

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 TiruNavitaproject 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

Tiru Greens 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.