

Fractional Investment Opportunity

IT/ITeS Development, Chandivali,
Andheri (East), Mumbai

Props{**AMC**}

Investment Overview



Great Value Buy for
Powai (Chandivali)



Multi tenanted Commercial
- IT Development



Balance Lock-in
Approx. 3 years



Tenant Profile - Business
Processing Outsourcing
& Hospitality



92% leased building +
Unutilized FSI



Airport & metro
proximity

Investment Terms

01

7.77%
**Net Annual
Coupon Rate**

02

INR 30 Lakhs
Min. Investment Amount

03

(2 years - 9 instalments)
Flexible payment option

04

Quarterly
Coupon Payment

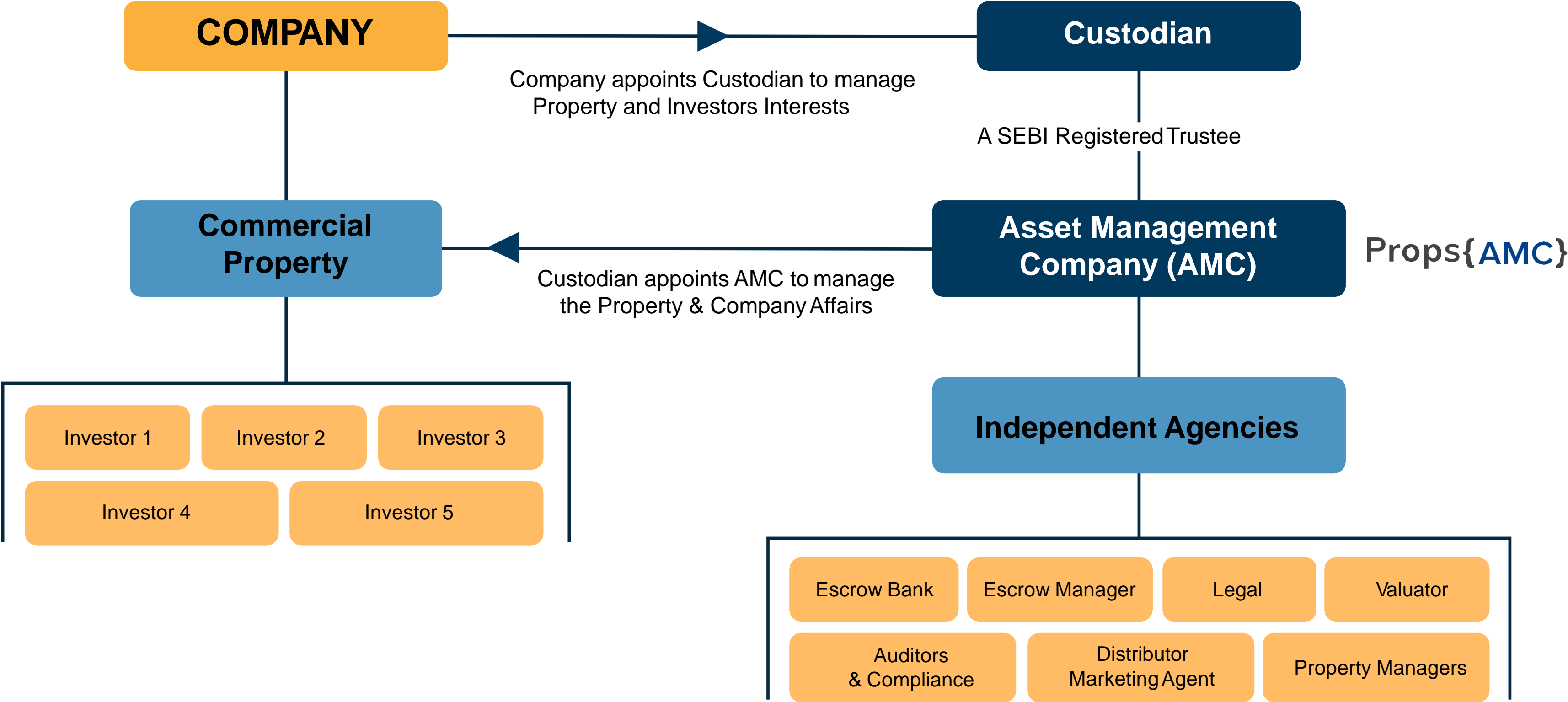
05

14%
Target XIRR

06

6-7 Years
Investment Period



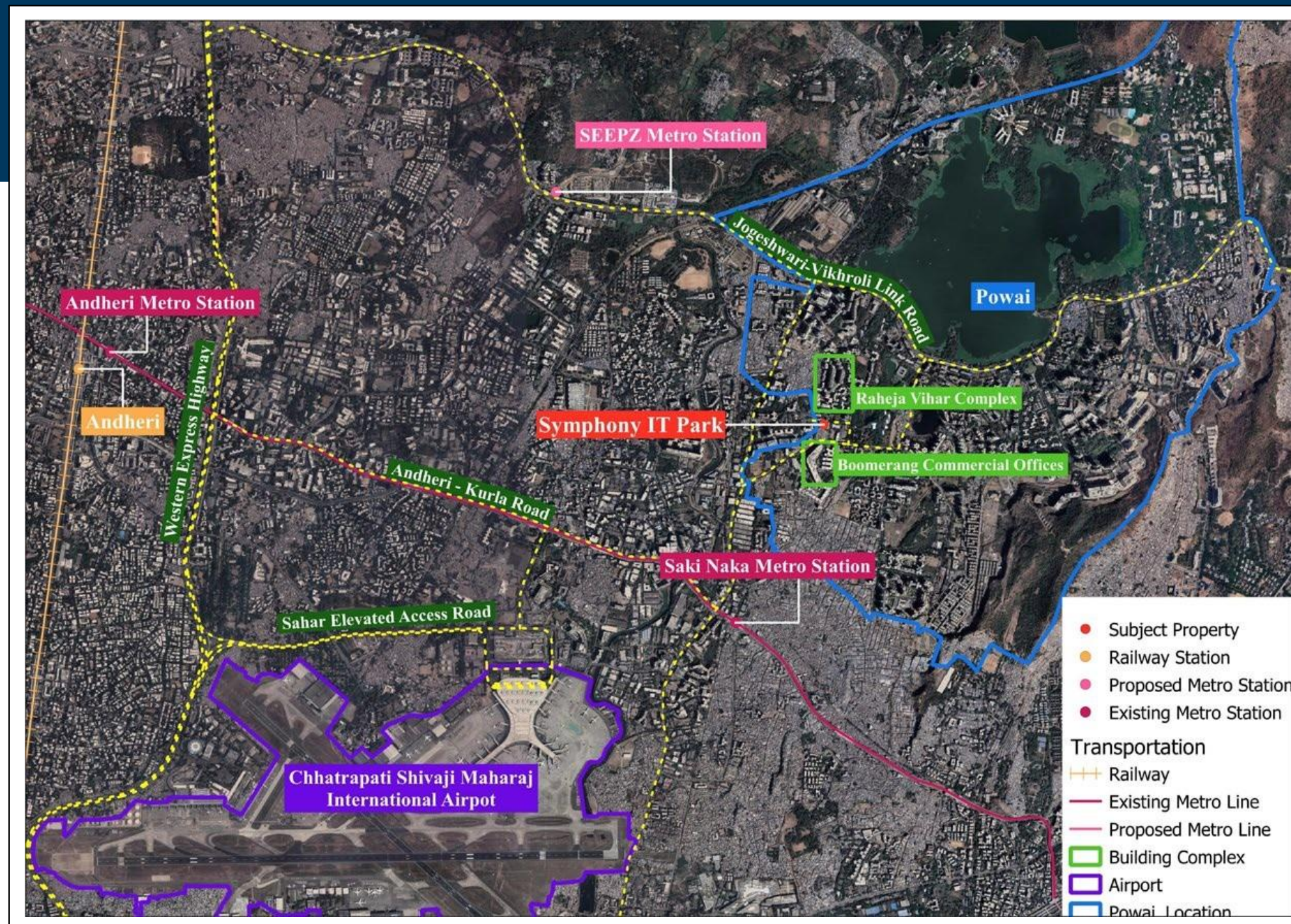




Location Overview

Location & Connectivity

Chandivali enjoys excellent connectivity and is well-connected to other parts of the city via rail, bus, and proposed metro facilitating access to other commercial hubs. It attracts tenants from all sectors due to its quality office spaces. Symphony IT Park is located on Chandivali farm road.



