GHL CHRONICLES

ISSUE No. IN/AIF2/24-25/1517
CHENNAI EDITION

THE GIANT IN THE GAME

The chronicle of a fund that finds value where others see only ruin.

GHL INDIA VENTURES

SEBI Registered · Category II Alternative Investment Fund
Creating Wealth · Building Trust · Inspiring Growth

THE PERSONS OF THIS CHRONICLE

P HARISH KUMAR
GENERAL PARTNER

"We find what is undervalued — and turn it into high impact."

PADMANABHAN N
GENERAL PARTNER

"Partnerships and discipline build value that lasts."

RAJ KUMAR
CHIEF OPERATING OFFICER

"Operational excellence is the backbone of every venture."

SENTHIL KUMAR
HEAD OF LEGAL

"In every deal, compliance and integrity come first."

BENNET J
VP SALES & MARKETING

"We do not sell investments. We build relationships."

ABE ABRAMS
IT HEAD

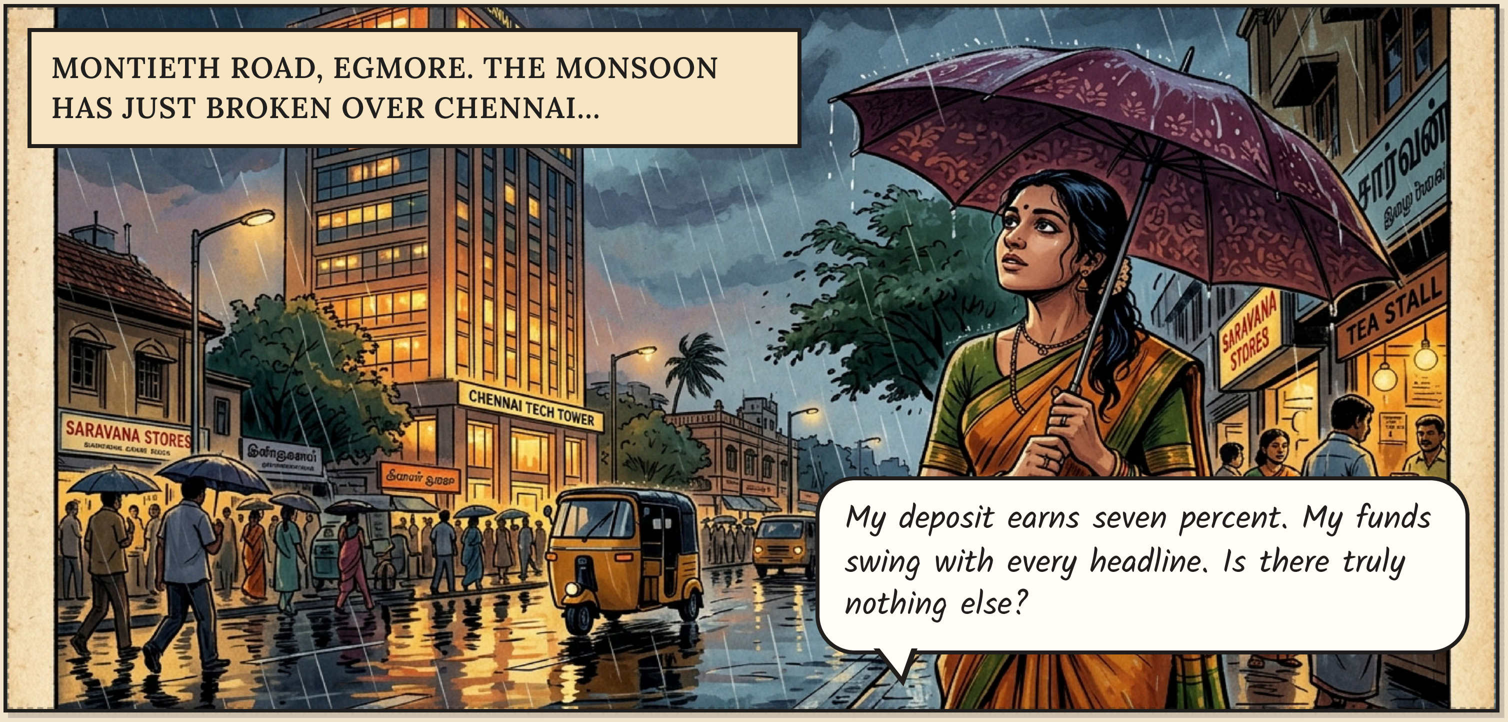
"Technology is the silent engine behind smart investing."

