

PE firms acquire 66% in Hind Motors SPV

TIMES NEWS NETWORK

Kolkata: Premier private equity funds Starwood Capital and Walton Street Capital have together picked up a 66% stake in the special purpose vehicle which is re-developing 314 acre at Hindustan Motors' Uttarpara plant.

Starwood and Walton Street would each hold 33% in Bengal Shriram Hitech City (BSHC) which plans to pump in Rs 5,000 crore to develop 20 million sq ft of residential, retail, office and civic space at HM's Uttarpara site. Shriram group and Hindustan Motors together hold 34% in BSHC.

"This is the biggest private equity investment in the infrastructure sector in the state," Shriram Properties MD M Murali said. "By investing in this transformational project, two major global real estate investment management firms have joined hands to help shape



LOOKING TO EXPAND

the future of Kolkata real estate," he added. However, he did not disclose the money paid by Starwood and Walton Street for the stake buys.

Murali said the master plan for the project, being prepared by noted architectural firm HOK, would be ready in another 20 days. The venture has earmarked 54 acre for an auto component park and an IT park. Both Starwood and Walton Street would remain closely involved in executing the project, he added.

Walton Street Capital India MD Sourav Goswami said that the over \$17.5 billion real estate private equity fund is

on the lookout for opportunities in Kolkata. "In Kolkata, we might look for some residential project also along with infrastructure projects like Uttarpara," Goswami told TOI. Starwood Capital India Advisors MD Balaji Rao said: "The group is focused on expanding its footprint

in India both in real estate and the hospitality sectors, across asset classes and geographical regions."

Founded in 1991, Starwood specialises in the creation and acquisition of real estate-related investments. During the past 16 years, on behalf of its funds, Starwood and its affiliates have invested around \$6 billion of equity capital in transactions representing over \$30 billion of asset value.

An HM official said the company would invest the entire amount of Rs 295 crore, which it would get from the Uttarpara deal, for the development of the facility.