2.1 Km

Saki Naka Metro Station (line 1)

7.0 Km

Andheri Railway Station

2.9 Km

Marol Naka Metro Station (line 1)

1.9 Km

Powai

4.0 Km

MIDC Metro Station (line 3)

7.0 Km

Bandra Kurla Complex

4.1 Km

Mumbai International Airport

3.4 Km

Dr L H Hiranandani Hospital

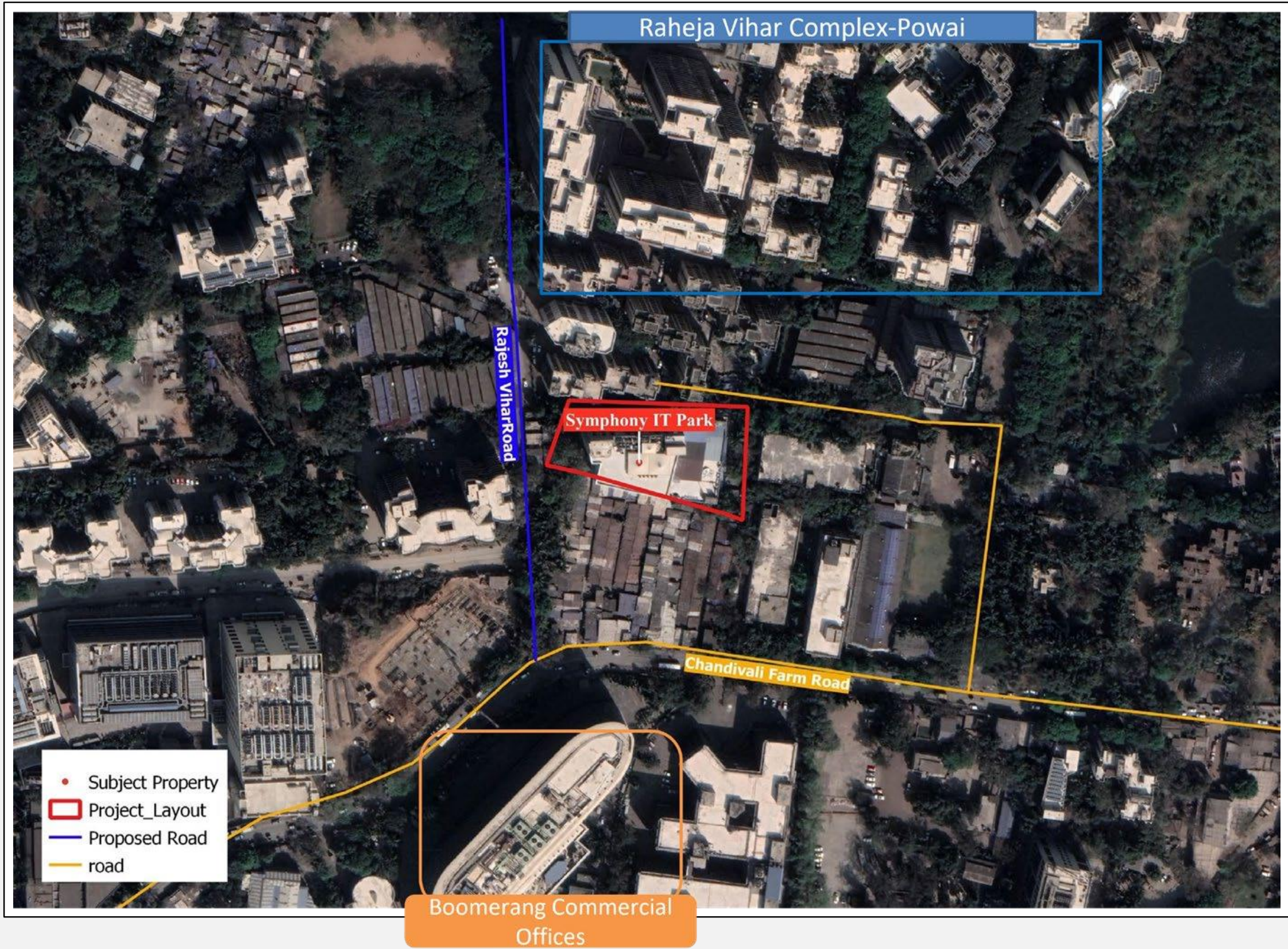
5.4 Km

Kanjurmarg Railway Station



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Asset Overview



PROJECT DETAILS	
Total Land Area	5,475.9 Sq. Mtr
Village	Chandivali & Tunga
Land Zoning / Use	Industrial / Commercial
No. of Wing/Building	02
No. of Floors	G+10 (Tower 1 - A&B Wing)
Development Type	IT/ITeS
Total Carpet Area of the Property (Wing A)	1,22,303 Sq.Ft.
Total Built up Area as per Amended Plan (Wing A)	1,26,321 Sq.Ft.
Approx. Proportionate share of Land	79%
Efficiency (%)	97%

Symphony IT Park

LAYOUT PLAN

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Built up Property
1,26,321 sq. ft.

Proportionate Unutilized
FSI 1,25,344 sq. ft.

