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CAPITAL VENTURES

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PRODUCTS & SERVICES



INVESTMENT BANKING

- » Approval & Cash Out Financing
- » Developer Financing
- » RE Bonds Underwriting
- » UHNI Loans



UHNI & FAMILY OFFICE ADVISORY

- » Preleased / Cashflow Generating Assets
- » Distress & Luxury Assets
- » Land Acquisition



INVESTMENTS

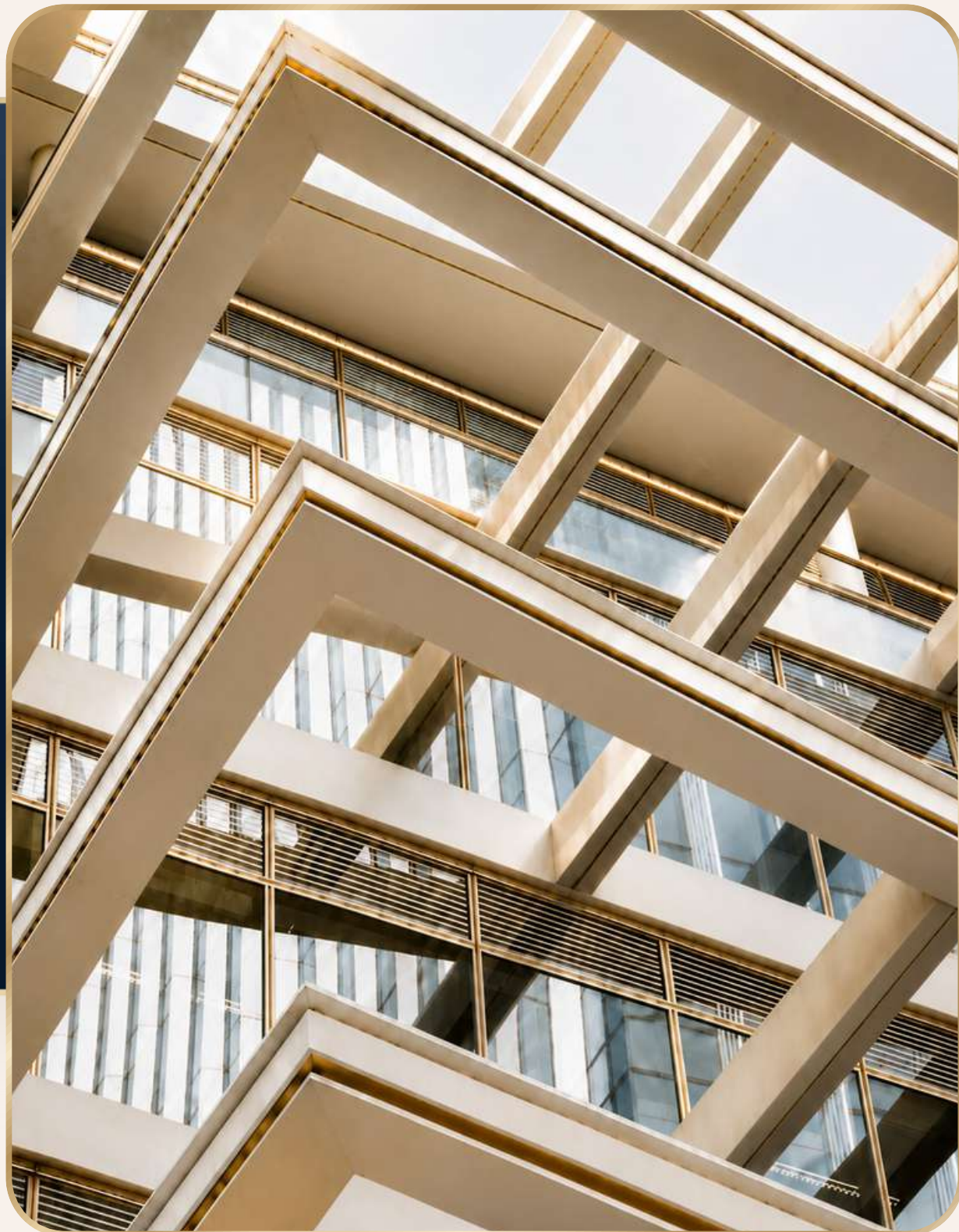
- » Listed & Rated Bonds
- » High Yield Secured Bonds
- » Real Estate Backed Bonds



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JOURNEY SO FAR



Transaction Value ₹1020 Crs+



Average Deal Size : ₹34.31 Crs



20 Years + Experience



**40 + Developers &
Family Office Clients**



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ABOUT US

SUNNY MIRCHANDANI, NMIMS



IndiaBonds / A.K. Capital / CitiBank – Founding team of IndiaBonds (SEBI registered OBPP) as last stint.



