

**Brookfield Buys  
IL&FS' HQ at BKC  
for ₹1,100 crore**

**Building is  
mortgaged with  
HDFC for loan  
outstanding of  
₹400 cr; proceeds  
to be used to pay  
off debts ► P6**



# Brookfield Asset Mgmt Acquires IL&FS' HQ at BKC for ₹1,100 crore

Bldg is mortgaged with HDFC for loan outstanding of ₹400 cr; proceeds will be used to pay off debts

**Kailash.Babar**  
@timesgroup.com

**Mumbai:** The IL&FS building, its unique glass facade seemingly mirroring BKC's emergence as Mumbai's primary corporate hub in the new millennium, is changing hands, with Brookfield Asset Management offering to pay more than ₹1,100 crore for the property that has been home to the debt-laden financier for decades.

People with direct knowledge of the development said Brookfield made the highest offer for the 10-storied property that most accurately captures the pronounced northward shift in Mumbai's financial nerve centre, away from Nariman Point on the southern tip of the metropolis.

The asset is being monetised through a price-discovery mechanism and there was no reserve price set. However, the IL&FS board had estimated the property was worth around ₹1,200 crore. "The deal is done. All the documentation and processes will be concluded in the first quarter of the next financial year (2022-23)," said one of the persons cited above.

The IL&FS building was one of the first structures to come up in BKC.

The high-end office building with around 4.5 lakh sq ft of leasable area counts IBM, IDFC, the

## Changing Hands

Iconic property one of the first structures to come up in BKC

Several global, domestic institutional investors showed interest

Asset monetised through price-discovery mechanism



Carlyle Group, Avendus and Paypal among its list of key tenants. The top three floors of the building are occupied by offices of IL&FS Group companies and these are expected to be vacated in the due course as the deal reaches closure. Both Brookfield Asset Management and IL&FS declined to comment. The building is mortgaged with mortgage lender HDFC for loans outstanding worth ₹400 crore and the sale proceeds will also be used to pay off those debts.

Apart from Brookfield Asset Management, several other global and domestic institutional investors had also shown initial interest in buying the asset. Brookfield has 47 million sq ft of office space across six cities, and also owns The Leela Hotels and Palaces. Overall, Brookfield Asset Management has over \$20 billion of assets under management across real estate, infrastructure, renewables and private equity in the country.

IL&FS is monetising its assets with an objective to manage debt obligations. The failure of IL&FS to meet repayment obligations in September 2018 had triggered a liquidity squeeze that gripped India's non-banking finance sector.