

OPPORTUNITY TO ACQUIRE COMMERCIAL SPACE

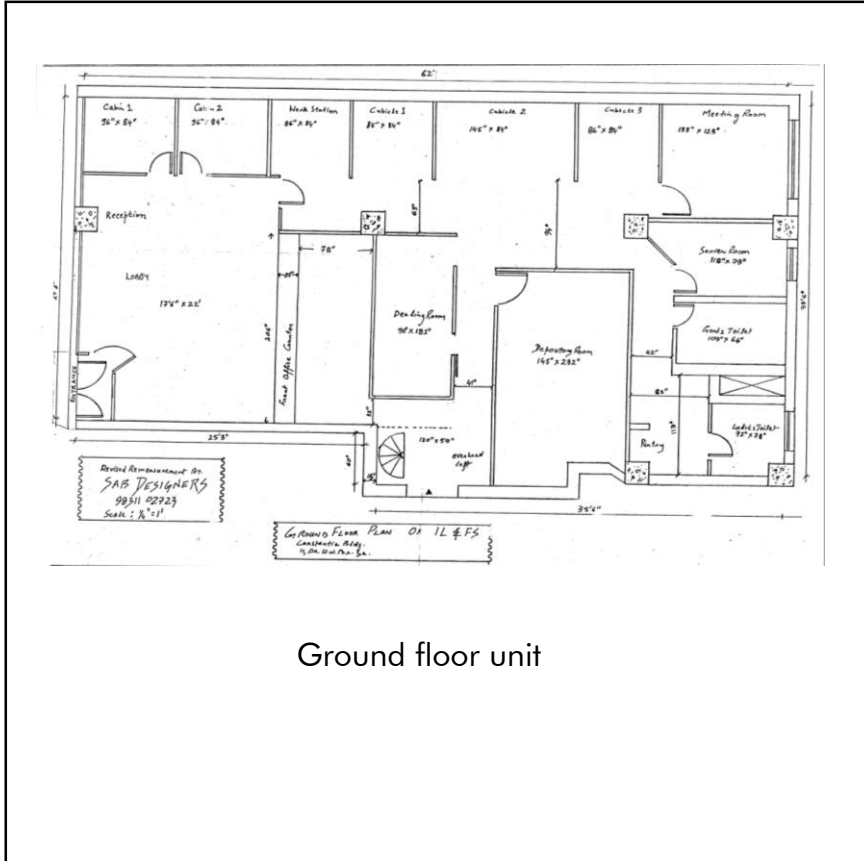
CONSTANTIA,

DR. BRAHMACHARI STREET, KOLKATA

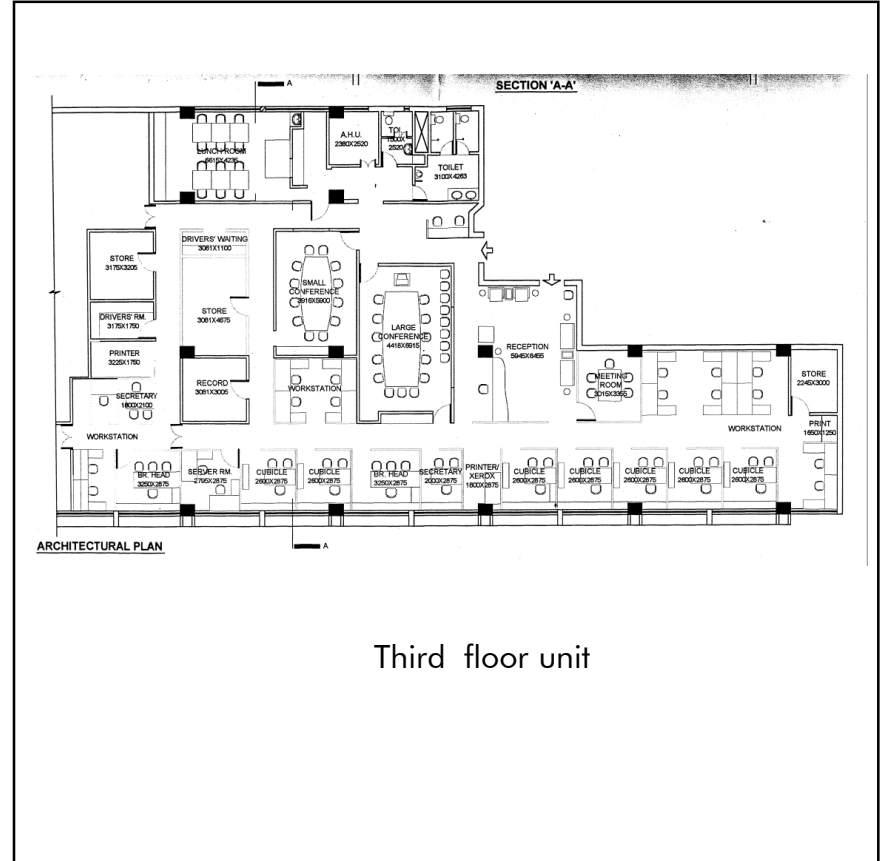
OPPORTUNITY BRIEF

- Investment opportunity to **acquire commercial space** in **Constantia**, a commercial building **located in the heart of Kolkata** at Dr. Brahmachari Street (popularly known as **Loudon Street**)
- Owned by **Infrastructure Leasing and Financial Services Limited**, the space offers a super built up area of **13,191 sq. ft.** and is available for **sale on a as is where is basis**
- The space is distributed between two units:
 - Ground Floor unit admeasuring **2,691 sq.ft**