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



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THE TEAM



Mrs Vandana S

UHNI & Customer Delight

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



Mr. Swadeep U

UHNI & Family Office - RE

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



Mr. Durvesh Pawar

UHNI & Family Office - RE

- » Commercial Preleased Asset, Luxury Real Estate & UHNI Relations
- » Ex Strokes & Ground , Portugal
- » Over 6 Years of experience in Real Estate Sales



Mr. Dinesh Gupta

Senior Analyst

- » Investment Banking
- » Financial Audits & Taxation
- » Over 10 years of experience in Audit and Assurance



Mr. Sachin Birajdar

Senior Investment Associate

- » Ex AK Capital & Ex Indiabonds
- » Investment Banking & Fixed Income
- » Over 5 years of experience in Fund raising & Debt Capital Market



Mr. Lavesh Tambe

Head Retail Loans

- » Ex IDBI Bank (Heading retail) & Ex Axis Bank
- » Over 15 years of experience

CONCLUDED TRANSACTION



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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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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

[The CEO of Karza Technologies Purchases a Duplex in Bandra West, Mumbai for around INR 47 Cr](#)

Admin

31st Oct 2022
 1491



PRE-LEASED COMMERCIAL TRANSACTION



Transaction Size :

₹ 150 Crs

 Buyer : Family Office Leverage Buyout

Pre-Leased Sale Transaction



Andheri West

Transaction Size :

₹ 55 Crs

Grade A Commercial Building

Pre-Leased Sale Transaction



Unit Size :

79,000 Sqft

Sole Advisor

Pre-Leased Sale Retail Showroom



Transaction Size :

₹ 45 Crs

Grade A Commercial Building

Pre-Leased Sale Transaction



Andheri

Transaction Size :

₹ 15 Crs

Grade A Commercial Building

Pre-Leased Sale Transaction



Central Suburbs

Unit Size :

4,500 Sqft

Tenant : Spanish Pharma Co
Grade A Commercial Building



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LUXURY SALES TRANSACTION



Artesia, Worli

Transaction Size :

₹ 50 Crs



Client Profile :

CEO : Pharmaceutical Co



The Wadhwa Group
Landmarks planned with passion

Samarpan, Bandra

Transaction Size :

₹ 48 Crs



Client Profile :

Co Founder : FinTech Co



Kohinoor Square, Dadar

Transaction Size :

₹ 45 Crs



Client Profile :

Shipping Corporation



Rendezvous, Bandra

Transaction Size :

₹ 35 Crs



Client Profile :

Owner : Listed Pharma Co



RA Residences, Dadar

Transaction Size :

₹ 25 Crs



Client Profile :

Co - Founder : Petrochem



Blue Pride, Bandra

Transaction Size :

₹ 18 Crs



Client Profile :

Partner with PWC



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DEBT TRANSACTION



Bandra West

Transaction Size :

₹ 100 Crs

Sole Advisor
Commercial Project finance



Malad

Transaction Size :

₹ 100 Crs

Society Redevelopment
Take Over of AIF / NCD



LRD (Lease Rental Discounting)

Transaction Size :

₹ 80 Crs

Sole Financial Advisor &
Takeover of SBI & Bajaj Loan



Transaction Size :

₹ 50 Crs

Society Re-Development
TDR Financing & BMC Approvals
Disbursement at Part IOD



Khar West

Transaction Size :

₹ 60 Crs

Sole Advisor
LRD Transaction + LAP Loans



Loan Transaction : Over Draft LRD

Asset Size :

₹ 50 Crs

Sole Advisor - Kabra Developers



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DEBT TRANSACTION



Malad

Transaction Size :

₹ 65 Crs

Society Redevelopment
Longer Tenure and lower ROI
Take Over of AIF / NCD



Transaction Size :

Rs 45 Crs

Distress Asset Sale - ARC
Sole Advisor to Petrochemical Co



Transaction Size :

₹ 40 Crs

SRA Approval Financing
OD Account Project Finance for a First
Time Borrower



Transaction Size :