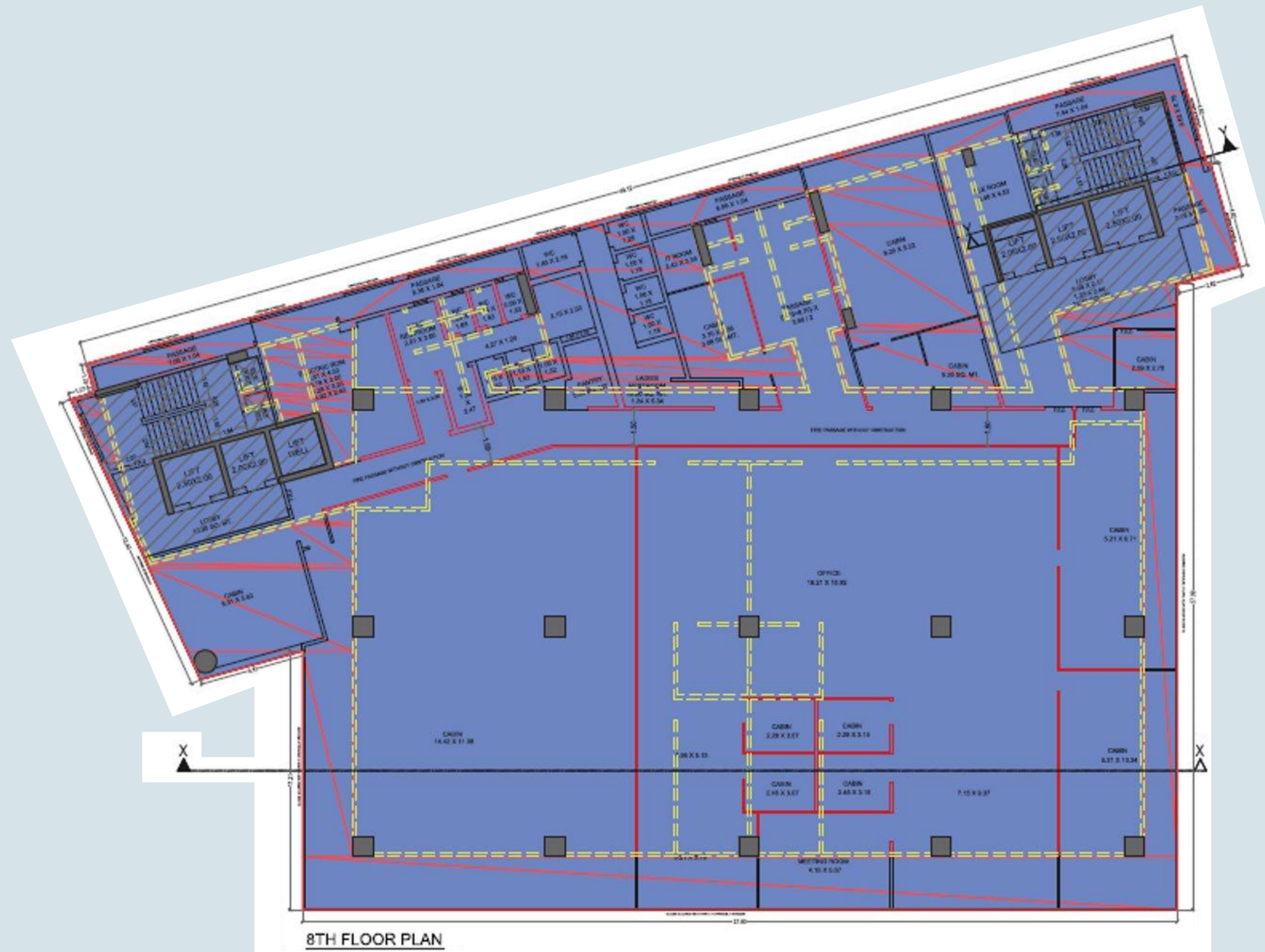


CTS Number
46/1 & 187

Land Area
5,475.90 Sq. Mtr

Typical Floor Plan

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* The average floor plate of the building is in the range of 12,000 – 13,000 sq. ft. with the similar layout. For representation purpose, we have shown the layout plan for the 8th floor

Tenant Overview

Concentrix is one of the largest BPO having a global presence in 40+ countries. It has leased approx. 51,519 Sq.Ft. of built-up area on multiple floors in Symphony IT Park.

Athena is one of the oldest domestic BPOs in India and has 3 operational centres in Mumbai & Bengaluru. It has leased approx. 51,159 Sq.Ft. of built-up area on multiple floors in Symphony IT Park

Maxx Value Hospitality has a few hotels in the affordable segment. It has leased approx. 12,792 Sq.Ft. of built-up area in Symphony IT Park.



Tenant Wise Details

Floors	Tenant	Built up Area (Sq. ft.)	Lease End Date	Gross Rent (INR psf / month)	Gross Annual Rental (INR)	CAM & Property Tax Expense (INR)	Net Annual Rental (INR)	Area Occupied (In %)	Rent Contribution (In %)
1st Floor	Athena BPO P. Ltd.	12,154	Jan-27	69	1,00,60,200	20,85,618	79,74,582	20%	18%
2nd Floor	Athena BPO P. Ltd.	13,166	Jan-27	63.7	1,00,60,200	22,46,853	78,13,347		
3rd Floor	Athena BPO P. Ltd.	12,926	Apr-26	79.3	1,23,00,000	22,58,861	1,00,41,139	10%	11%
4th Floor	Maxx Value Hotels	12,792	May-24	91.3	1,40,20,560	22,77,673	1,17,42,887	10%	13%
