



ArthVeda Fund Management Company

ArthVeda Fund Management Pvt. Ltd. (ArthVeda) is in the business of asset management, with a focus on alternative investment funds covering asset classes such as real estate, infrastructure, fixed income, traded markets, agriculture, debt and unlisted equities. ArthVeda was earlier known as DHFL Venture Capital India Pvt. Ltd (DHFLVC).

The objective of ArthVeda is to float funds (designed by our in-house research team) that offer ample opportunities for extracting alpha, i.e. high risk-adjusted returns. The company believes in “Value Investing” and predominantly follows this principle in all its investment-decisions across asset classes. ArthVeda’s investor-focused approach is guided by its belief in transparency and high standards of corporate governance.

The first fund (DREAM Fund-1) of ArthVeda, focused on real estate, and has seen eight exits and achieved exit IRRs ranging between 20 - 45 per cent, per annum. The remaining five investments are slated for exit latest by March 2015. ArthVeda STAR, the second fund of ArthVeda, focuses on mid-income housing in Tier II/III cities.

Disclaimer

Investments in the Fund are not bank deposits or obligations of, or guaranteed or endorsed by, any bank and are not insured or guaranteed by any bank, Reserve Bank of India or any other agency.

Past performance is no guarantee for future performance. The general market views expressed in this report are opinions based on current market conditions and are subject to change without notice. These views are not intended to predict the future performance of the fund or the market.

Prospective investors should refer to the fund’s offer document for a discussion of the fund’s investment objective, strategies and risks. Call Ms. Priyanshi Swaroop at 022-67748548 (or email at [investor.relations@arthveda .co.in](mailto:investor.relations@arthveda.co.in)) for more information about the fund.

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Dear Investor

ArthVeda STAR Fund is a Venture Capital Fund (VCF) under the Securities Exchange Board of India (SEBI). The current Income Tax Act Section 10(23FB) makes the fund eligible for pass through status. As a result any income derived from venture capital investment is not taxed in the hands of the STAR Fund but is taxable in the hands of final recipients/contributors to whom income is be distributed.

The nature of income in hands of investors is same as it would be in hands of fund.

The SPV's in which the STAR Fund has invested have deducted TDS on income accruing/ received and the benefit of such tax credit is also being passed to the contributor vide rule 37BA (2) of the income tax rules, in proportion to their share on income accrued.

A separate letter has been dispatched showing the details the TDS amount deducted by various investee companies and credit passed on to the contributors and their net share of the accrued income of STAR Fund.

All contributors are requested to consult with their tax advisors for appropriate recording of the income and TDS in their books and tax planning etc.

Business Strategy For ArthVeda STAR Fund

ArthVeda STAR is a unique fund since, compared to the typical real estate fund, its lifecycle is only three years with possible extensions, if required, of 1+1 years. The unique strategy it employs of focusing on small ticket investments (analogical to mid and small cap investing) provides it with a good chance of generating high IRR. Compared to the high IRR, the risks are mitigated due to collaboration with its parent DHFL which has housing finance branches in all the cities in which ArthVeda STAR will operate. This collaboration will provide it the detailed due diligence and close monitoring strength which is typically not available to other real estate funds.

ArthVeda STAR Fund had its first closing on August 8, 2012 and till April 2015, the Fund had invested in eleven residential housing projects, keeping in focus the above investment strategy. The brief particulars of these projects are given at the end of this quarterly report.

Fund Summary

Fund Terms	Description
Fund Life	3 years (option of extension of two terms of one year each), after complete drawdown*
Fund Size	Rs 200 crores (with greenshoe option of Rs 100 Crores)
Minimum Commitment	Rs 10 Lakhs one time, or Rs 25 Lakhs with drawdown
Drawdown	Option 1: Upfront payment (Minimum Rs 10 Lakhs) Option 2: 20% upfront and balance in two installments of 40% each in a gap of 3 months each from the previous drawdown
Commitment Period	Six months from the date of final closure
Hurdle Rate	12% pre tax p.a.
Target Return	30% (Gross IRR at project level)
Carried interest	20% with catch up
Management Fees	2% p.a., charged quarterly
Entry Load	2% for contributions less than Rs 1 Crore; 1% for contributions Rs 1 Crore and above

*The fund will have its final closing on 30 April 2015. The fund manager expects to have exited most of the investments within 36 months.

