH FLOOR



GROUND FLOOR

TOWER A-25th FLOOR

Props{AMC} is offering a rare opportunity to invest in 51,432 Sq. Ft. of A+ Grade Office Space situated exactly at Nanakramguda circle, arms away distance from Entry/Exit of ORR. The proposed space spans on the 25th floor of an under-constructed Tower A in SAS iTower. It's a tallest mixed use commercial project located at Nanakramguda, Gachibowli, the nucleus of IT infrastructure in Hyderabad.

Direct Connection to Office Amenities	Tallest & Largest Business Tower	Modern Co-Working Spaces	Grade A Office space Mall & Multiplex
Informal Meeting Facilities & Cafeteria	Conference & Meeting Rooms	Multiple meeting Rooms	International Gym & Spa
6 levels of Basement car parking	Proposed Star Hotel	Pedestrian Link to Proposed Metro Station	Executive Club

SAS ITOWER - LOCATION & CONNECTIVITY

Khajaguda part of Gachibowli submarket enjoys excellent connectivity and is well-connected to other parts of the city via road, rail, bus, and proposed metro facilitating access to other commercial hubs. It attracts tenants from all sectors due to its quality office spaces. SAS iTower is located on Khajaguda – Nanakramguda Road.

0.8 KM

Nehru Outer Ring Road

1.0 KM

Financial District

15 KM

Begumpet Airport

4.0 KM

ITC Kohenur

5.0 KM

Raidurg Metro Station

3.5 KM

Continental Hospital

3.5 KM

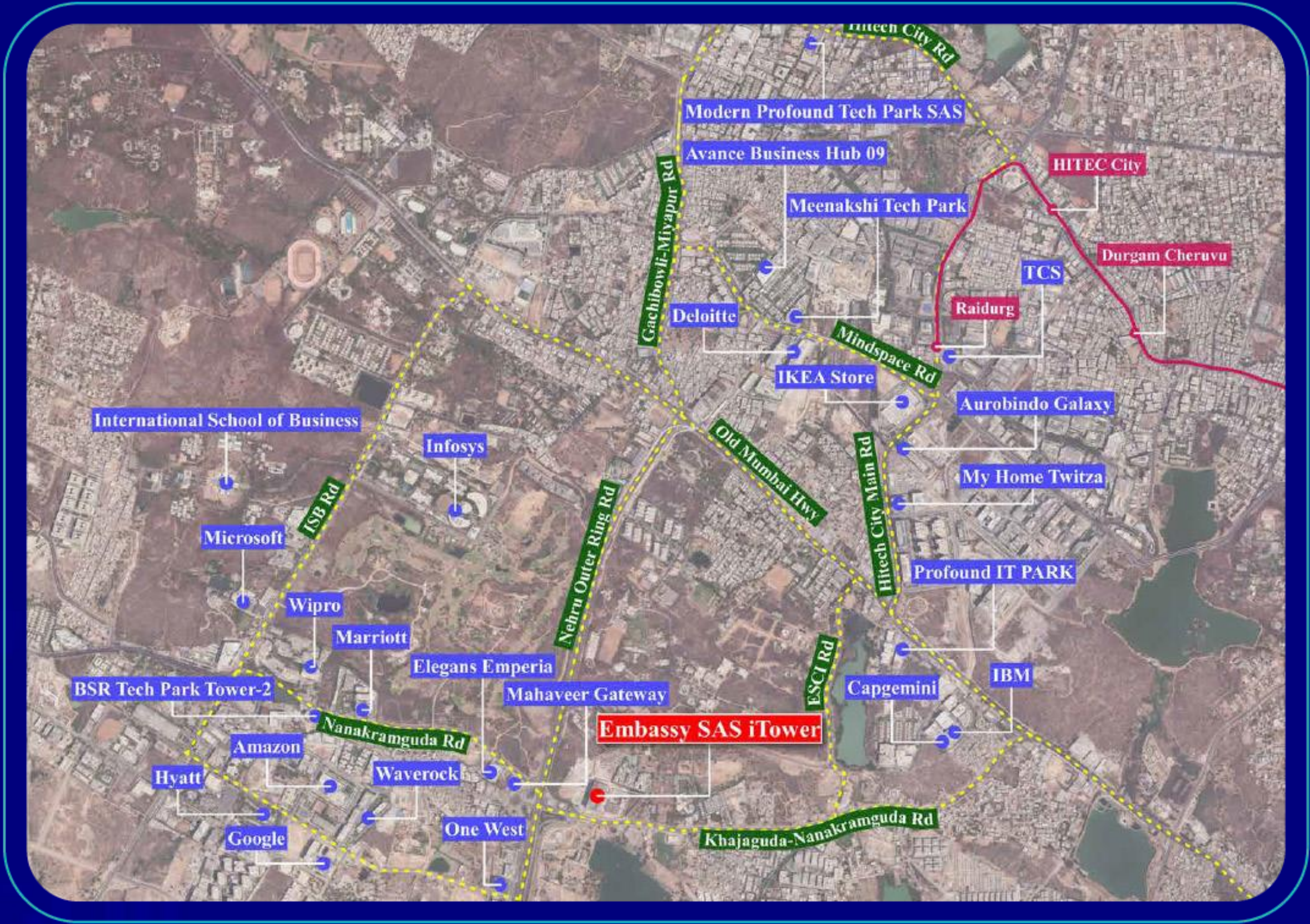
Fairfield by Marriot

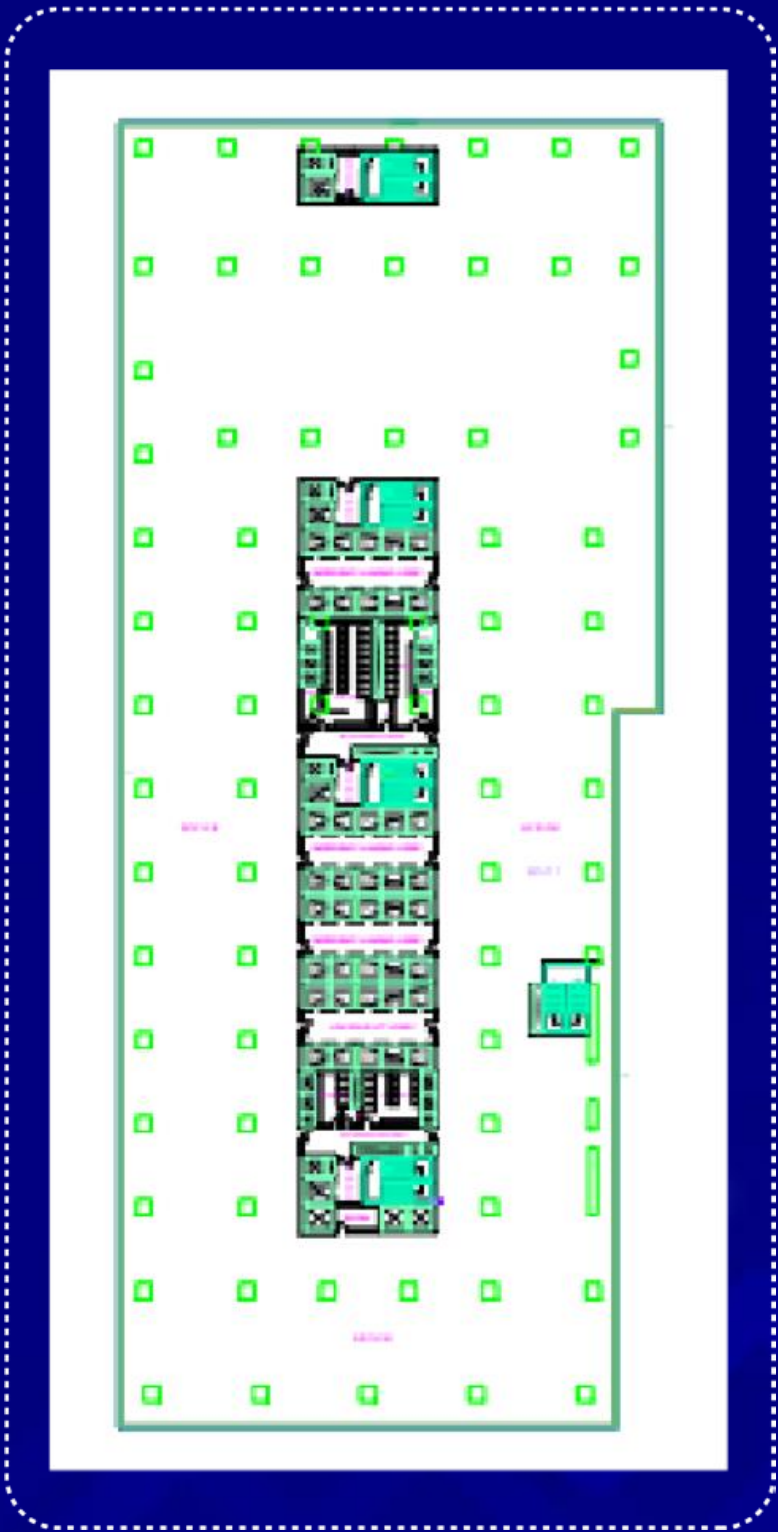
6.0 KM

HiTech City Metro Station

9 KM

HiTech City Railway Station





TOWER A
25th FLOOR

Project Details	
Office Space	25 th Floor – Tower A
Type of Clientele	For IT & ITES / Co – Working Space
Office Space	1,20,000 Sq. Ft.
Office Space For Investment	51,432 Sq. Ft.
Car Parking Provision	1 Car park per 1000 Sq.Ft.
Timelines for Fit-outs	January 2023

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**CITY
OVERVIEW**



HYDERABAD CITY OVERVIEW

Hyderabad, the capital & largest city of the Indian state of Telangana

It has the fifth-largest urban economy in India

Infosys, Deloitte, Accenture, Microsoft & many other institutes have their offices in Hyderabad.

It is one of the fastest growing technology hubs in India. The city has emerged as one of India’s fastest expanding real estate markets, led by aggressive government policies, superior infrastructure, and a large pool of talent.

Particulars	Details
City Population ¹	6.73 million
Hyderabad Metropolitan Area	7.67 million
Average Literacy (%)	82.90 %
Unemployment Rate- Rural ²	1.3%
Unemployment Rate- Urban ²	6.9%
Per Capita Income	2,99,997
Area (Sq. kms)	650

One of the preference for foreign corporate, funds & banks to have head offices in India

Attracts working population from across the country

India’s ‘most liveable city’ - preferred destination for natives, travelers, businesspersons and investors from all around the world.

1. Source: Census 2011, * - Ahmadguda, Alizapur, Almasguda, and others
2. Telangana District Level Report

MARKET INDICATORS (H1 2022)