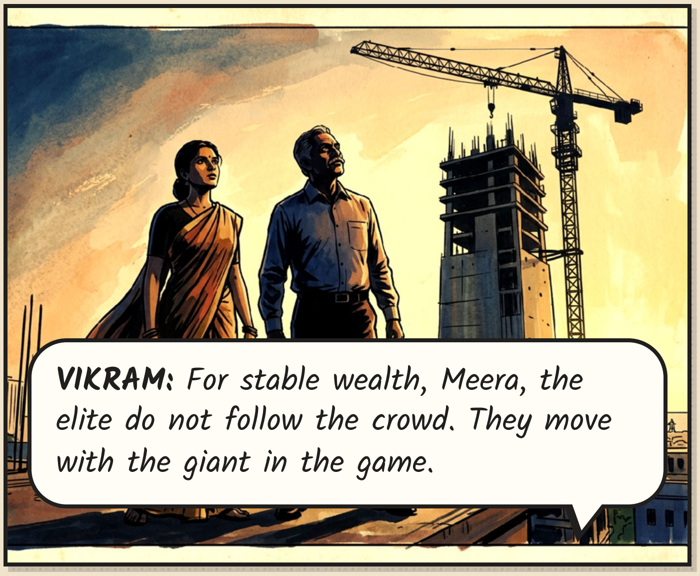
M

MEERA, THE SEEKER
A salaried professional of Chennai. Tired of 7% and of headlines.

V

VIKRAM, THE ELDER
Keeper of a family office. He has learnt where the crowd never looks.





SO THEY CLIMBED TO 2D, QUEENS COURT...

HARISH: Welcome. You ask the right question — and the answer has a name. An *Alternative Investment Fund.*

GHL INDIA VENTURES

WHAT IS A CATEGORY II AIF?

A pooled investment vehicle, regulated by SEBI, that goes where public markets cannot reach — real estate, private equity, distressed assets and unlisted companies. Mandatory quarterly audits. Third-party custodial safeguards.

THE CHARTER

SEBI
REGISTERED
CATEGORY II
AIF
IN/AIF2/24-25/1517

A CHARTER IS NOT DECORATION

SENTHIL KUMAR, HEAD OF LEGAL: *It is the wall between your capital and carelessness. Every rupee that enters this Trust enters under law.*

REGULATED TRUST
A SEBI-registered Category II AIF, managed by Trustee, with full regulatory compliance.

THIRD-PARTY AUDITS
Mandatory quarterly audits. No figure travels to an investor unchecked.

CUSTODIAN-HELD
Assets sit with a custodian — not in the fund manager’s hands.

QUARTERLY NAV
Net asset value disclosed every quarter, to every investor, in plain language.

OPEN GOVERNANCE
Dedicated relationship managers and transparent fees. Investors are treated as partners.

VERIFIABLE
The registration may be checked on SEBI’s own public register. Trust, but verify.

“Read the charter first. Then read the returns.”

