



ARCH PROP
CAPITAL VENTURES

- **ARCH PROP**
CAPITAL VENTURE

- **Corporate**
Profile

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Products & Services

INVESTMENT BANKING

- » Approval & Cash Out Financing
- » Project Finance
- » RE Bonds Underwriting
- » Land Acquisition

BESPOKE LUXURY SALES

- » Preleased Assets  
- » Mandate RE Consultant
- » Distress Assets
- » Retail Loan

INVESTMENTS

- » Listed & Rated Bonds
- » High Yield Secured Bonds
- » Rent Generating Assets



Journey So Far



Sold ₹325 Crs+



In 14 Months



20 Years + Experience



3500 + Channel
Partners

About us

Sunny Mirchandani, NMIMS

- » **IndiaBonds / A.K. Capital / CitiBank** – Part of the founding team of IndiaBonds, SEBI registered OBPP.
- » Over **20 years** of experience as an **Investment Banker & Heading Developer Financing** for NBFC arm of listed company & Fintech .
- » Managed the **RE portfolio of Rs 1200 crs** with successful exits from all across Mumbai, Bangalore, Hyderabad & Pune.
- » Heading Structuring & Client Coverage with Bonds / NCD / Project Finance for clients like **MindSpace REIT, IndiGrid INVIT, Sobha Ltd, Sunteck, S Raheja, Chandak, Kabra, Kalpataru etc**
- » **Guest Lecturer** ,For Post Graduate Finance Students
NISM University (SEBI)
NMIMS, Mumbai
Chitkara University, Punjab



LinkedIn

Ctrl+ Click Here

The Team



Mr. Shshank Mehta

Head Advisory (NMIMS, Alumni)

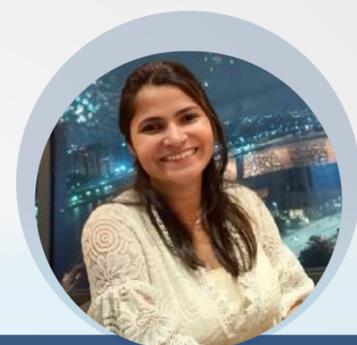
- » Founder of Equity Math
- » Ex *Aditya Birla Capital & Care PMS*
- » Equity specialist with over 20 Years of experience



Mr. Lavesh Tambe

Head Retail Loans

- » Ex IDBI Bank heading retail loan Branch
- » Over 15 years of experience
- » Previous Org: Axis Bank



Mrs Vandana S

Customer Delight & Sales

- » Ex CBRE / Chandak Developer
- » Over 10 years of experience in real estate sales and customer delight



Mr. Swadip U

Luxury Property Consultant

- » Preleased asset
- » Luxury Real Estate
- » Research & Asset Analysis
- » Redevelopment & Land Acquisitions

RERA Registered



Maharashtra Real Estate Regulatory Authority

Maharashtra Real Estate Regulatory Authority
REGISTRATION CERTIFICATE OF REAL ESTATE AGENT FORM
FORM 'H'
[See rule 12(1)(b)]

1. This registration is granted under section 9 with registration certificate bearing No. A51900025543 to -
Mr./Ms. Vanadana Sitalech, son/daughter of Mr./Ms. Daya Ram Tehsil: Mumbai City, District: Mumbai City, Pin: 400064, situated in State of Maharashtra, to act as a real estate agent to facilitate the sale or purchase of any plot, apartment or building, as the case may be, in real estate projects registered in the State of Maharashtra in terms and the rules and regulations made there under.

2. This registration is granted subject to the following conditions, namely:-

- (i) The real estate agent shall not facilitate the sale or purchase of any plot, apartment or building, as the case may be, in a real estate project or part of it, being sold by the promoter which is required but not registered with the regulatory authority;
- (ii) The real estate agent shall maintain and preserve such books of account, records and documents as provided under rule 10;
- (iii) The real estate agent shall not involve himself in any unfair trade practices as specified under clause (c) of section 10 read with Rule 17;
- (iv) The real estate agent shall provide assistance to enable the allottee and promoter to exercise their respective rights and fulfill their respective obligations at the time of booking and sale of any plot, apartment or building, as the case may be;
- (v) The real estate agent shall comply with the provisions and the rules and regulations made there under;
- (vi) The real estate agent shall discharge such other functions as may be specified by the regulatory authority by regulations;

3. The registration is valid for a period of five years commencing from 31/10/2020 and ending with 31/10/2025 unless renewed by the regulatory authority in accordance with the provisions or the rules and regulations made there under.

