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BUSINESS BEYOND BOUNDARIES

INVESTMENT MEMORANDUM (IM)

Thandalam – Arakonnam Residential Plot Development Project

Project Overview

Banyan Fund House presents a **land-backed residential plotted development opportunity** located at **Thandalam Village, Arakonnam Taluk, Ranipet District, Tamil Nadu**. The project involves acquisition, development, and sale of **DTCP-approved premium residential plots** in a rapidly emerging suburban growth corridor between Chennai and Ranipet

The investment is structured for **short-duration deployment, high liquidity, and defined exit visibility** through plotted sales.

Project Site

- Thandalam Village
- Arakonnam Taluk
- Ranipet District, Tamil Nadu

Connectivity & Demand Drivers

- Near Arakonnam railway and industrial growth corridors
- Strong residential demand from Chennai–Ranipet belt
- Developing suburban investment zone

Layout Strength

- Well-planned plots
- Panchayat road access
- Wide internal roads (24 ft & 33 ft)
- Dedicated green and common areas

Investment Highlights

- Asset-backed investment with clear land title
- High-demand plotted development (end-user & investor driven)
- Strategic location benefiting from Chennai suburban expansion
- Short exit cycle with strong cash-flow visibility
- Sponsor with 17+ years execution track record



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Key Stakeholders

- **Sponsor / Fund Manager:** Banyan Fund House (Banyan Group)
- **Investment Vehicle:** SPV with project assets
- **Investors:** Strategic Partners
- **End Buyers:** Working professionals, retirees, land investors

Project & Cost Snapshot

- **Total Plot Area:** 53,192 sq.ft
- **Net Saleable Area:** 31,357 sq.ft
- **Total Project Investment:** ~₹1.78 Cr
 - Land & Registration: ~₹1.23 Cr
 - Development, Approvals & Marketing: ~₹0.45 Cr

Revenue & Returns

- **Expected Sale Price:** ₹850 – ₹1200 per sq.ft
- **Projected Revenue:** ₹2.89 Cr – ₹3.10 Cr
- **Estimated Project Profit:** ₹1.0 Cr – ₹1.20 Cr
- **Target Investor Returns:**
 - Preferred Return: **25% – 35%**
 - Profit Split post preference: **50% Investor / 50% Manager**
- **Exit Timeline: 12–15 months**

Execution Roadmap

Phase 1 (0–3 Months)

- Legal structuring
- Approval process initiation
- Site clearing and road marking

Phase 2 (3–6 Months)

- Infrastructure development
- Plot demarcation
- Marketing launch

Phase 3 (6–15 Months)

- Plot sales & bookings
- Investor distributions
- Full exit completion



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Investment Synopsis

The project offers investors a **low-to-medium risk real estate deployment** with **strong downside protection**, driven by early-stage land pricing, development approvals, and fast monetization through plotted sales. The SPV-led governance structure, combined with Banyan's execution control, ensures transparency, capital protection, and disciplined exit management. The opportunity is well-suited for investors seeking **high IRR, short tenure, and asset-backed exposure** in a proven suburban growth corridor

The **Thandalam – Arakonnam Residential Plot Development Project** represents a strong, low-to-medium risk real estate opportunity with:

- ✓ Prime saleable plotted inventory
- ✓ Strategic location
- ✓ High profit margin potential
- ✓ Short-term liquidity exit
- ✓ Banyan's 17-year execution credibility

Banyan Group - India|UAE

Strategic Advisory & Investment Facilitation

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