



**BANYAN** GROUP  
BUSINESS BEYOND BOUNDARIES

# INVESTMENT MEMORANDUM (IM)

## Vedal – Arakonnam Residential Plot Development Project

### Project Overview

Banyan Fund House presents an **exclusive real estate investment opportunity** in **Agaram Then, Tambaram, Chennai**, one of the fastest-growing and well-established suburban corridors of the city.

The project involves **acquisition of prime residential land, development of premium apartments, and sale to end-users**, targeting strong demand from working professionals and families in the Tambaram-OMR-GST belt.

This is a **mid-scale, high-margin development opportunity** with **clear entry, structured execution, and defined exit within 18–24 months**.

### 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

### 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:** 47,60 sq.ft
- **Net Saleable Area:** 28,000 sq.ft
- **Total Project Investment:** ~₹0.85 Cr
  - Land & Registration: ~₹0.50Cr
  - Development, Approvals & Marketing: ~₹0.35 Cr



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## Revenue & Returns

- **Expected Sale Price:** ₹400 – ₹500 per sq.ft
- **Projected Revenue:** ₹1.20 Cr – ₹1.30 Cr
- **Estimated Project Profit:** ₹0.35 Cr – ₹0.45 Cr
- **Target Investor Returns:**
  - Preferred Return: **20% – 25%**
  - Profit Split post preference: **50% Investor / 50% Manager**
- **Exit Timeline: 8–12 months**

## Investment Synopsis

A low investment **medium-yield, short-cycle real estate opportunity** with clear visibility on entry, execution, and exit—ideal for investors seeking **secured capital deployment with attractive upside within 8–12 months** 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.

### **Banyan Group - India|UAE**

Strategic Advisory & Investment Facilitation

### **Prabhakaran Jayapal (PJ)**

Partner & CEO

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