 - Third Floor unit admeasuring **10,500 sq.ft**
- **CBRE South Asia Private Limited (CBRE)** has been **exclusively appointed** as the transaction advisor for divestment of the property

FLOOR PLANS

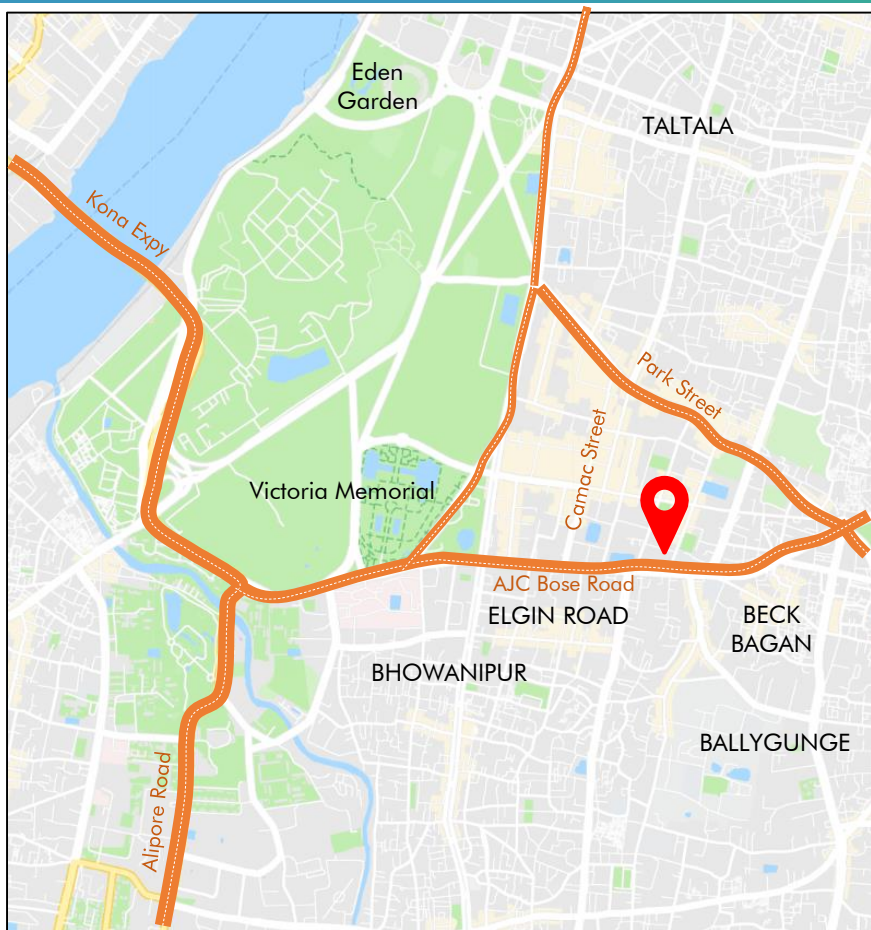


Ground floor unit



Third floor unit

LOCATION MAP



LOCATION HIGHLIGHTS:

- Located in the heart of Kolkata, at the crossing of AJC Bose* Road and Dr. Brahmachari Road
- Close proximity to prime residential areas including Alipore, Ballygunge, Elgin road and to commercial areas of Park Street, Camac Street, Theatre Road
- The location enjoys excellent connectivity to the entire city including the airport and the IT suburbs of Salt Lake and Rajarhat