SEBI Reg. IN/AIF2/24-25/1517

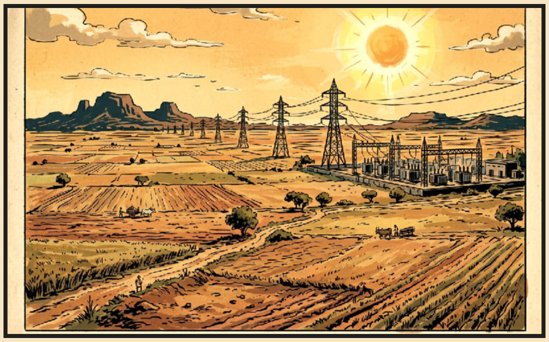
THE SIX PILLARS

"We do not merely invest capital," said Padmanabhan. "We invest conviction — and conviction stands on six pillars."

I

VALUE INVESTING

Asymmetric risk-reward in stressed assets, where intrinsic value is deeply misunderstood.



II

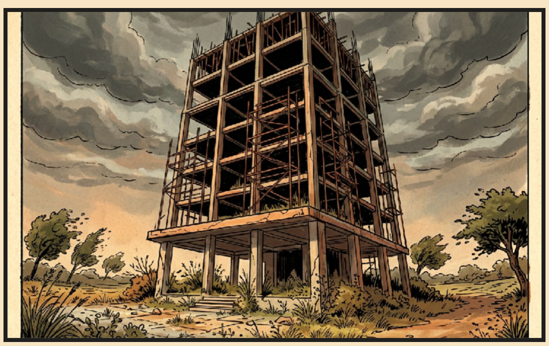
RISK MANAGEMENT

A layered framework — macro stress testing down to deal-level hedging — guards the downside.

III

FUNDAMENTAL ANALYSIS

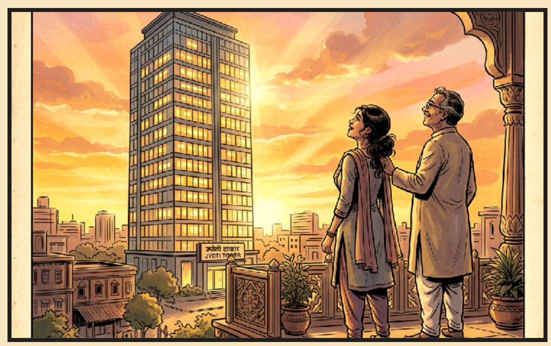
360-degree forensic diligence: financial modelling, management scoring, sector benchmarking.



IV

LIQUIDITY MANAGEMENT

Engineered liquidity windows and secondary exit pathways balance agility with conviction.



V

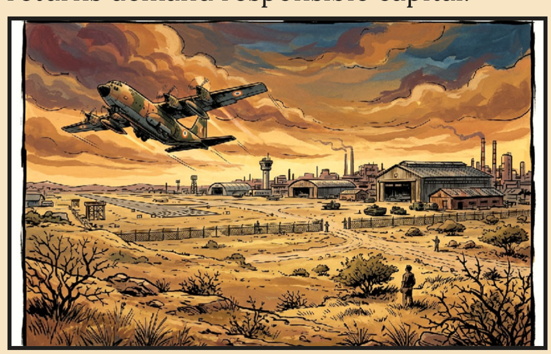
TRANSPARENCY

Institutional-grade reporting, quarterly NAV disclosure, open-door governance.

VI

ETHICS & ESG

Environmental, social and governance criteria at every stage — sustainable returns demand responsible capital.



THE GHL ADVANTAGE

01

SEBI-REGULATED TRUST

Category II AIF, IN/AIF2/24-25/1517. Full regulatory compliance, third-party audits and custodial safeguards on every rupee.

02

DIVERSIFIED PORTFOLIO

High-conviction plays in stressed real estate recovery, diversified across asset types, geographies and horizons.

03

EXPERT-LED STRATEGY

Twenty-five years and more across private equity, structured finance and entrepreneurial growth. Every decision earns its analysis.

04

INVESTOR-FIRST

Quarterly NAV reporting, transparent fees, dedicated relationship managers, governance that puts investors first.