Real Estate Scenario of ASF invested Micro – Markets

Pune Real Estate Market Overview

Pune is one of the largest cities in India. It has the seventh largest metropolitan economy and the sixth highest per capita income in the country. It is a growing industrial hinterland, sheltering manufacturing units of some of the most prestigious industrial houses of the world. A hub of Information Technology which has emerged as one of the most important growth driver for Pune's economy and business with automobile companies setting up factories in the district.

A report by money control says, three factors which now define Pune - the growth of the Information Technology, the massive spread of organized retail and the city's changing demographics. The last factor has had a significant impact on the demand for real estate in Pune, both in terms of sizes and types of homes. Until the late 1980s, residential real estate demand in Pune was driven largely by people who were working in a rather laid-back services industry.

The IT sector employs more than 70,000 people. Software giant Microsoft intends to set up a 7 billion (US\$120 million) project in Hinjewadi. The pace at which the IT/ITeS industry is growing in the city, has led to a flurry of construction activity in office space market, over the past decade.

The dynamic culture and job opportunities attract migrants and students from all over India and abroad. The city is growing rapidly and the driving forces for this growth are mainly the development of its IT industry as well as the economic boom in the automatic sector, which forms the major portion of the industries in and around Pune.

Infra Development

Pune is strategically located and is well accessible from a number of cities in West, Central and South India, most of which are well connected by rail, road and air. Following three National Highways pass through Pune District:

NH4 (Mumbai-Bangalore) - The NH-4, passes through the following places in the district: Khandala, Lonavala, Talegaon, Chinchwad, Pune and Khed-Shivapur. It enters the district from Khopoli (Dist. Raigad) at Khandala (Tal. Maval) and exits from Sarole (Tal. Bhor) in Pune district and continues further towards the Satara district. The total length of NH-4 in the district is around 120 km.

NH9 (Pune-Hyderabad) - The NH-9, starts at Pune and passes through Loni, Bhigwan and Indapur. NH-9 ends in the district at Hingangaon (Tal. Indapur) and continues towards the Solapur district. The total length of NH-9 in the district is around 152 km.

NH50 (Pune-Nashik) - The NH-50 originates at Pune and passes through Chakan, Rajgurunagar, Manchar, Narayangaon and Alephata, which ends at Alekhind (Tal. Junnar) and continues further towards Sangamner in the Nashik district. The total length of NH-50 in the district is around 95 km.

Pune has been able to expand spatially by way of inclusion and urbanisation of its peripheral villages. This has served to decrease pressure on the core city by way of a radial urbanization pattern. The city has already witnessed massive growth towards Pimpri-Chinchwad areas where the Development Plans are in place. Eastwards on Solapur Road up to Loni Kalbhor, will also see major development. The growth direction of PMC is envisaged towards the present growth along



Hinjewadi, PCMC and Hadapsar. The growths are triggered mainly by IT industry in Hinjewadi, automobile industry in PCMC and BPO, IT and manufacturing industry in Hadapsar.

Residential Real Estate Demand -

Emergence of the IT/ITeS sector along with the setting up of various manufacturing units in Pune over the last decade has resulted in the city's real estate market expanding in all four directions. These are the primary employment drivers of the city. The city is gradually emerging as a mid-end residential market, primarily on account of translation of affordable pockets into mid-end residential pockets, driven by increasing capital values and shrinking average units size offerings steady supply in luxury segment, except for an odd quarter of Q1 2014, which is eventually expected to align to previous year's trend in the coming quarters of 2014.

