



For immediate release

## **Green Boulevard Developed By Kotak Realty Fund & 3C Group Goes Operational in NOIDA, NCR**

***-One of the 1<sup>st</sup> 'Green' Buildings in India Awaiting USGBC' LEED Certification-***

**New Delhi, 21 August 2008:** Kotak India Real Estate Fund I (KIREF I), one of India's leading Real Estate Funds, today announced the inauguration of 'Green Boulevard' a state-of-the-art commercial (IT/ITES) project with development of over 700,000 Sq. Ft. gross lease area. The building has recently become operational and has received significant leasing commitments from quality global occupiers such as Sapient and Accenture. KIREF I managed by the Kotak Investment Advisors Limited (KIAL), had invested in this project, being developed by the 3C Group, is awaiting the highest LEED certification under U. S. Green Building Council (USGBC) making it one of the first 'green' buildings in India.

In a tough environment, when execution pressures are immense, the successful completion and uptake of this project is a testimony to the quality of development of this project. The project has achieved completion and leasing ahead of its schedule. Kotak Realty Funds, in the past have added value beyond its role as a capital provider to investments by leveraging its operating and capital structuring expertise to Portfolio Investments. They also provide active support on multiple fronts such as improve planning and operations capabilities, develop marketing and CRM skills and judiciously arrange the capital structure of investments through employment of external debt.

Vidur Bharadwaj, Director of the 3C Group, said "By way of this product, we have been able to provide environment friendly as well as low operating cost facility to global occupiers which not only gives them a feel good factor commercially but also in their heart." The 3C Group is a reputed developer in National Capital Region (NCR), and is one of the prominent names in NOIDA-Greater NOIDA micro markets. Optimistic on this project, over the last 15 years, the group has developed more than 5.5 million square feet of commercial space for prestigious clients including CSC, Hewitt, FISERV, ADOBE and ALSTOM. They have also partnered with DLF, one of the biggest developers in India, for the development of the CSC campus in NOIDA.

KIREF I, one of the two funds managed by KIAL is a closed-ended fund with assets under management of Rs. 4,570 million raised from domestic institutions and HNI clients, which has been fully invested. Another fund under management is the Kotak Alternate Opportunities (India) Fund, a closed-ended fund of Rs. 15,780 million raised from domestic HNI's (High Net worth Individuals).

The Green Boulevard is situated in Sector 62, a rapidly emerging technology hub in the heart of NOIDA. It has been built with warm shell specifications and has marquee clients like Sapient and Accenture that are operational already. This project is located near major landmark projects like SHIPRA, the CSC campus and Corenthum. Further, the Green Boulevard enjoys an excellent location due to its proximity to the National Highway 24.

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**About Kotak Investment Advisors Ltd**

[www.kotakrealtyfund.com](http://www.kotakrealtyfund.com)

Kotak Investment Advisors Limited (KIAL), a subsidiary of Kotak Mahindra Bank focuses exclusively on managing the Alternate Assets business of the Kotak Mahindra Group. While the Kotak Group has been associated with Private Equity investments since 1997, to bring a sharper focus to the Group's Alternate Assets strategy, Kotak Mahindra Bank initiated its first structured third party Private Equity Fund in early 2005. Since then, the Alternate Assets business of the Group has grown to over USD 1.40 billion under management across two asset classes namely – Private Equity & Realty Funds, both led by independent Investment teams.

For more information on the funds, please contact:

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