

Publication	Realty Beat
Date	04 June 2022

Dalmia Nisus Finance invests Rs 60 crore in two projects of Shriram Properties, Real Estate News, Realty Beat

Dalmia Nisus Finance Investment Managers LLP, an alternative asset manager has invested Rs 60 crore in two projects managed by Shriram Properties, located in micro market of Sarjapur and Devanahalli of Bangalore through their Real Estate Credit Opportunities Fund – I (RECOF – I).

These investments have been made from the Rs 500-crore fund that primarily invests into structured credit and mezzanine investments across the residential space in India.

“On a long-term risk adjusted basis, real estate structured capital remains a very attractive asset class. We are happy to participate with an industry leader like Shriram Properties across their development portfolio,” said Gaurav Dalmia, Chairman, and Advisory Board of the Fund. Dalmia Nisus is the joint venture fund of Nisus Finance headed by Amit Goenka and the Dalmia Group, headed by Gaurav Dalmia.

“Shriram Properties has been very active in the Bangalore market for a long time now and is well poised in creating market leadership. We surely believe that partnerships such as with Dalmia Nisus Finance will further accelerate the pace of our existing projects and sales,” said M Murali, Chairman & MD, Shriram Properties.

Of the two projects, Shriram Chirping Grove is a gated community of 217 affordable villas spread over around 13 acres located in the main corridor of Sarjapur. The project was launched in May 2021 and has already sold 80% of phase 1 and 43% of phase 2 in three quarters.

The other investment has been made in project Shriram Rainforest phase-I at Devanahalli and this is a plotted development with 298 premium plots spread over 28 acres. Around 78% of the project has already been sold.

“We are excited about our investment with Shriram Properties and believe that in the current environment, top deck players will continue to show extraordinary growth and performance. Our investments are uniquely structured to create a win-win with our investee companies while significantly mitigating idiosyncratic risks. The performance of these projects has been remarkable in beating all estimates on sales and collections in a very short time,” said Amit Goenka, Managing Partner and CEO of Nisus Finance.

RECOF-I, an alternative investment fund (AIF) category II fund, registered with SEBI, with a corpus of Rs 500 crore is a real estate focused fund. It seeks to achieve superior, consistent and risk adjusted returns by making opportunistic medium-term structured investments in mid-income, affordable housing and plotted development projects.

Shriram Properties Limited is amongst the largest residential real estate companies in South India, primarily focusing on the mid-market and affordable housing categories.

Publication	The Economic Times
Link:	https://economictimes.indiatimes.com/industry/services/property/-construction/dalmia-nisus-finance-invests-rs-60-crore-in-two-projects-of-shriram-properties/articleshow/92005577.cms
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NSE 3.87 %, located in micro market of Sarjapur and Devanahalli of Bangalore through their Real Estate Credit Opportunities Fund - I (RECOF - I).

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“On a long-term risk adjusted basis, real estate structured capital remains a very attractive asset class. We are happy to participate with an industry leader like Shriram Properties across their development portfolio,” said Gaurav Dalmia, Chairman, and Advisory Board of the Fund.

Dalmia Nisus is the joint venture fund of Nisus Finance headed by Amit Goenka and the Dalmia Group, headed by Gaurav Dalmia.

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The other investment has been made in project Shriram Rainforest phase-I at Devanahalli and this is a plotted development with 298 premium plots spread over 28 acres. Around 78% of the project has already been sold. “We are excited about our investment with Shriram Properties and believe that in the current Environment, top deck players will continue to

show extraordinary growth and performance.

Our investments are uniquely structured to create a win-win with our investee companies while significantly mitigating idiosyncratic risks. The performance of these projects has been remarkable in beating all estimates on sales and collections in a very short time,” said Amit Goenka, Managing Partner and CEO of Nisus Finance.

RECOF-I, an alternative investment fund (AIF) category II fund, registered with SEBI, with a corpus of Rs 500 crore is a real estate focussed fund. It seeks to achieve superior, consistent and risk adjusted returns by making opportunistic medium-term structured investments in mid-income, affordable housing and plotted development projects.

Shriram Properties Limited is amongst the largest residential real estate companies in South India, primarily focussing on the mid-market and affordable housing categories.

Publication	Construction World
Link:	https://www.constructionworld.in/latest-construction-news/real-estate-news/dalmia-nisus-finance-infuses-rs-60-cr-in-shriram-properties-projects/34551
Date	06 June 2022

Dalmia Nisus Finance infuses Rs 60 cr in Shriram Properties projects



Dalmia Nisus Finance Investment Managers LLP, an alternative asset manager has infused Rs 60 crore in two projects managed by Shriram Properties, located in the micro-market of Bangalore's Sarjapur and Devanahalli via their Real Estate Credit Opportunities Fund- I (RECOF - I).

These investments have been done from the Rs 500-crore fund that mainly infuses into structured credit and mezzanine investments across India's residential space. Advisory Board of the Fund, Chairman Gaurav Dalmia, told the media that real estate structured capital remains an attractive asset class on a long-term risk-adjusted basis. The company is pleased to participate with Shriram Properties across its development portfolio.

Dalmia Nisus is the joint venture (JV) fund of the Dalmia Group, headed by Gaurav Dalmia, and Nisus Finance, headed by Amit Goenka.

Shriram Properties has been very engaged in the Bangalore market for a long period now and is well poised in developing market leadership. The company believes that collaborations such as with Dalmia Nisus Finance will additionally accelerate the pace of our existing projects and sales, said M Murali, Chairman & MD, Shriram Properties.

Spread over around 13 acres, Shriram Chirping Grove is a gated community of 217 affordable villas located in the main corridor of Sarjapur. In May 2021, the project was launched and has already sold 80% of phase 1 and 43% of phase 2 in three quarters.

At Devanahalli, the other investment has been made in project Shriram Rainforest phase-I, and this is a plotted development with 298 premium plots spread over 28 acres. About 78% of the project has already been sold.

The company is eager to invest with Shriram Properties and believes that in the current environment, top players will continue to exhibit extraordinary development and performance.

The investments are uniquely structured to make a win-win with our investee firms while mitigating idiosyncratic risks. The performance of these projects has been great in defeating all estimates on sales and collections in a short period, said Amit Goenka, Managing Partner and CEO of Nisus Finance.

Publication	News On Project
Link:	https://newsonprojects.com/news/dalmia-nisus-finance-invests-rs-60-crore-in-two-projects-of-shriram-properties
Date	06 June 2022

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These investments have been made from the Rs 500-crore fund that primarily invests into structured credit and mezzanine investments across the residential space in India. “On a long-term risk adjusted basis, real estate structured capital remains a very attractive asset class. We are happy to participate with an industry leader like Shriram Properties across their development portfolio,” said Gaurav Dalmia, Chairman, and Advisory Board of the Fund. Dalmia Nisus is the joint venture fund of Nisus Finance headed by Amit Goenka and the Dalmia Group, headed by Gaurav Dalmia.

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