According to Commonfloor's Annual Realty Report, Pune witnessed the launch of about 230 projects during the year 2014 out of which 29 per cent projects were launched in west region, 23 per cent in east region, followed by 22 per cent in South and only 5 per cent in central part of the city.

Data indicates that the new launched supply in Pune in 2014 was largely dominated by small and mid-sized projects (less than 500 units each) which comprised almost 90 per cent of the total project supply. This validates the fact that the city is expected to witness ample supply of ready-to-move-in property in 2016, followed by 2015.

Micro Market - Bhukum

Pune, which was predominantly the city of peths, wadas, chawls have transformed into city of lavish apartments, townships and plush villas. The cultural capital of Maharashtra is entrancing in the real estate sector. The growth in the realty has led to augmentation of new realty hotspots in Pune. Bhugaon and Bhukum are the hottest entrants in real estate market. These localities are situated in the western suburbs of the city. Few years back these locations were unnoticeable villages in the outskirts of the city. But now the scenario has drastically changed. These zones have turned out to be major areas for development.

Bhukum is a Village in Mulshi Taluka in Pune. It belongs to Desh or Paschim Maharashtra region. It is located 17 KM towards west from District head- quarters Pune. 24 KM from Mulshi Kh and 126 KM from State capital, Mumbai. The micro market is an upcoming sub urban location of Pune, 7 kms away from Mumbai – Pune Highway (NH-4), 17 km from railway Station and 26 km from Airport.

Bhugaon, Pirangut, Kasaramboli are the nearby villages to Bhukum. Bhukum is surrounded by Haveli Taluka towards East, Pimpri-Chinchwad Taluka towards North , Mulshi Taluka towards west , Velhe Taluka towards South. Since Bhukum is in the proximity of the prime and most developed areas of Pune, i.e., Kothrud, Bavdhan and Hinjewadi; Bhugaon and Bhukum are witnessing a remarkable expansion. The major factors that have contributed to the blooming real estate scenario are the growing infrastructure, connectivity to the Mumbai- Bangalore highway, multiple IT sectors emerging in the vicinity, and affordable pricing factor. The wide acres of green belts and the picturesque countryside are the added advantages.

Another advantage for residential projects for Bhukum is lake view of Mansa Lake. Main access road to the micro market is through Mulshi Road which further connects towards Pune city on Mumbai – Pune Highway. Prime attractions like Lavale Hills, an educational hub, Oxford Country Club in Lavale Hills, Oxford Golf Club, a newly developed golf course, Oracle Financial Services, Forest Trails an integrated Township etc. are in the immediacy.

Bhukum is catching attention of the real estate investors as well as developers. Renowned and well-know real estate builders have already laid their foundation in these budding localities. The major realty players who have already marked their presence are Paranjape Constructions, Aditya Builders, K. Raheja Corp, Godrej Properties, Rohan Group, Skyi+DNV Builders, D.S. Kulkarni and Oxford Properties etc.

The majority of the population here are workforces as the localities are closer to the industrial, automobile, IT and other commercial blocks to be found in Pirangut and Hinjewadi. The residential properties are quite affordable which attracts the home-buyers. The housing projects comprises of townships, 1, 2, 3 BHK flats, bungalows, villas. The area is also surrounded with schools, colleges, hospitals, shopping malls and other basic facilities which make Bhukum favored residential destination. Middle-income groups can surely benefit by the housing properties in these areas.

The maximum absorption in and around micro markets of Bhukum was witnessed in Q4-2012 of 469 units, due to launches of 1,200 plus units by Paranjapee Forest Trails (670 units) and Sky DNV Song Birds I (350 units) respectively. Absorption trend is moving smoothly from couple of year. The current unsold inventory levels stand at 2,639 units at the end of December 2014 which will take another 26 months looking at the current absorption trend. The current pricing levels in the micro market ranges between INR 4,000 to INR 6,000/Sqft. Bhukum has witnessed an appreciation in wt. avg. prices by 11% during the year 2014 and 2% compared to the previous quarter.