19.5%
Vacancy

61.00
Wt Avg Net Asking
Rents (INR/sf/month)

2.1 MSF
YTD Net Absorption

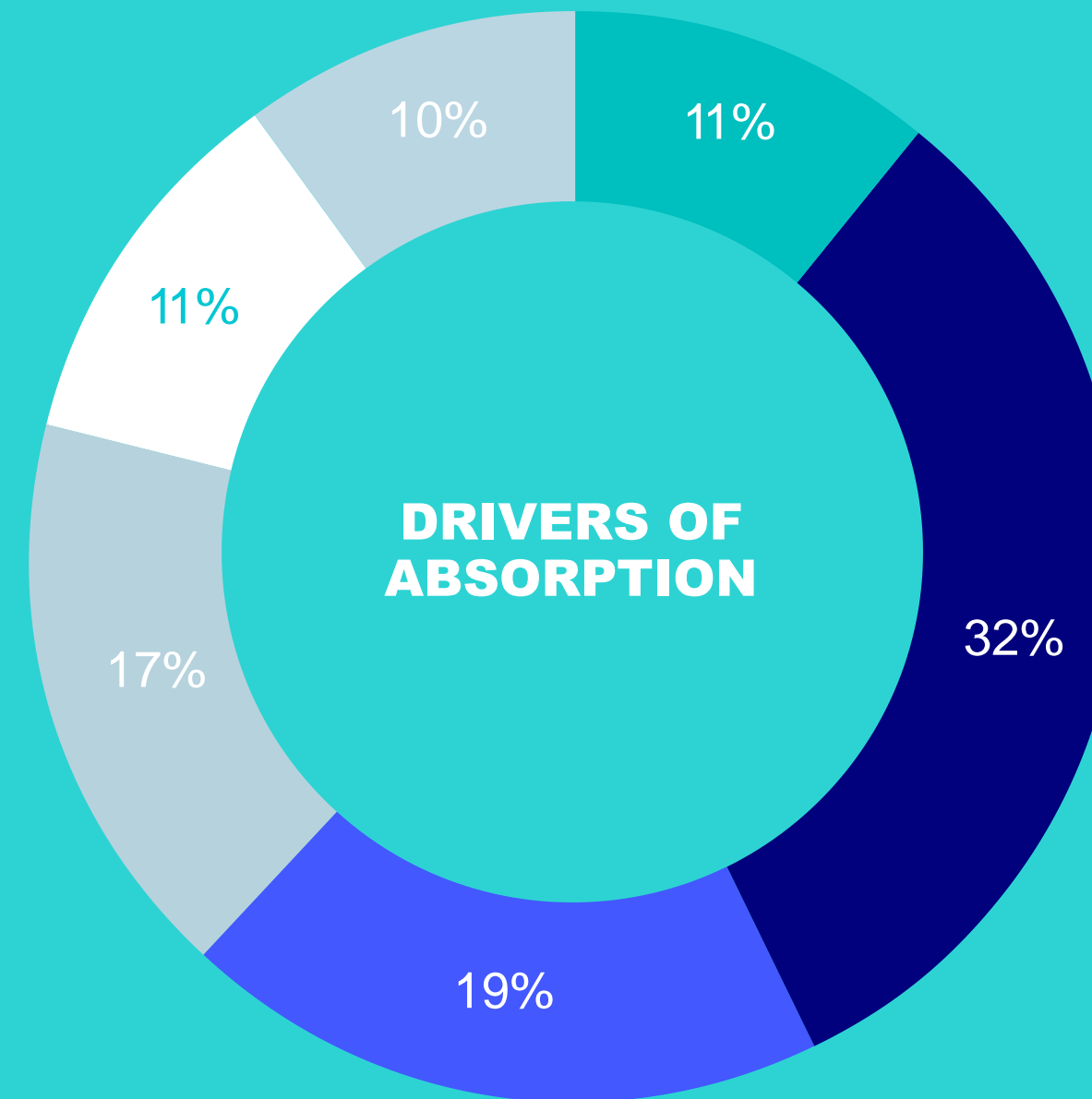
6.9 MSF
New Completions

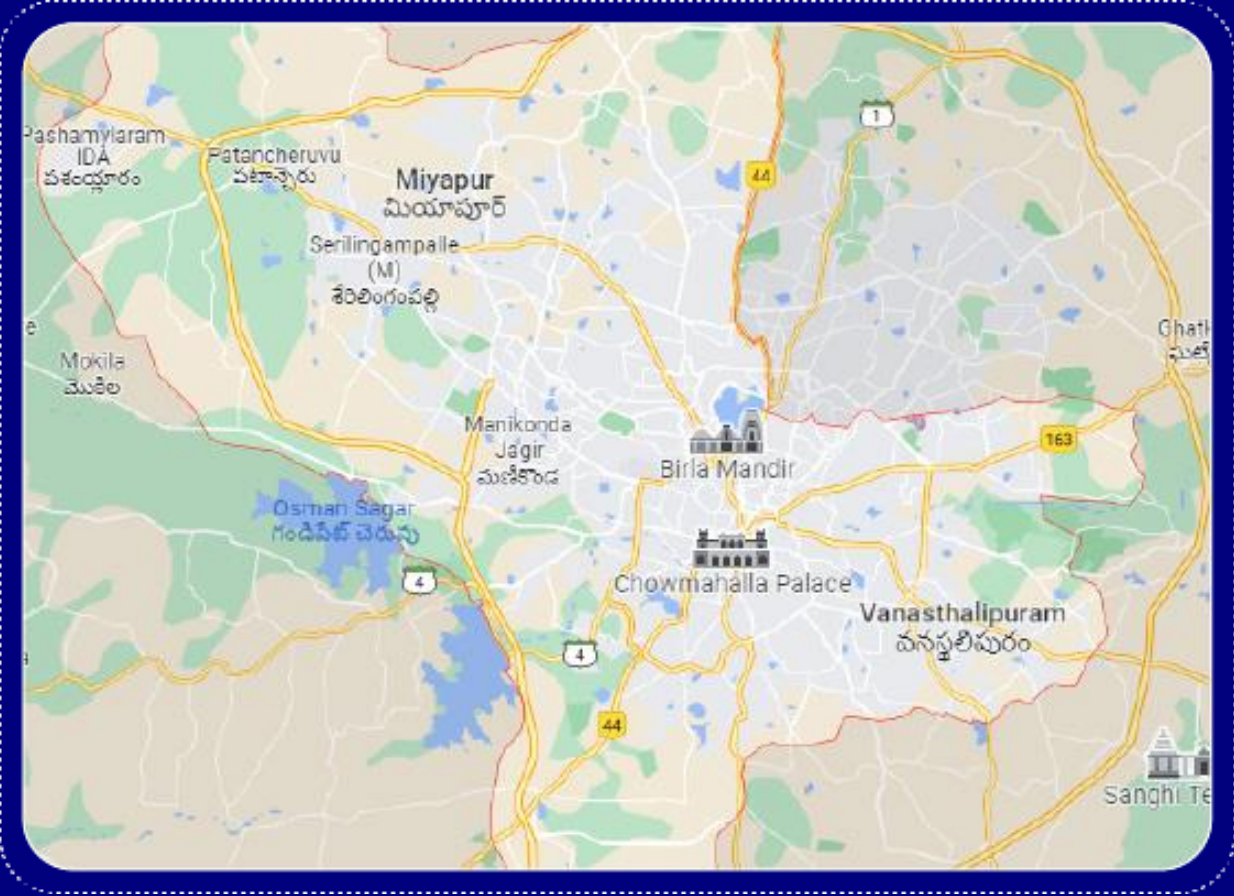
Office demand in H1, 2022 has surpassed the pre-pandemic levels by registering a growth of 28% over H1 2019, indicating a strengthening market activity.

Expecting the momentum to continue in the short term as nearly 3-4 msf of new leases are in the final stages of negotiation & are expected to complete in H2 2022.

The Gachibowli submarket, has witnessed a sharp rise in vacancy levels due to a significant volume of space (2.6 msf) getting added. With another 5-6 msf of supply nearing completion during H2, 2022 in Gachibowli, it is anticipated, the vacancy rates to surpass 40% by end of 2022.

Nearly 8-10 msf of new supply is expected to enter Gachibowli over the next 9-12 months suggesting a possible rental softening in the mid-term.





HYDERABAD CITY OVERVIEW

West Hyderabad continued to lead the office demand in the city. More than 90 per cent of the Grade A office space, preferred by the IT/ITeS sector and others, is located in the peripheral office markets in the Western region, comprising locations such as Madhapur, Gachibowli, Raidurg, and Nanakramguda.

Note: Map Not to Scale

Madhapur Submarket Includes Madhapur, Kondapur, Raidurg

INVENTORY (SF)	53,386,504
VACANCY RATE (%)	10.6%
YTD 2022 GROSS LEASING ACTIVITY (SF)	2,584,504
PLANNED & UNDER CONSTRUCTION (SF)	17,850,000
YTD 2022 CONSTRUCTION COMPLETIONS (SF)	3,227,485
YTD NET ABSORPTION (SF)	2,015,461