*Acharya Jagadish Chandra Bose Road



THANK YOU

For more information, please contact:

Kumar Kinshuk
+91 9830927300
Kumar.Kinshuk@cbre.co.in

Prashant Gooty
+91 9930787191
Prashant.gooty@cbre.com

Madhusmita Dutta
+91 8886458348
Madhusmita.dutta@cbre.com

DISCLAIMER- CBRE

This teaser has been prepared by CBRE South Asia Pvt. Ltd. (CBRE/Consultant) on behalf of Infrastructure Leasing & Financial Services Limited (“IL&FS Group”) and is furnished to you, solely to assist you in your evaluation of a potential transaction. It is not to be used for any other purpose or made available to any other persons without prior written consent of CBRE. We have obtained all information in this document from sources we believe to be reliable; however, we make no warranty or representation nor assume any legal liability or responsibility for the accuracy, correctness, completeness or use of any such information. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Prospective purchasers are advised to carry out their own investigations. The content of this document should not be construed as legal, business or tax advice and you should take specific advice from qualified professionals before undertaking any action following information contained herein. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. Whilst the information contained in this teaser has been prepared in good faith, with due care and on a reasonable effort basis, recipients are advised to make their own enquiries and satisfy themselves as to the accuracy, completeness or otherwise of all aspects of the information. The information contained in this teaser may be subject to errors, omissions, changes or withdrawal without notice and does not constitute a recommendation or endorsement of any kind. While we do not doubt statistics contained herein, however neither CBRE nor any other person has verified it and make no guarantee, warranty or representation about it. It is the recipient’s responsibility to independently confirm its accuracy and completeness. This document and any subsequent information provided is intended to act as a guide only does not purport to contain all information that you may require. In making any decision, the recipient should conduct its own investigation and analyses of information contained in this document and rely on its own examination of the aspects of the purchase. Recipient should not construe any of the contents herein as advice relating to business, financial, legal, taxation, or investment matters and are advised to consult their own business, financial, legal, taxation and other advisors concerning the purchase. Neither CBRE nor IL&FS Group (including their directors, affiliates and employees) shall have any liability towards any claims from the recipients or from any other person whatsoever for any economic loss or any damages suffered arising out of or in connection with the information provided in this teaser or related documents due to whatsoever reasons and howsoever the loss or damage is caused.

DISCLAIMER- IL&FS GROUP

Neither the issue of this teaser nor any part of its contents are to be taken as any form of commitment on the part of CBRE South Asia Pvt. Ltd. (CBRE) and Infrastructure Leasing & Financial Services Limited or any of its subsidiaries, joint venture or associate companies (collectively referred to as "IL&FS Group"), to proceed with any transaction which maybe envisaged by the issue of this teaser. CBRE and the IL&FS Group reserve the right in their absolute discretion at any time and in any respect, without any liability on their part and/or their respective affiliates or representatives, to amend, suspend or terminate the process or to terminate any discussions and negotiations with any prospective purchaser at any time and without giving any reason and to proceed in any manner in relation to the opportunity/potential transaction. While the information disclosed has been prepared by CBRE in good faith, there is no implicit or explicit representation as to the accuracy of the information and no responsibility or liability for any loss, cost, expense, damage or otherwise is accepted, and any and all responsibility and liability is expressly disclaimed, by CBRE, the IL&FS Group and their respective shareholders, affiliates, directors, officers, agents, advisers and employees for any errors, misstatements, misrepresentations or omissions in any document or information supplied at any time to the recipient or its advisers in the course of the recipient's evaluation of a potential transaction, if any. In no circumstances will CBRE, the IL&FS Group and their respective shareholders or affiliates, be responsible for any costs or expenses incurred by prospective purchasers in connection with any appraisal or investigation in relation to the opportunity/potential transaction and you acknowledge that you will bear all of your own such costs and expenses. This teaser does not purport to be comprehensive nor does it constitute or form part of any offer to sell, or the basis of any contract which maybe concluded for the sale of the Office space. Consummation of any transaction will be subject to all requisite approvals, including, the approval of the relevant board of directors, approvals required under applicable law and approval of the National Company Law Tribunal. This teaser is private and confidential and must not be copied, reproduced, distributed or passed (in whole or in part) to any other person or used for any other purpose, at any time without the prior written consent of Infrastructure Leasing & Financial Services Limited