The micro market has been witnessing new launches happening between INR 4000/- to INR 5800/-. The weighted average price for available project in the region is INR 4,500/-

Nagpur Real Estate Market Overview

Nagpur is the second capital and the third most populous city of the Indian state of Maharashtra. It is the 13th most populous city and 13th largest urban agglomeration in India. It is the seat of the annual winter session of the Maharashtra state assembly, "Vidhan Sabha". It is a major commercial and political centre of the Vidarbha region of Maharashtra. In addition, the city derives political importance from being the headquarters for the Hindu nationalist organisation RSS and an important location for the Dalit Buddhist movement.

According to a survey by ABP News-Ipsos, Nagpur has been identified as the best city in India by topping the liveability, greenery, public transport, and health care indices. Nagpur has the best literacy rate, 93.13%, among cities with more than 20 lakhs population in India. It is also said to be the cleanest city in India and the second greenest after Chandigarh. The city is a major milestone for India, because it is such a major industrial, commercial and transportation center.

Nagpur is administered by the Nagpur Municipal Corporation (NMC), which is a democratically elected civic governing body. Nagpur Improvement Trust (NIT) works with NMC and carries out the development of the civic infrastructure and new urban areas on behalf of NMC.

Nagpur is an emerging metropolis. In 2004, it was ranked the fastest-growing city in India in terms of the number of households with an annual income of Rs 1 crore (10 million) or more. Though, Nagpur's economic importance gradually declined relative to Mumbai and Pune after the merging of Vidarbha into the Maharashtra because of a period of neglect by the state government, the city has recovered its economy later.

Nagpur is the headquarters of some national scientific and governmental establishments such as the National Environmental Engineering Research Institute (NEERI), the Central Institute of Cotton Research (CICR), the National Research Centre for Citrus, the National Bureau of Soil Survey and Land Use Planning, the Jawaharlal Nehru National Aluminium Research and Development Centre, and the Petroleum And Explosives Safety Organisation (PESO), formerly known as the Department of Explosives. Nagpur is home to the National Academy of Direct Taxes (NADT) in which officers of the revenue services are trained and the National Academy of Defence Production (NADP), in which officers of ordnance factories are trained.

Nagpur and Vidarbha region have a very prominent power sector as compared to the rest of Maharashtra. The Butibori industrial area is the largest in all of Asia in terms of area. The estate's largest unit is of Indo Rama Synthetics, which manufactures synthetic polyester yarn. There are two major thermal power stations located near Nagpur and operated by MSPGCL. NTPC has a super thermal power plant in Mauda around 40 km from Nagpur whose first plant is commissioned.

Owing to rich natural resources in the region, mining is a major activity. Several government organizations related to the mining industry are based in Nagpur. Western Coalfields Limited (WCL), which is one of the eight fully, owned subsidiaries of Coal India Limited.



MIHAN:

Multi-modal International Cargo Hub and Airport at Nagpur (MIHAN) has spurred a Real-Estate Boom in itself. It is a biggest economical developing locality in which the existing airport is converted into an international passenger and cargo hub airport with along with a huge SEZ, Road and Rail connectivity. The Government of Maharashtra formed a special purpose entity in the name of Maharashtra Airport Development Company (MADC) for development of MIHAN. One of the largest multi-products SEZ in India is proposed here which will house Information Technology Park, Health City and several Manufacturing Industry units along with Residential Zone.

Wardha Road Micro Market overview

Being one of the prime locations of Nagpur, Wardha Road captures a lot of attention to itself. The real estate developments in the area has witnessed a phenomenal growth. Wardha Road is populated with an array of residential and commercial properties, making quite a buzz in the city. The place has a good mix of affordable and luxury projects, making it a desirable investment opportunity for all the buyers. The Narendra Nagar flyover, Chhatrapati Square are some of the happening spots here, contributing to the market value of Wardha Road.