Gachibowli submarket includes Gachibowli, Nanakramguda, Manikonda

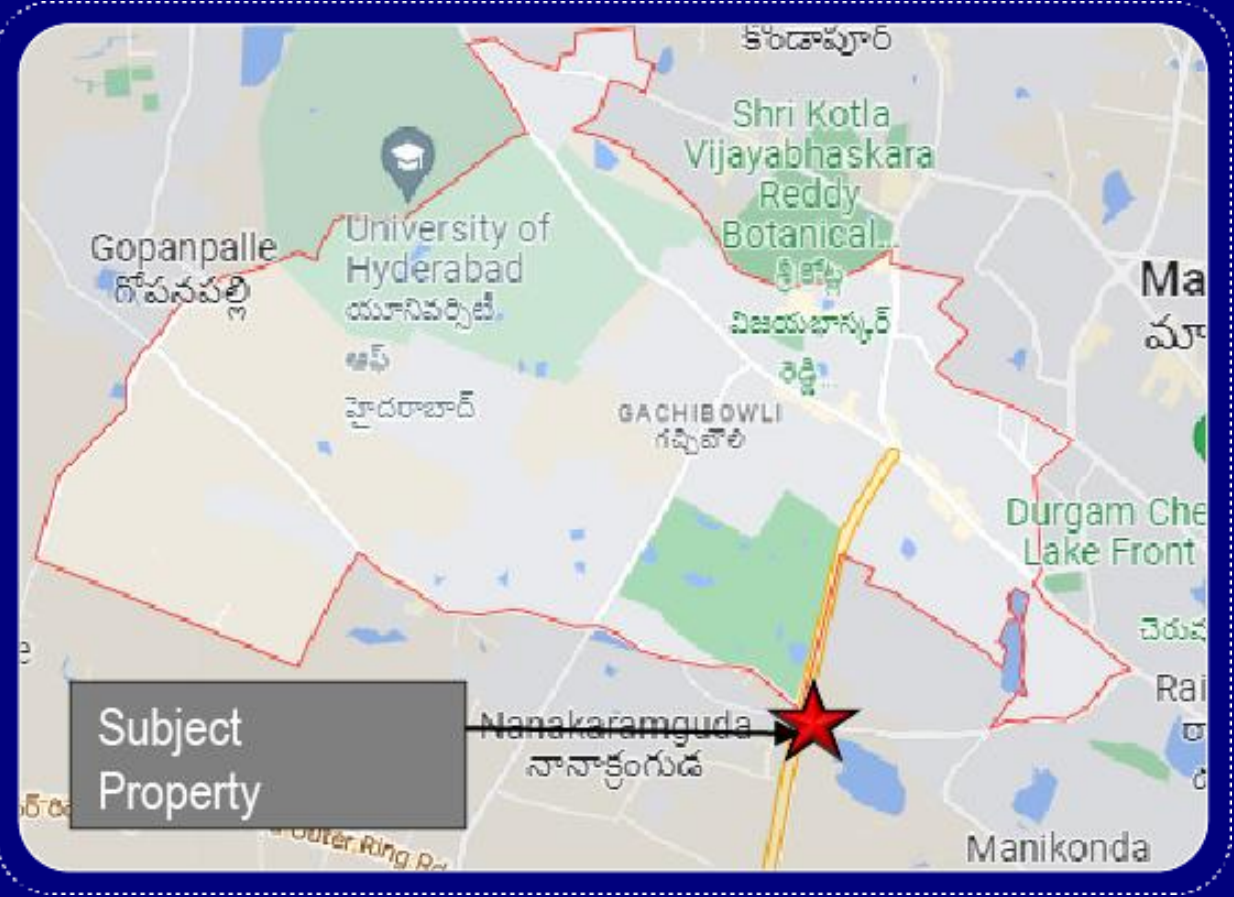
Peripheral East Submarket Includes Pocharam And Uppal	
INVENTORY (SF)	2,258,000
VACANCY RATE (%)	29.3%
YTD 2022 GROSS LEASING ACTIVITY (SF)	262,816
PLANNED & UNDER CONSTRUCTION (SF)	0
YTD 2022 CONSTRUCTION COMPLETIONS (SF)	0
YTD NET ABSORPTION (SF)	75,200

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LOCATION OVERVIEW





MICRO MARKET
OVERVIEW-
GACHIBOWLI

Note: Map Not to Scale

INVENTORY (SF)	26,645,233
VACANCY RATE (%)	36.1%
YTD 2022 GROSS LEASING ACTIVITY (SF)	745,256
PLANNED & UNDER CONSTRUCTION (SF)	20,316,500
YTD 2022 CONSTRUCTION COMPLETIONS (SF)	3,729,265
YTD NET ABSORPTION (SF)	(60.599)

Source: Cushman & Wakefield Research Report – H1 2022

Gachibowli submarket includes Gachibowli, Nanakramguda, Manikonda.