5th Floor	Athena Call Center	12,913	Jul-23**	62.3	96,60,000	22,77,561	73,82,439	10%	9%
6th Floor	Concentrix	12,866	May-24	90	1,38,97,813	22,77,701	1,16,14,948	10%	12%
7th Floor*	Vacant	10,851						9%	0%
8th Floor	Concentrix	12,867	Mar-23**	90	1,38,99,092	22,76,822	1,16,22,270	31%	37%
9th Floor	Concentrix	12,892	Mar-23**	90	1,39,26,068	22,76,826	1,16,49,241		
10th Floor	Concentrix	12,894	Mar-23**	90	1,39,28,277	22,76,818	1,16,51,459		
	Total	1,26,321			11,17,52,210	2,02,54,733	9,14,97,477		

*There is an ongoing advance discussion with a tenant to lease out the 7th floor. ** Extension of lease under discussion, all of them are doing new fit outs

Building Photos

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Building Photos

Props{AMC}



Recent Lease Transactions

Project Name	Grade	Location	Building Efficiency(%)	Transaction Date	Floor	Built-up Area (Sq. Ft.)	INR / Sq. Ft. / Month
Symphony IT Park	B	Chandivali	97%				
Kanakia Boomerang	A	Chandivali	67%	Dec-21	2	5,458	97
Kanakia Boomerang	A	Chandivali	67%	Nov-21	4	1,688	108
Narayan Plaza	B	Chandivali	75%	Oct-21	0	800	106
Lodha Supremus	A	Chandivali	67%	Oct-21	6	1,201	129
Kanakia Boomerang	A	Chandivali	67%	Sep-21	4	5,937	103
Kanakia Boomerang	A	Chandivali	67%	Sep-21	4	693	110
Lodha Supremus	A	Chandivali	67%	Aug-21	17	1,321	87
Crescent Business Park	B	Chandivali	70%	Jul-21	7	888	90
Lodha Supremus	A	Chandivali	67%	Jul-21	18	1,442	91
Hiranandani Business Park	A	Chandivali	67%	Jul-21	1	19,243	181