Besa in South Nagpur is well known for its plot projects. Huge land parcels are available in this area. Grace Realty, Ashtavinayak Group are some of the developers who have plot projects in Southern Nagpur. Somalwada has witnessed a lot of residential development in the last 4-5 years and there is considerable construction activity going on in this area. Besa, Beltarodi and Manish Nagar are some of the upcoming residential areas in South Nagpur. Vidarbha Cricket Association (VCA) has constructed a cricket stadium of international standards at Jamtha. The stadium is located on NH 7, 18 kms from Nagpur.

Our site of Tarangan is at the cusp of growth due to various growth activities around the area and due to expectation of growth due to MIHAN implementation

Well connected to International School, Restaurants & Clubs, Hotel Royal Regency, Butibori Power Project by Reliance Energy Ltd., Gitanjali Gems SEZ, Yes Bank, Butibori, Nagpur, Very close to MIHAN and Dr Bhimrao Ambedkar International Airport, the project is also very close to NH7 and Wardha road.

The prices in the north and north-west of the proposed site is fetching upwards of 4500/sqft., prices in the west of the proposed site i.e., on the other side of the MIHAN is touching upwards of 3500.

Pictorial view of the absorption and supply of the residential units in Wadra Road area.



But prices in south of the proposed site and east of our project are lingering over 2600 – 3400/sqft range apart from few exception with brand names like Moraj waterfall project and Bloomdale of Mahindra life spaces. There is a lots of enthusiasm related to the price and sales of the units, as lot of IT companies are starting their operation and hiring, as well as the plans of IIM and AIIMS coming in the vicinity of the proposed site.

The micro market has been witnessing new launches happening between INR 3000/- to INR 4000/-. The weighted average price for available project in the region is INR 3,500/-

Portfolio Composition

<i>Chennai</i>	:	Three project identified and invested in
<i>Nagpur</i>	:	One project identified and invested in
<i>Lucknow</i>	:	One project identified and invested in
<i>Hyderabad</i>	:	One project identified and invested in
<i>Bengaluru</i>	:	One project identified and invested in
<i>Guntur</i>	:	Two project identified and invested in
<i>Pune</i>	:	One project identified and invested in
<i>Mumbai Outskirts</i>	:	One project identified and invested in



Project Details

Chennai

<i>Project Name</i>	:	Pranav's Aarupadi	
<i>SPV Name</i>	:	Arthveda Northstar Chennai Realty Private Limited	
<i>Developer Name</i>	:	Arthveda Northstar Chennai Realty Private Limited	
<i>City</i>	:	Chennai	
<i>Location</i>	:	V.G.P. Santosh Nagar Extn, Madhavaram	
<i>Project Status (Land & Joint Development Agreement)</i>	:	<i>Land Acquired</i>	: Yes
	:	<i>Approval Received</i>	: Yes
	:	<i>Construction Commenced</i>	: -
<i>Amount Committed (INR)</i>	:	4.35 Cr.	
<i>Amount Invested (INR)</i>	:	4.35 Cr.	
<i>Type of Project</i>	:	Residential	
<i>Details of Project - i.e. No. of Building / Type of Flats - Sq Ft</i>	:	6 Buildings/ 2 BHK - 634 sq ft – 831 sq ft	
<i>Number of Floors</i>	:	Partly Stilt + 2 Upper Floors	
<i>Saleable Area (sq ft)</i>	:	25,794	
<i>No. of Units Proposed</i>	:	-	
<i>%age of Units Sold</i>	:	-	
<i>CARE Rating* (rating of the projects above 10 Cr.)</i>	:	-	
<i>Other Remarks</i>	:	Exited with 31% IRR	