- | Nanakramguda, ‘Financial district’ of Hyderabad is a fast-growing location, situated at West Zone of Hyderabad.
- | It is rapidly advancing as an IT and architectural suburb of Hyderabad, Nanakramguda has many TSI businesses, several Multinational Companies, IT parks and economic zones to its name.
- | One of the top choice of office destinations to several companies
- | Manikonda is a commercial hub and a residential suburb in Hyderabad, Telangana, India
- | Manikonda is a developing residential locality, 17 km away from city center in the west of Hyderabad

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**WHO CAN
INVEST IN THIS
INVESTMENT
PRODUCT?**

01

Any Resident Indian and Non-Resident through their NRO account, Company, LLP, Private Trust, Partnership, or HUF can invest in the fractional ownership of a property.

02

Any investor having the required capacity to bear the risk and the investment amount at their disposal.

05

You understand that along with you there shall be multiple fractional owners of this Property and the demands and wishes of one such investor shall not be prioritized over the other.

03

The investor's overall exposure to such a product is not more than 10-20% of their total net worth.

04

We do not recommend you invest in this investment product by either selling your assets or necessities or procuring a loan from the Bank for this investment at a time when it is difficult for you to provide for your own means.

06

All the decisions shall be made in the best interest of investors and on their behalf.



**ANAND
MOORTHY**

Chief Business Officer

20 + Real Estate Experience Advisory,
Business Development, Asset
Management and Investments Managed
assets worth more than \$400 Mn



**CHANDRASHEKER
THAUTI**

Property Manager

Over 9+ years of work experience across Property Management and Facility Management (MEP + Liasoning), Project Management, Pan India Previously has worked with JLL(JP Morgan), C&W(Piramal Properties) and CBRE(NESCO IT4, Kohinoor Square & Peninsula Business Park)



MANAN MEHTA

Valuation

Over 7 years+ of experience in real estate valuations and consulting, responsible for smooth delivery of various valuation assignments that the firm undertakes in PAN India. Understands the needs of the client and conducts in- depth financial and market analysis to provide an opinion of value on a particular real estate asset. Previously worked with Property Consultants, Cushman & Wakefield and Savills India.



SUNITA PATEL

Legal & Compliance

8+ years of experience in Legal, Corporate Secretarial and Compliance with extensive exposure to compliance, legal due diligence, drafting and vetting of agreements, advisory, Company Law, FEMA, etc. Previously worked with Laser Shaving Group, NBHC (Agri Warehousing Co.) in Legal.



NILESH SHUKLA

Head of Operations

Over 15+ years of experience in Accounts & Finance, expertise in reporting myriad of transactions resulting from business operations. Had past experiences with listed Companies Like J kumar Infrastructure Ltd, Prism Johnson Ltd & Kisan Irrigation Ltd.

BRIEF RISKS ASSOCIATED WITH THE PRODUCT

By virtue of you expressing your interest to invest in this Property, you agree to have understood the Risks associated with this investment opportunity outlined below:-

- | **Asset Level Risks:** That there are Asset Level Risks associated with the Property which at under construction level includes undue delay in completion of the Project, delay in receipt of Occupation Certificate & Possession, litigation, etc. and post occupation includes non-payment of rent by the tenant, tenant vacating without notice, tenant company winding-up, tenant employee strength reducing, tenants trashing the Property on their way out, damage by trespassers, or rent negotiations. For e.g., during a pandemic there can be a restriction or lack of need for office space, thus, resulting in a brunt to the revenue. Another major issue may be accessibility due to traffic Bottlenecks during peak hours & while moving to other cities.
- | **Credit Risks:** That there are Credit Risks associated with the Property which include obtaining loan on the allotted area, the length and stability of the income to be generated in future from the Property.
- | **Liquidity Risks:** That there are Liquidity Risks associated with the Property and the Investment which means for an investor to hold / sell the property with or without profit, depending on the market demand for the Property and another investors willingness to buy the property. The Property is situated in prominent office locations of Telangana with well existing communities of residents with health facilities, schools, and amenities in the immediate vicinity, thus, tipping the liquidity risks to a moderate side of the scale. However, if the price or condition of the neighboring locality changes, or even a single external factor is compromised, the prices will take a massive hit because of that.

