

INVESTMENT

FINANCE



INDIA

CONSTRUCTION



## ULTRA-LUXURIOUS RESIDENTIAL PROJECT IN INDIA

**Summary:** Ultra-luxurious „TiruNavita.. project, total of 350 flats in 4 towers.

**Investment:** 15,000,000 USD

**Total project cost:** 23,800,000 USD

**Location:** Kolkota, India

**Term:** 5 years

### LOCATION

The TiruNavita project is situated on the Beliaghata Main Road in the Phool Bagan/ Kankurgachi area in Kolkata, West Bengal, India.

- ▶ The site is located very close to the Salt Lake Sports Stadium and the 5-star Hyatt Hotel;
- ▶ The site is in the North Kolkata region which is experiencing rapid economic growth and is fast becoming a very desirable location;
- ▶ The site is within walking distance from Subash Sarovar (an 80-acre Eco-Park)

### FORECAST

TiruNavita has the land available, valued at 32M USD and plans to invest further cash as equity in the project, which will produce Sales Revenues totalling over \$84,3 million over the 5 years for which it requires funding.

- ▶ IRR: 34.9%
- ▶ NPV: \$5.9m
- ▶ LTV: 17.7%
- ▶ ROI: 67.7%

\*The photo is only illustration.