₹ 30 Crs

SRA Approval Financing
PTC (33-11) Financing with No Collateral



Bandra West

Transaction Size :

₹ 20 Crs

Inventory Finance
Sole Advisor to the Developer



Transaction Size :

₹ 20 Crs

Cashout Financing
Sole Advisor to the Developer



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DISTRESS TRANSACTION

Japanese- AIF

Land Sale - Bandra

Transaction Size :

₹ ~50 Crs

Sole Advisor for Distress sale



Distress Asset Sale - ARC

Transaction Size :

Rs 20 Crs

Sole Advisor - Market value Rs. 29 Crs



Transaction Size :

₹ 20 Crs

Bulk Sale - Investor Deal

Sole Advisor - Buy & Sell Side



THoB

Size :

3,500 Sqft

Grade A Commercial Building (Lower Parel)

US Based E-Com Brand



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OUR ASSOCIATES

Luxury Bespoke Property



Real Estate Advisory



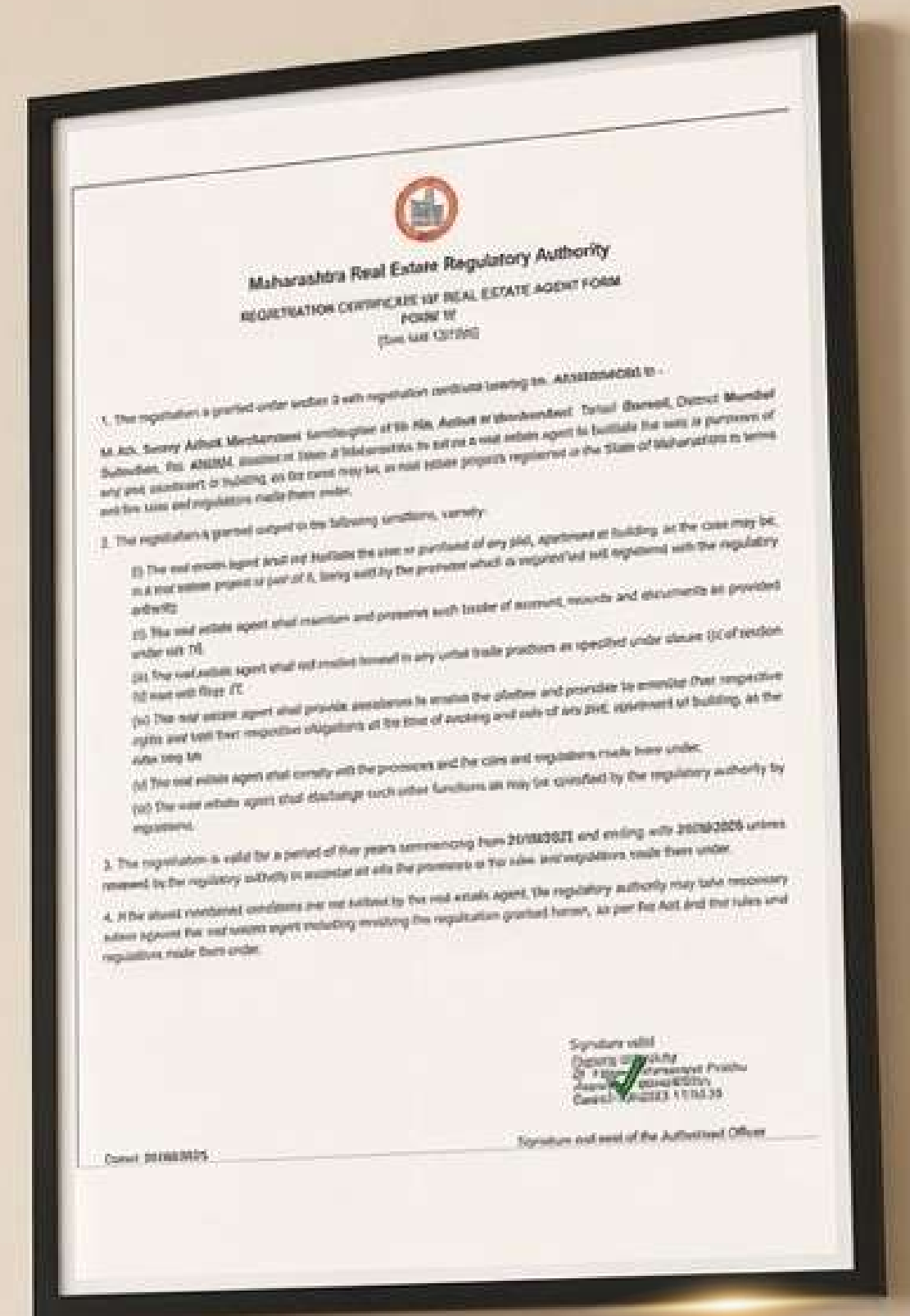
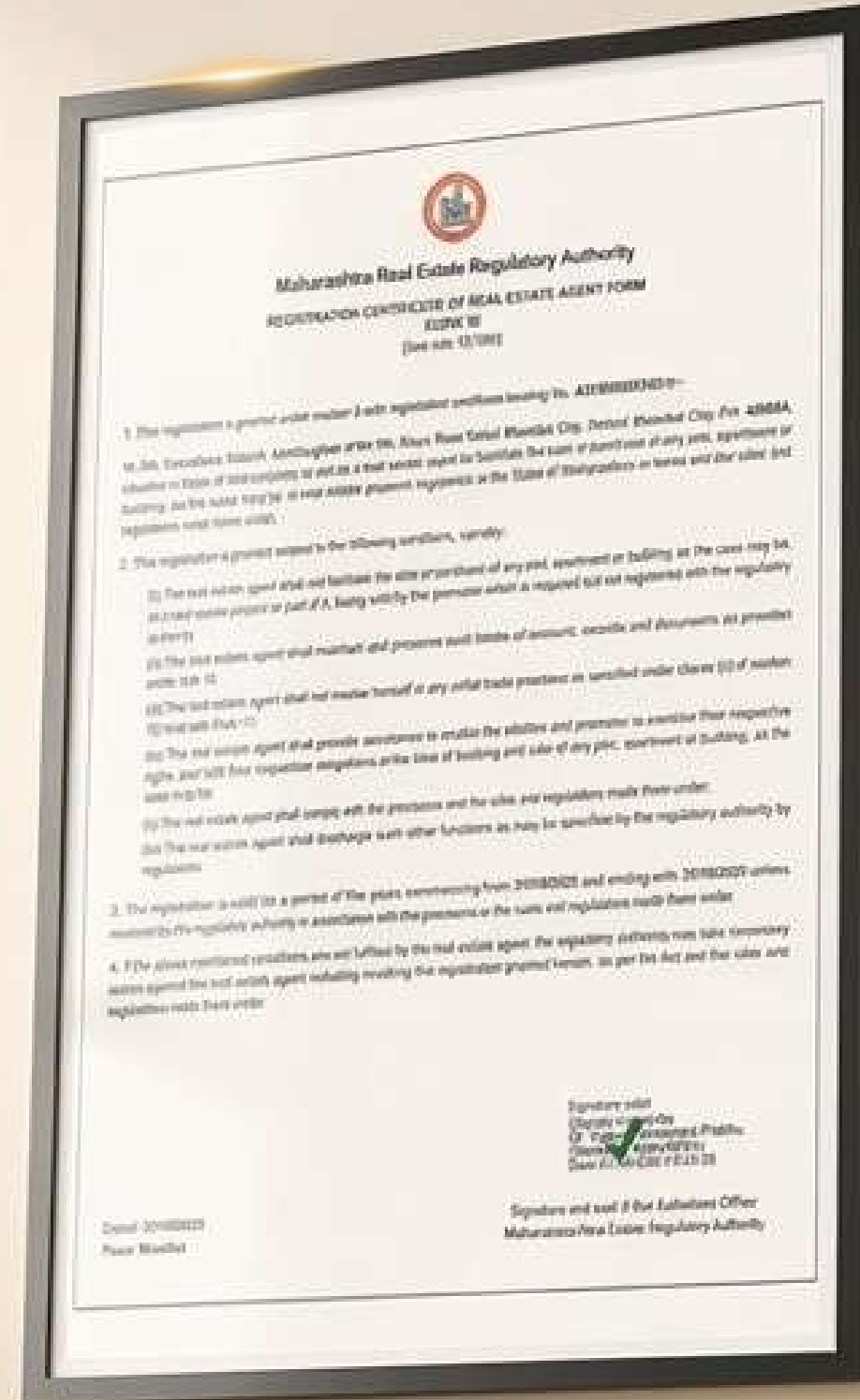
UHNI & Family Office Loan Advisory



RERA Registered



Maharashtra Real Estate Regulatory Authority



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