



# Updated Note – Developer Funding Opportunity

Scorpion Capital (Credit & Risk Team) in association with 22LIGHT Investment Bank is working on a Residential Housing Fund Opportunity at the SPV level:

- Apartment Ticket Size: ₹50L – 5Cr
- Structure: 70% Fund | 30% Developer
- Coverage: Land, permissions & construction
- Moratorium: 30 months
- Fund Size: ₹50Cr - ₹200Cr (sweet spot ~₹150Cr)
- Fund Tenure: Up to 5 years | IRR ~18% | Flexible repayment
- Developer Background: 1.5 million sq. ft, delivered

*\*This is strictly an opportunity note, not a firm offer. Final terms subject to due diligence, credit assessment & Investment Committee approval.*

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