Chennai

Project Name	:	INNOVA
SPV Name	:	M/s P DOT G Constructions Private Limited
Developer Name	:	M/s P DOT G Constructions Private Limited
City	:	Chennai
Location	:	Mangadu Village, Sriperumbudur Taluk, Kancheepuram District, Addison Nagar, Senthurpuram, Katupakkam, Chennai
Project Status (Land & Joint Development Agreement)	:	Land Acquired : Yes
	:	Approval Received : Yes
	:	Construction Commenced : Munnar - Stilt floor in progress Nilgiri - Internal plastering in progress Yercaud - External plastering in progress Kodai - Foundation Part I and backfilling in Part II in progress
Amount Committed (INR)	:	10 Cr.
Amount Invested (INR)	:	10 Cr.
Type of Project	:	Residential
Details of Project - i.e. No. of Building / Type of Flats - Sq Ft	:	5 Buildings / 1 BHK - 593 to 635 sq.ft / 1.5 BHK - 699 sq.ft / 2 BHK - 834 to 1219 sq.ft / 3 BHK - 1199 to 1535 sq.ft / 4 BHK - 2016 to 2065 sq.ft
Number of Floors	:	Stilt + 4 Upper floors
Saleable Area (sq ft)	:	2,30,640 sq.ft
No. of Units Proposed	:	236
%age of Units Sold	:	77.97% (Includes sold and booked flats)
CARE Rating* (rating of the projects above 10 Cr.)	:	Not applicable

Chennai

Project Name	:	DREAMZ
SPV Name	:	M/s P DOT G Constructions Private Limited
Developer Name	:	M/s P DOT G Constructions Private Limited
City	:	Chennai
Location	:	Manavalan Nagar, Nungambakkam village, Tiruvallur Taluk, Kancheepuram District, Chennai
Project Status (Land & Joint Development Agreement)	:	Land Acquired : Yes
	:	Approval Received : Yes
	:	Construction Commenced : Block 1:- Blockwork in progress for 4th floor, ceiling plastering in progress for 3rd floor Block 2:- First floor slab in progress Block 3:- Blockwork in progress for 3rd floor
Amount Committed (INR)	:	5 Cr.
Amount Invested (INR)	:	5 Cr.
Type of Project	:	Residential
Details of Project - i.e. No. of Building / Type of Flats - Sq Ft	:	2 BHK - 550 - 828 sq.ft
Number of Floors	:	Ground + 3 Upper floors
Saleable Area (sq ft)	:	88,024 sq.ft
No. of Units Proposed	:	144
%age of Units Sold	:	73%
CARE Rating* (rating of the projects above 10 Cr.)	:	Not applicable

Nagpur

<i>Project Name</i>	:	To be announced	
<i>SPV Name</i>	:	Tarangan Infraventures Pvt. Ltd.	
<i>Developer Name</i>	:	Tarangan Infraventures Pvt. Ltd.	
<i>City</i>	:	Nagpur	
<i>Location</i>	:	Chinchbhuvan, Wardha Road	
<i>Project Status (Land & Joint Development Agreement)</i>	:	<i>Land Acquired</i>	: Yes
	:	<i>Approval Received</i>	: Applied
	:	<i>Construction Commenced</i>	: No
<i>Amount Committed (INR)</i>	:	15 Cr.	
<i>Amount Invested (INR)</i>	:	15 Cr.	
<i>Type of Project</i>	:	Residential	
<i>Details of Project – i.e. No. of Building / Type of Flats – Sq Ft</i>	:	-	
<i>No. of Floors</i>	:	-	
<i>No. of Units Proposed</i>	:	-	
<i>%age of Units Sold</i>	:	-	
<i>CARE Rating* (rating of the projects above 10 Cr.)</i>	:	After approval is received & construction commences.	