4. If the above mentioned conditions are not fulfilled by the real estate agent, the regulatory authority may take necessary action against the real estate agent including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasantrao Vamanand Prabhu
(Secretary, Maharashtra RERA)
Date: 31-10-2020 10:31:31

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

Dated: 31/10/2020
Place: Mumbai

Maharashtra Real Estate Regulatory Authority
REGISTRATION CERTIFICATE OF REAL ESTATE AGENT FORM
FORM 'H'
[See rule 12(1)(b)]

1. This registration is granted under section 9 with registration certificate bearing No. A51800044365 to -
Mr./Ms. Sunny Ashok Mirchandani son/daughter of Mr./Ms. Ashok N Mirchandani Tehsil: Borivali, District: Mumbai Suburban, Pin: 400064, situated in State of Maharashtra, to act as a real estate agent to facilitate the sale or purchase of any plot, apartment or building, as the case may be, in real estate projects registered in the State of Maharashtra in terms and the rules and regulations made there under.

2. This registration is granted subject to the following conditions, namely:-

- (i) The real estate agent shall not facilitate the sale or purchase of any plot, apartment or building, as the case may be, in a real estate project or part of it, being sold by the promoter which is required but not registered with the regulatory authority;
- (ii) The real estate agent shall maintain and preserve such books of account, records and documents as provided under rule 10;
- (iii) The real estate agent shall not involve himself in any unfair trade practices as specified under clause (c) of section 10 read with Rule 17;
- (iv) The real estate agent shall provide assistance to enable the allottee and promoter to exercise their respective rights and fulfill their respective obligations at the time of booking and sale of any plot, apartment or building, as the case may be;
- (v) The real estate agent shall comply with the provisions and the rules and regulations made there under;
- (vi) The real estate agent shall discharge such other functions as may be specified by the regulatory authority by regulations;

3. The registration is valid for a period of five years commencing from 01/08/2023 and ending with 01/08/2028 unless renewed by the regulatory authority in accordance with the provisions or the rules and regulations made there under.

4. If the above mentioned conditions are not fulfilled by the real estate agent, the regulatory authority may take necessary action against the real estate agent including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasantrao Vamanand Prabhu
(Secretary, Maharashtra RERA)
Date: 01-08-2023 11:16:38

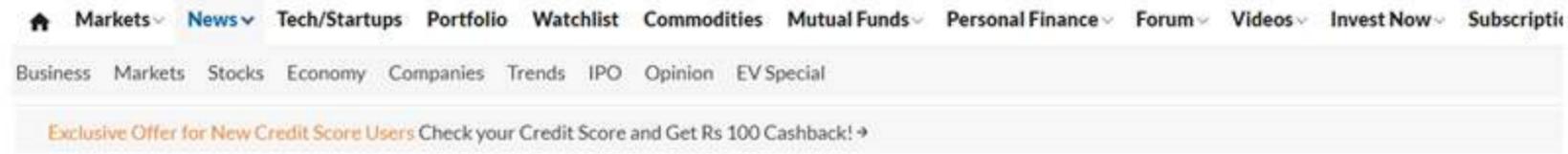
Signature and seal of the Authorized Officer

Dated: 01/08/2023

Concluded Transactions



In the News Sole Advisor High Value Transactions



Home > News > Business > REAL ESTATE

Alkem Labs executive director buys apartment in Mumbai for Rs 33 crore

The transaction was registered on June 15, and implied a price of Rs 98,000 per square foot.

VISHAL BHARGAVA | JUNE 26, 2023 / 05:46 PM IST

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The CEO of Karza Technologies Purchases a Duplex in Bandra West, Mumbai for around INR 47 Cr

Admin

31st Oct 2022 1491

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Omkar Milind Shirhatti, chief product officer at Perfios, buys luxury apartment for Rs 47.70 crore in Mumbai

Demand for luxury projects in Mumbai has risen and the tilt has been in favour of ready or near-ready real estate projects. Tech startups, flushed with money, promoters and other stockholders are snapping up high-end luxury residences

VANDANA RAMNANI | OCTOBER 20, 2022 / 03:59 PM IST

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Luxury Sales Transaction



Artesia, Worli

Transaction Size : Rs 50 crs

Client Profile

CEO : Pharmaceutical Co



The Wadhwa Group
Landmarks planned with passion

Samarpan, Bandra

Transaction Size : Rs 48 crs

Client Profile

Co Founder : FinTech Co



Rendezvous, Bandra

Transaction Size : Rs 35 crs

Client Profile

Owner : Listed Pharma Co



Blue Pride, Bandra

Transaction Size : Rs 18 crs

Client Profile

Partner with PWC



Kohinoor Square, Dadar

Transaction Size : Rs 45 crs

Client Profile

Shipping Corporation



RA Residences, Dadar

Transaction Size : Rs 25 crs

Client Profile

Co - Founder : Petrochem

Debt / Distress Transactions



S RAHEJA
REALTY

Khar West

Developer Project Finance

Deal Size: Rs 50 crs

Sole Advisor
Society Redevelopment



Project Finance

No Collateral

Deal Size : Rs 50 crs
(2 tranches)