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RISK MITIGANTS

- | **Replacement Cost Risks:** That there are Replacement Cost Risks that a property may become functionally or economically obsolete due to the arrival of newer properties with a better offering at the same or similar rental prices. Again, comparing our commercial premises to other upcoming & newly constructed commercial premises in the vicinity increasing the supply of office space directly affects the quantum of lease rates and demands the imminent need to justify the lease rentals.
- | **Governmental Risks:** That there are other Governmental Risks such as the Government demanding a portion of land for the construction of public utility places such as Metro or road widening on the account of larger Public Interest or there are risks associated with natural calamities such as Earthquake disrupting or affecting the continuance of business or there can be political, pandemic or workforce risks.
- | **Structural Risks:** That there are Structural Risks associated with the Property leading to major repairs due to building structural issues including leakages, mechanical, engineering services in the building.

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RISK MITIGANTS

Although there are risks associated with the investment, there are other factors that assist you in making the right investment decisions and are also risk mitigants that need to be considered-

- | **Ownership of Allotted Area:** One of the major risk mitigants is that the major (approx. 75%) portion of the Project is completed, thus reducing the time lag for getting the Occupation Certificate. The Investor shall own allotted area in the Property and when given on lease in future can generate income to the Investor. The Developer hasn't taken any debt on the Project and is been able to have financial closure to the project costs at present when the opportunity is offered.
- | **Income:** With the inflow of amount of consideration with the Developer, another risk mitigants is that the Developer assures a return of 8% per annum paid on quarterly basis on the amount of the Total Consideration paid in full or tranches till the receipt of the Occupation Certificate and the first registered lease of the Area. It also gives time to search for new tenants and enable incremental revenues for the future upon the completion of the Project and receipt of Occupation certificate.
- | **Location:** The Property is located at Nanakramguda, Khajaguda, Gachibowli, a highly sought-after place & at a strategically prime location offering Grade A+ office generally known as the Financial District, Hitech city of Telangana State and is surrounded by elite companies with massive residential developments in the immediate vicinity. The prime location of the commercial premises adds to its being a pleasing investment opportunity. It is easily accessible through public transport, having maximum commercial premises around it making it easier to search for tenants for the premises.

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RISK MITIGANTS

- | **Accessibility of the Opportunity:** The Project covering substantial area of land and ownership rights gives each investor a chance to invest, own Units in the Property and in turn bestows opportunity to earn out of it. Further, investors may earn not only fixed rentals and yields from commercial premises but also earn value appreciation on the amount invested, the reason being, the prominent location of the property with close proximity to various amenities permits appreciation.
- | **Commercial Real Estate :** Further, the premises being Commercial Real Estate and not a residential one, tenants usually occupying the premises are companies who do not usually vacate the premises on short notice and are always interested in staying for a longer period of time considering the fact that companies spend a substantial money to do fit-outs and work on going concern basis and are concerned with the growth of their business. They are least interested in administrative challenges they may have to face on a day-to-day basis and are usually inclined to strike a deal at the same premises where they have been present for so many years in the past.

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DISCLAIMER

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| Investors are further advised to exercise their independent judgment, evaluate their investment objectives, independently undertake their own due diligence, assess their risk-bearing capacity, obtain expert judgment or advice, and only after fully satisfying themselves; they may consider investing in this investment opportunity.

| You agree to consult with a qualified professional, prior to making any financial/ investment/legal decision of any kind. You understand that hypothetical or simulated performance results have certain inherent limitations. Unlike an actual performance record, simulated results do not represent actual results. No representation is being made that any cash flows will or is likely to achieve profits or losses similar to those shown in these simulations. We encourage all the parties interested in this opportunity to refer this brochure as a resource only to further your own research on the Property and information presented herein. Nothing published on this site should be considered as a legal / investment / financial advice of any kind. Questions regarding this Disclaimer should be addressed to contact@propsamc.com

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Real Estate Ownership and Management need technology enabled co-learning platforms and tools which enhance the way one owns, manages, and values their real estate holdings periodically.

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TRANSPARENT

INSIGHTFUL

INTUITIVE

■ square
yards

Props{AMC}