Recent Sale Transactions

Project Name	Grade	Location	Transaction Date	Floor	Carpet Area (Sq. Ft.)	Transaction Value (INR)	INR / sq. ft. on Carpet Area
Crystal Center	B	Chandivali	Aug-21	1	527	1,32,00,000	25,047
Lodha Supremus	A	Chandivali	Jul-21	3	544	1,46,82,683	26,980
Boomerang	A	Chandivali	Jul-21	4	1,023	2,75,00,000	26,873
Lodha Supremus	A	Chandivali	Jun-21	5	1,408	3,48,50,592	24,747
Nahar Business Center	A	Chandivali	Mar-21	10	1,730	4,35,04,400	25,147
Nahar Business Center	A	Chandivali	Jan-21	10	1,040	2,64,45,250	25,428
Lodha Supremus	A	Chandivali	Dec-20	5	666	1,69,83,973	25,508
Lodha Supremus	A	Chandivali	Dec-20	5	659	1,67,66,705	25,436
Lodha Supremus	A	Chandivali	Dec-20	3	671	1,69,30,603	25,238
Lodha Supremus	A	Chandivali	Dec-20	3	671	1,69,30,603	25,238



Terms & Financials

Cash Flows

Investor Cash Flows

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Period		1	2	3	4	5	6	7	8	9	10	11	12
Tranch Period	Upfront	1st Month	3rd Month	6th Month	9th Month	12th Month	15th Month	18th Month	21st Month	24th Month	27th Month	30th Month	33rd Month
Date	1-Sep-22	30-Sep-22	31-Dec-22	31-Mar-23	30-Jun-23	30-Sep-23	31-Dec-23	31-Mar-24	30-Jun-24	30-Sep-24	31-Dec-24	31-Mar-25	30-Jun-25
Purchase & Exit Costs/Appreciation													
%tranche*	Earnest Money	20%	10%	10%	10%	10%	10%	10%	10%	10%	0%	0%	0%
Purchase Value	(1,00,000)	(4,98,037)	(2,99,018)	(2,99,018)	(2,99,018)	(2,99,018)	(2,99,018)	(2,99,018)	(2,99,018)	(2,99,018)	-	-	-
AMC Fees (p.a)		(7,475)	(7,475)	(7,475)	(7,475)	(7,475)	(7,475)	(7,475)	(7,475)	(7,475)	(7,475)	(7,475)	(7,475)
Estimated Exit Price													
Exit Load													
Income													
Coupon (per quarter)			11,625	17,437	23,250	29,062	34,875	40,687	46,499	52,312	58,124	58,124	58,124
Net Cashflows	(1,00,000)	(4,98,037)	(2,94,876)	(2,89,067)	(2,83,258)	(2,77,449)	(2,71,640)	(2,65,832)	(2,60,023)	(2,54,214)	50,613	50,613	50,613

Period		13	14	15	16	17	18	19	20	21	22	23	24
Tranch Period		39th Month	39th Month	42nd Month	45th Month	48th Month	51st Month	54th Month	57th Month	60th Month	63rd Month	66th Month	69th Month
Date		30-Sep-25	31-Dec-25	31-Mar-26	30-Jun-26	30-Sep-26	31-Dec-26	31-Mar-27	30-Jun-27	30-Sep-27	31-Dec-27	31-Mar-28	30-Jun-28
Purchase & Exit Costs/Appreciation													
%tranche*		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Purchase Value		-	-	-	-	-	-	-	-	-	-	-	-
AMC Fees (p.a)		(7,475)	(7,475)	(7,475)	(7,475)	(7,475)	(7,475)	(7,475)	(7,475)	(7,475)	(7,475)	(7,475)	(7,475)
Exit Price													43,47,544
Performance Fee (over 10% IRR)													(1,56,926)
Income													
Coupon (per quarter)			58,124	58,124	58,124	58,124	58,124	58,124	58,124	58,124	58,124	58,124	58,124
Net Cashflows		50,613	50,613	50,613	50,613	50,613	50,613	50,613	50,613	50,613	50,613	50,613	42,67,731
Investor XIRR PreTax	13.2%												

1%

Management
Fee*

NO

Entry Load

7.77%

Net Annual
Coupon Rate

20%

Performance Fee over
hurdle rate of 10% IRR

**Management Fee will be charged on the Committed Amount*



Who can invest in this investment product?