Sole Advisor to
the Developer

Japanese- AIF

Land Sale - Bandra

Deal Size : ~Rs 50 crs

Sole Advisor for
Distress sale of land in Bandra



Distress Asset Sale - ARC

Deal Size: Rs 20 crs

Sole Advisor to Shivansh OffShore
Marine services with Market value of
Rs. 28 Cr



**Commercial /
Office**

Distress Asset Sale - ARC

Deal Size : Rs 20 crs

Sole Advisor to NRI Investor and gave
exit at Rs. 20 Crs in 13 Months



Distress Asset Sale - ARC

Deal Size : Rs 25 crs

Sole Advisor to a Petrochemical
Company for Acquisition

Pre-Leased / Leasing Transactions



Lower Parel

Grade A Commercial Building

Size : 3,500 Sqft



US Based
E-Comm Brand



Lower Parel

Grade A Commercial Building

Deal Size : Rs.45 crs

Pre-Leased Sale Transaction



Andheri

Grade A Commercial Building

Deal Size : Rs.15 crs

Pre-Leased Sale Transaction



Lease Rental Discounting (LOAN)

Deal Size : Rs. 20 crs

Listed Developer Grade A Asset

Our Associations

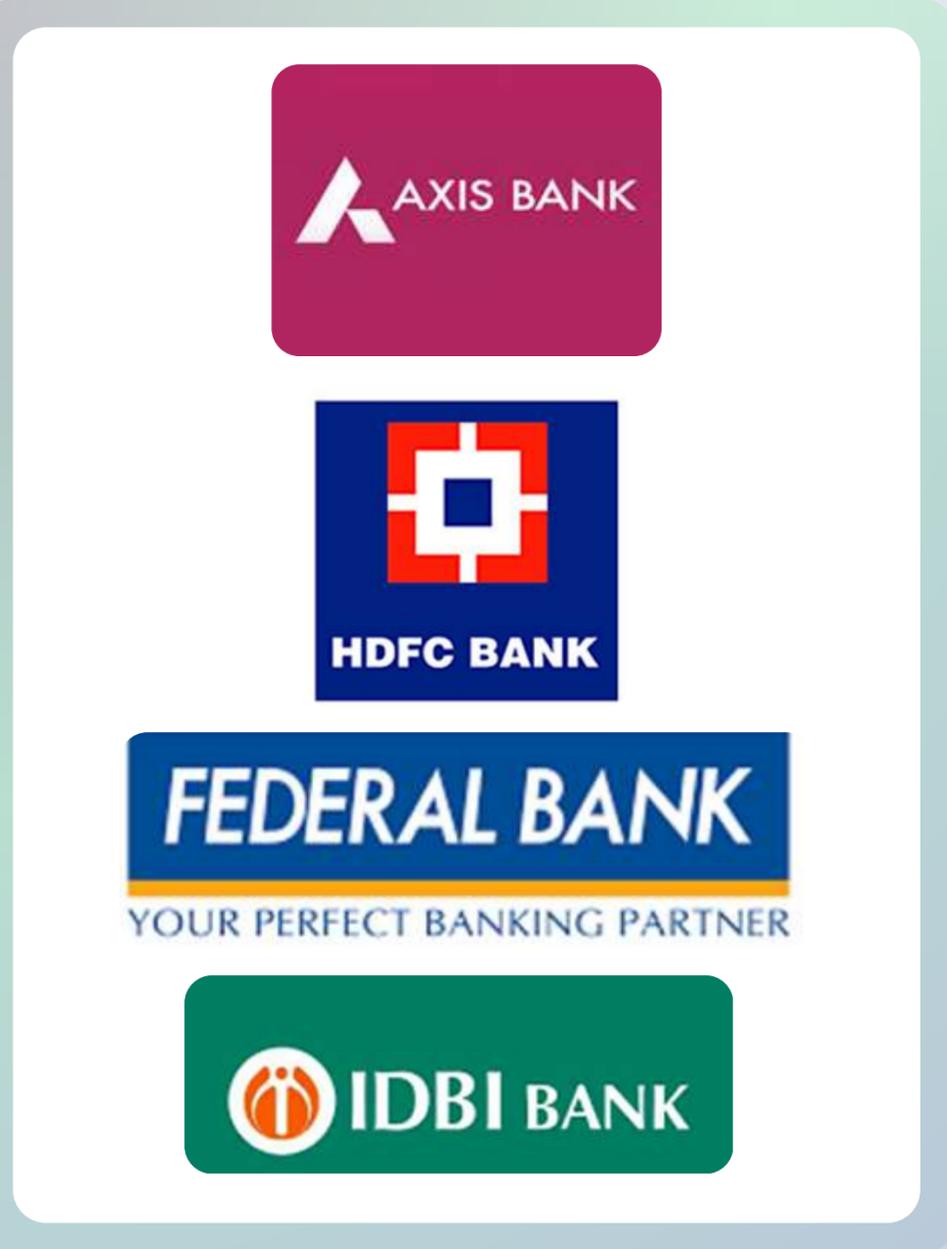
LUXURY BESPOKE PROPERTY



REAL ESTATE ADVISORY



HNI LOANS ADVISORY / DSA



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