MEERA: *Four reasons. But reasons are cheap, sir. Show me the ground you have bought!*

TURN THE PAGE →

1 THE TRIBUNAL

Assets come through NCLT resolutions under the Insolvency and Bankruptcy Code — a lawful, documented path to ownership.

2 THE DISCOUNT

Acquired at 40–60% below replacement cost. The margin of safety is bought on the very first day.

3 THE REVIVAL

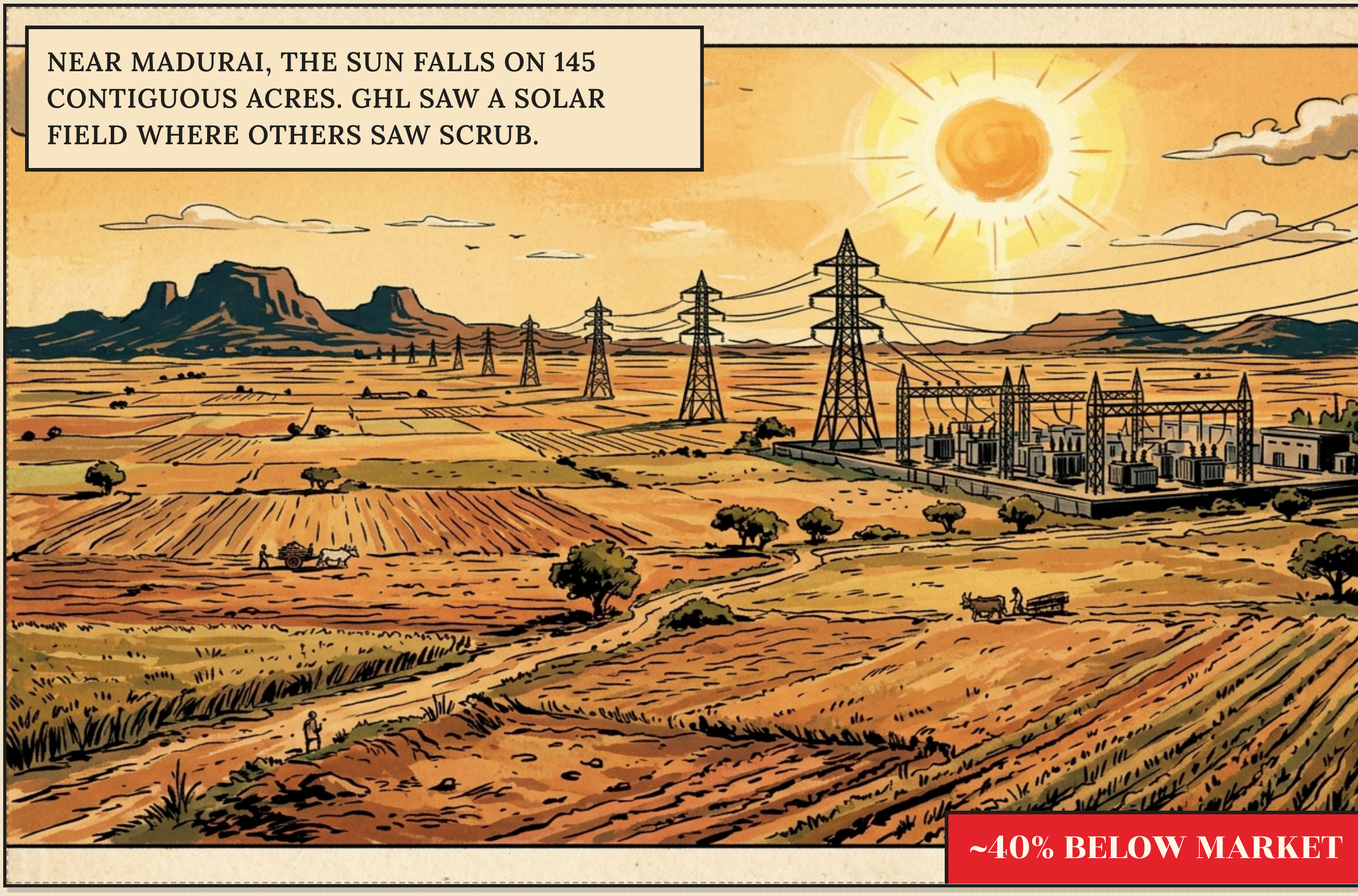
Construction completed, encumbrances cleared, the asset repositioned for sale or lease. Value is created, not conjured.

