



Corporate RealEstate Investment Advisory

DEVELOPERS CORPORATE / PROJECT PRE FUNDING APPLICATION FORM

CRITERIA: Developer Reputation, Project Location, Economic & Environment Sustainability

TIMELINE: 5 Working Day Approval

APPROACH: Analysis Project Economic, Assess Optimal Capital Structure-> Debt/Equity Ratio;
Ensure Execution Capability

FUNDING AMOUNT: Min ` 30 Cr; Max ` 450 Cr

TENURE: Min 6 Months to Max 5 Years

STRUCTURE OF INVESTMENT: Mezzaine Debt, Recapitalization, Preferred Equity, Debt

Company Name: _____

Developer Name & Past Project Reputation: _____

Property Location address: _____

Total Area of Construction : _____

Funding Required: _____

Owner of Property as per Legal Document: _____

Clear Title: Yes / No

If No, then explain in brief : _____

Plot Area: _____

Project Title & Compliance Highlight: _____

Project Economic Highlight : _____

Project Construction Quality Highlight : _____

Project Design & Sustainability Highlight : _____

Location Economic Analysis

Demand & Supply backed by ORGANIC ECONOMIC DRIVER

- Point A _____
- Point B _____
- Point C _____

Project Stage

Self-Declaration of the above information being TRUE to the best of my Knowledge

Date: _____ Document Completed by: Mr/Mrs _____

Signature

-----Thank You-----

22LIGHT INVESTMENT Balance CHECKLIST (To be filled by 22LIGHT associate only)

- INVESTMENT SAFETY
- CAPITAL LIQUIDITY
- INVESTMENT RETURNS
- Other Notes:

Project Total Area of Construction

Area of Plot _____
 FSI / FAR on Plot _____
 CC DATE _____
 IOD CC DATE _____
 Stage of Construction _____
 OC DATE _____
 Any unique feature or exotic view on the property discussed _____

Property Valuation

Plot Ownership _____
 Any tenants or pre sold area _____
 Location of Plot _____
 Plot Rate b Ready Reckoner _____
 Constructed Rate by Ready Reckoner _____
 Market value of ready goods with OC _____

Financial

Do you require loan at PROJECT or CORPORATE LEVEL _____
 Amount of Loan required _____
 Loan required for what purpose _____
 Tenure of Loan _____
 DO you have any other loan on the property _____
 How do you plan to pay the Loan _____

-----Thank You -----

22LIGHT RE investment ANALYSIS checklist (To be filled by 22LIGHT associate only)

- Location Analysis
- Analysis Township plan
- Track Changes in Legal Framework
- Population economics
- Industry Economics
- Demand n supply data analysis
- Township development plan
- Market Sentiments
- Property valuation as per legal guidelines
- Obtain latest Title search clearance certificate ensuring title and property possession free of encumbrances
- Exit Plan