Lucknow

Project Name	:	Blue Monarch	
SPV Name	:	M/s Ashiyana Infra Promoters Pvt Ltd	
Developer Name	:	M/s Ashiyana Infra Promoters Pvt Ltd	
City	:	Lucknow	
Location	:	Vrindavan Yojna, Raebareli Road	
Project Status (Land & Joint Development Agreement)	:	Land Acquired	: Yes
	:	Approval Received	: Yes
	:	Construction Commenced	: 6th Slab completed for Block A Column above plinth in progress for Block B
Amount Committed (INR)	:	7.70 Cr.	
Amount Invested (INR)	:	7.70 Cr.	
Type of Project	:	Residential	
Details of Project - i.e. No. of Building / Type of Flats - Sq Ft	:	1 Building / 2 BHK - 1125 sft - 1245 sft / 3 BHK - 1400 sft - 1585 sft	
Number of Floors	:	Basement + Stilt + 9 upper floors	
Saleable Area (sq ft)	:	1,63,000 sft	
No. of Units Proposed	:	108 Flats	
%age of Units Sold	:	50%	
CARE Rating* (rating of the projects above 10 Cr.)	:	Not Applicable	

Hyderabad

<i>Project Name</i>	:	PARK VILLE	
<i>SPV Name</i>	:	M/s Madhu Infrastructures Private Limited	
<i>Developer Name</i>	:	M/s Madhu Infrastructures Private Limited	
<i>City</i>	:	Hyderabad	
<i>Location</i>	:	Tellapur Village, Ramchandrapuram Mandal, Medak Distrcit, Hyderabad	
<i>Project Status (Land & Joint Development Agreement)</i>	:	<i>Land Acquired</i>	: Yes
	:	<i>Approval Received</i>	: Yes
	:	<i>Construction Status</i>	: -
<i>Amount Committed (INR)</i>	:	10 Cr.	
<i>Amount Invested (INR)</i>	:	10 Cr.	
<i>Type of Project</i>	:	Residential	
<i>Details of Project - i.e. No. of Building / Type of Flats - Sq Ft</i>	:	3 Buildings / 2BHK-1080/1115 sq.ft. 3 BHK-1265/1365/1375/1555 sq.ft.	
<i>Number of Floors</i>	:	Cellar + G + 5 Upper floors	
<i>Saleable Area (sq ft)</i>	:	1,53,280 sft	
<i>No. of Units Proposed</i>	:	-	
<i>%age of Units Sold</i>	:	-	
<i>CARE Rating* (rating of the projects above 10 Cr.)</i>	:	-	
<i>Other Remarks</i>	:	Exited with 33% IRR	

Bengaluru

Project Name	:	Aloha	
SPV Name	:	Cubatic Shimul Ventures Private Limited	
Developer Name	:	Cubatic Shimul Ventures Private Limited	
City	:	Bengaluru	
Location	:	Municipal No.26, 1/H.M.T. Watch factory, Kalingarao road, HMT Estate,2nd Stage, Bengaluru-560013	
Project Status (Land & Joint Development Agreement)	:	Land Acquired	: Yes
	:	Approval Received	: Yes
	:	Construction Commenced	: Excavation in progress (95% Completed) Footing excavation (85% completed) PCC - 85% Completed Footings - 65% Completed RE Wall - 80% Completed Foundation columns - 75% Completed Basement 1 roof slab form-work 50% completed
Amount Committed (INR)	:	14 Cr.	
Amount Invested (INR)	:	12.5 Cr.	
Type of Project	:	Residential	
Details of Project - i.e. No. of Building / Type of Flats - Sq Ft	:	3 Towers / 2 BHK - 1111-1420 sft / 3 BHK - 1420 - 1692 sft / Duplex - 12	
Number of Floors	:	2 Basement + Stilt +14 floors	
Saleable Area (sq ft)	:	3,02,700 sft	
No. of Units Proposed	:	198	
%age of Units Sold	:	31%	
CARE Rating* (rating of the projects above 10 Cr.)	:	CARE rating has commenced	