PADMANABHAN: *Patience is our instrument, Meera. A tribunal moves slowly — and slowness is precisely where the discount hides.*

THE STRATEGY IN ONE LINE

BUY THE DISCOUNT. FIX THE ASSET. SELL THE CERTAINTY.

THE MADURAI CAMPAIGN



ACQUISITION COST	INVESTMENT PROJECTED	EXTENT	STATUS
₹22.5 Cr	₹25 Cr	~145 ac	GRID CONNECTED

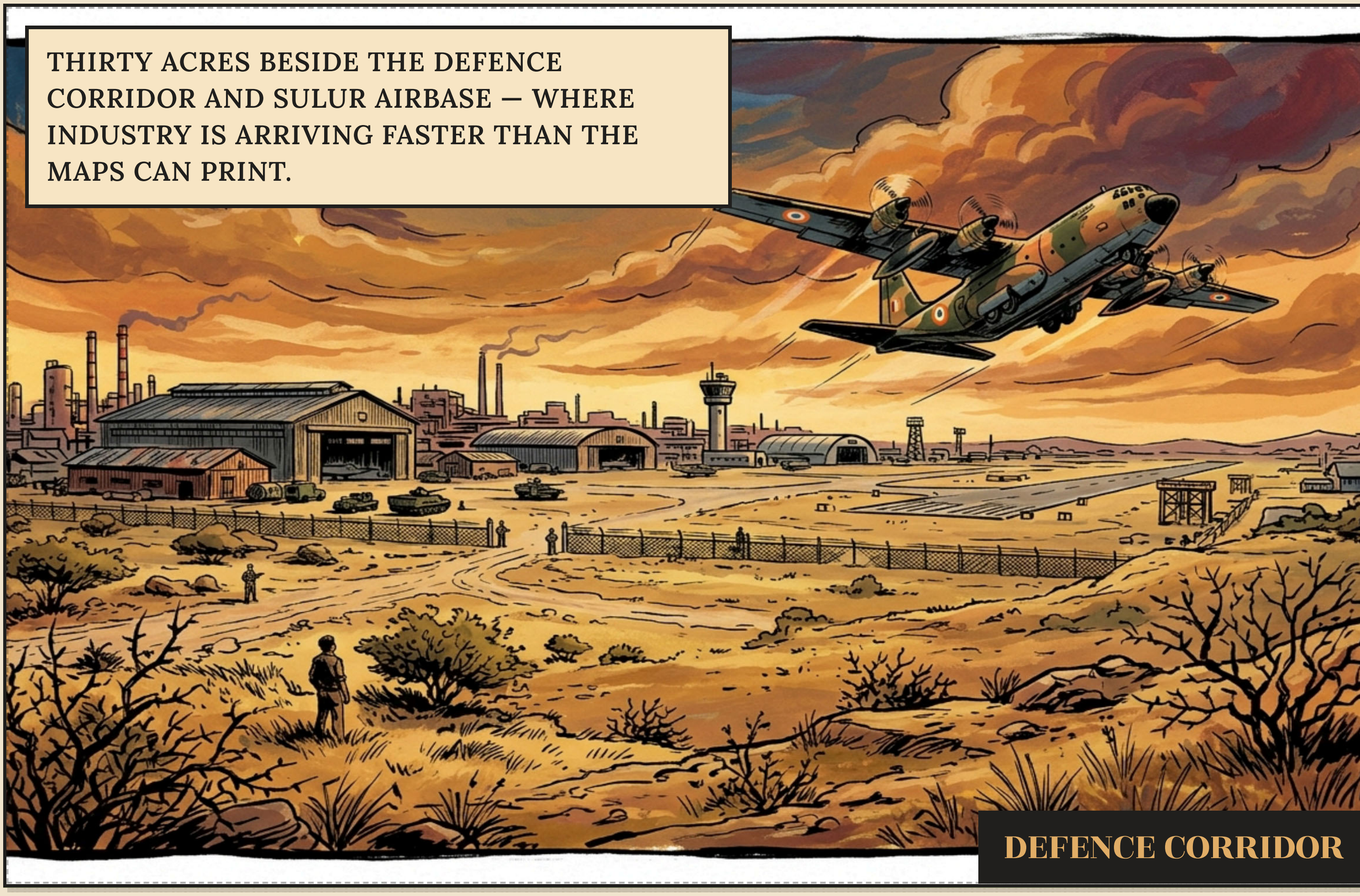
WHY THIS LAND

Contiguous acreage suited to large-scale solar development, sitting close to a major power substation and beside the Greenko Group's existing solar infrastructure. A Dubai-based buyer has already expressed strong interest.

VIKRAM: *A substation on one side and a buyer on the other. This is not luck — this is homework!*

THE COIMBATORE CAMPAIGN

KARADIVAVI · TAMIL NADU



ACQUISITION COST
₹45 Cr

INVESTMENT PROJECTED
₹75 Cr

EXTENT
~30 ac

ENTRY
~40% BELOW

HARISH: *Land does not rise because we wish it. It rises because a road, a runway or a factory arrives beside it.*

WHY THIS LAND

A strategic parcel near the Defence Corridor and Sulur Airbase. The surrounding area is turning rapidly into a major industrial and logistics hub, with defence and manufacturing investment following it in.

THREE PATHS IN

"Three doors stand before you," said Bennet. "Each opens into the same fund — but each is cut for a different traveller."

DOOR THE FIRST

DIRECT AIF ROUTE

Subscribe directly to the Category II AIF as a unit-holder. The minimum commitment follows SEBI's regulations for Category II funds.

FOR HNIS, FAMILY OFFICES AND INSTITUTIONAL LPS