- ✓ 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.
- ✓ Any investor having the required capacity to bear the risk and the investment amount at their disposal.
- ✓ The investor's overall exposure to such a product is not more than 10-20% of their total net worth.
- ✓ 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.
- ✓ 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.
- ✓ All the decisions shall be made in the best interest of investors and on their behalf.



Anand Moorthy

Chief Business Officer

18yrs + 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.

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Brief risks associated with the product

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

1. That there are Asset Level Risks associated with the Property which 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.
2. That there are Credit Risks associated with the Property which include the length and stability of the income generated from the Property in the past, present, and also future. While the diligence did not show any significant credit risk in the Property and its tenant, regarding the future, one of the risks can be that the Property is a multi-tenant premise, the risk of tenant down-sizing or vacating has a direct impact on our revenue stream and the added efforts of searching and identifying a new credible tenant. The timely payment of rent and the coupon is the essence to this investment opportunity and any delay will impact the timely distribution of income generated from the property.
3. That there are Liquidity Risks associated with the Property and the Investment which means for an investor to exercise his option to exit with or without profit, depending on the market demand for the Property and another investor to buy fractional property. The Property is situated in the top 3 office locations of the financial capital of India, thus, tipping the liquidity risks to a moderate side of the scale.
4. That there are Replacement Cost Risks associated with the Property that includes the risk of earning lower lease rentals which are directly dependent on the demand for office space in the vicinity. Again, comparing old commercial premise to 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 that we ask for our Property.
5. 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.
6. 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.

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-

1. **Rented premises from day one** - One of the major risk mitigants of investing in this product is the fact that from day one of your investment, the Property is already generating revenue since all the premises are leased as on the date of investment. There are at the present moment no efforts involved in searching the tenants for the premises and hence, it's an ideal investment opportunity with revenue accumulation from the very first day.
2. **Regular income** - With the inflow of revenue from the very beginning, another risk mitigant is to get assured returns of upto 8% by the Seller till the full payments or possession is not done, which in all cases provides us comfort that for the next 2-3 years the company is generating fixed revenue. It also gives the Company enough time to search for new tenants and enable incremental revenues for the future.
3. **Location** - The prime location of the commercial premises adds to its being a pleasing investment opportunity. Located in the generally known as the financial capital of the country, also its easy accessibility through public transport, having maximum commercial premises around it, makes it easier to search for tenants for the premises.
4. **Accessibility of the opportunity** - With real estate assets generally being large assets covering a huge area of land, fractional ownership gives each investor a chance to invest and earn out of such huge properties making the opportunity to invest accessible to people from all financial backgrounds. Further investors earn not only fixed rentals and yields from commercial premises but also earn value appreciation on the amount invested, the reason being, the location of the property permits its easy appreciation since the demand for commercial premises and job opportunities in the city of Mumbai is relatively higher.
5. **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 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.
6. **Assurance on title** - Also, the technical, title, and financial due diligence of the premises already undertaken by the experts provides an assurance that there are enough functioning utilities in the premises, that the title to the premises is free from any encumbrances, that the Developer has the capacity to pay the assured yield for the assured number of years, that the premises is likely to generate revenue and also there is a value appreciation identified by experts such as law firms, chartered accountant firms, and valuers.
7. **Professionals and experts involved** - Finally, Trustee/ Custodian is appointed to protect the interest of investors and the experts involved in the project amongst others include professional and experienced Asset Management companies, Law firms, Tax Consultants, Escrow Managers, Bankers, Project Managers with a cumulative of 300 years of experience who shall manage, protect and grow your investment on your behalf.

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is

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