Guntur

Project Name	:	Laxmi Niwas	
SPV Name	:	Park Ville Projects Private Limited.	
Developer Name	:	Park Ville Projects Private Limited.	
City	:	Guntur	
Location	:	Ward – Block:2-14, D No. 223, House No. 2-14-173, 8th line, Syamalanagar, Guntur -2	
Project Status (Land & Joint Development Agreement)	:	Land Acquired	: Yes
	:	Approval Received	: Yes
	:	Construction Commenced	: 5th floor slab completed Brickwork started for 1st & 2nd floor Plastering started for 1st floor
Amount Committed (INR)	:	5 Cr.	
Amount Invested (INR)	:	5 Cr.	
Type of Project	:	Residential	
Details of Project - i.e. No. of Building / Type of Flats - Sq Ft	:	1 Building / 2 BHK - 930 - 1260 sft/ 3 BHK - 1485 - 1550 sft	
Number of Floors	:	Stilt + 5 floors	
Saleable Area (sq ft)	:	75,882 sft	
No. of Units Proposed	:	55	
%age of Units Sold	:	44%	
CARE Rating* (rating of the projects above 10 Cr.)	:	Not Applicable	

Guntur

Project Name	:	Lakshmi Tower
SPV Name	:	Arthveda Northstar (Guntur) Private Limited
Developer Name	:	Arthveda Northstar (Guntur) Private Limited
City	:	Guntur
Location	:	Survey No.272,Syamala Nagar, Guntur
Project Status (Land & Joint Development Agreement)	Land Acquired	: Yes
	Approval Received	: No
	Construction Commenced	: No
Amount Committed (INR)	:	15 Cr.
Amount Invested (INR)	:	9.5 Cr.
Type of Project	:	-
Details of Project - i.e. No. of Building / Type of Flats - Sq Ft	:	-
Number of Floors	:	-
Saleable Area (sq ft)	:	-
No. of Units Proposed	:	-
%age of Units Sold	:	-
CARE Rating* (rating of the projects above 10 Cr.)	:	-



Pune

Project Name	:	LIFE MELANGE		
SPV Name	:	Arthveda Northstar (Pune) Realty Private Limited		
Developer Name	:	Arthveda Northstar (Pune) Realty Private Limited		
City	:	Pune		
Location	:	Gat No.21, Off Paud Road, Mauje Bhukum, Taluk Mulshi, Dist. Pune		
Project Status (Land & Joint Development Agreement)	:	Land Acquired	:	Yes
	:	Approval Received	:	Fire NOC and Builind Per- missions received. EC awaited
	:	Construction Commenced	:	No
Amount Committed (INR)	:	17.50 Cr.		
Amount Invested (INR)	:	17.50 Cr.		
Type of Project	:	-		
Details of Project - i.e. No. of Building / Type of Flats - Sq Ft	:	-		
Number of Floors	:	-		
Saleable Area (sq ft)	:	-		
No. of Units Proposed	:	-		
%age of Units Sold	:	-		
CARE Rating* (rating of the projects above 10 Cr.)	:	After approval is received & construction commences.		

Dronagiri, Navi Mumbai

<i>Project Name</i>	:	Not yet decided		
<i>SPV Name</i>	:	Arthveda Northstar (Nashik) Private Limited		
<i>Developer Name</i>	:	Yushan Realty Private Limited		
<i>City</i>	:	Dronagiri, Navi Mumbai		
<i>Location</i>	:	Plot No. 26, Sector 47, Dronagiri, Navi Mumbai, Taluka Panvel, Dist.Raigad		
<i>Project Status (Land & Joint Development Agreement)</i>	:	<i>Land Acquired</i>	:	Yes
	:	<i>Approval Received</i>	:	No
	:	<i>Construction Commenced</i>	:	No
<i>Amount Committed (INR)</i>	:	9 Cr.		
<i>Amount Invested (INR)</i>	:	8.7 Cr.		
<i>Type of Project</i>	:	-		
<i>Details of Project - i.e. No. of Building / Type of Flats - Sq Ft</i>	:	-		
<i>Number of Floors</i>	:	-		
<i>Saleable Area (sq ft)</i>	:	-		
<i>No. of Units Proposed</i>	:	-		
<i>%age of Units Sold</i>	:	-		
<i>CARE Rating* (rating of the projects above 10 Cr.)</i>	:	-		

arthveda

a DHFL company

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