

LAND ACQUISITION

WHITE PAPER

ON ACQUISITION STRATEGY & VALUE CREATION

AUGUST 2024



Executive Summary

We defined the strategy and executed the program for a family office client to acquire a large tract of consolidated residential land parcel in North Bengaluru.

Our team was fully engaged :

- Initial MOU with the vendor
- Co-ordinating with the vendor in each of the phase of registration
- SRO liaison for seamless completion of registration
- Khata already obtained for Phase I of the registration
- Masterplanning with architects to devise a monetising plan
- Obtained development partner offers from Tier 1 Residential, Commercial developers

Highlights

~ 120 Acres

- Residentially converted property

Highlights

~ Rs.700 cr

- Registration completed in 6 months

3x

Based on the initial offers we have secured a minimum per acre realisation of 3x the acquisition cost

Execution Team



Sudheer Kumar Diwan

Director - Finance

Sudheer a Chartered Accountant with 18 years of Industry experience handled the documentation & registration of the asset.

Also, transitioned the prior original title documents to the property



Alex Joy

Director - Investment Banking & Transaction Advisory

Alex holds Masters in Real Estate Investment and holds 2 decades of experience in Transaction Advisory. He is currently marketing the deal to developer partners.