DOOR THE SECOND

SEBI CO-INVEST

Invest alongside the fund under the SEBI co-invest framework — structured access for professionals who want an alternative to deposits and mutual funds.

CONTACT THE ADVISORY TEAM FOR ELIGIBILITY

DOOR THE THIRD

NRI INVEST

Non-Resident Indians invest through their NRO account. GHL handles the FEMA and RBI documentation end to end.

INVESTORS ONBOARDED FROM THE US, UK, UAE, SINGAPORE & AUSTRALIA

MEERA: *Then the second door is mine — and I shall walk through it with my eyes open.*

EVERY DOOR ONE CHARTER

VOICES & QUESTIONS

"The depth of diligence and the transparency of reporting told me my capital was with genuine professionals."

R**** M.**
HNI INVESTOR · MUMBAI

"What impressed us was the governance. Quarterly NAV updates, open communication, investors treated as partners."

S**** K.**
FAMILY OFFICE · BENGALURU

"A rare combination of deep market knowledge and ethical rigour. Their stressed-asset strategy is genuinely different."

A**** P.**
INSTITUTIONAL LP · CHENNAI

THE SCROLL OF QUESTIONS

What is a Category II AIF?

A SEBI-regulated pooled vehicle investing in real estate, private equity, distressed assets and unlisted companies — with mandatory quarterly audits and third-party custodial safeguards.

What is the minimum investment?

For the Direct AIF Route it is as prescribed by SEBI for Category II AIFs. For the co-invest framework, the advisory team will confirm current eligibility.

How does stressed real estate work?

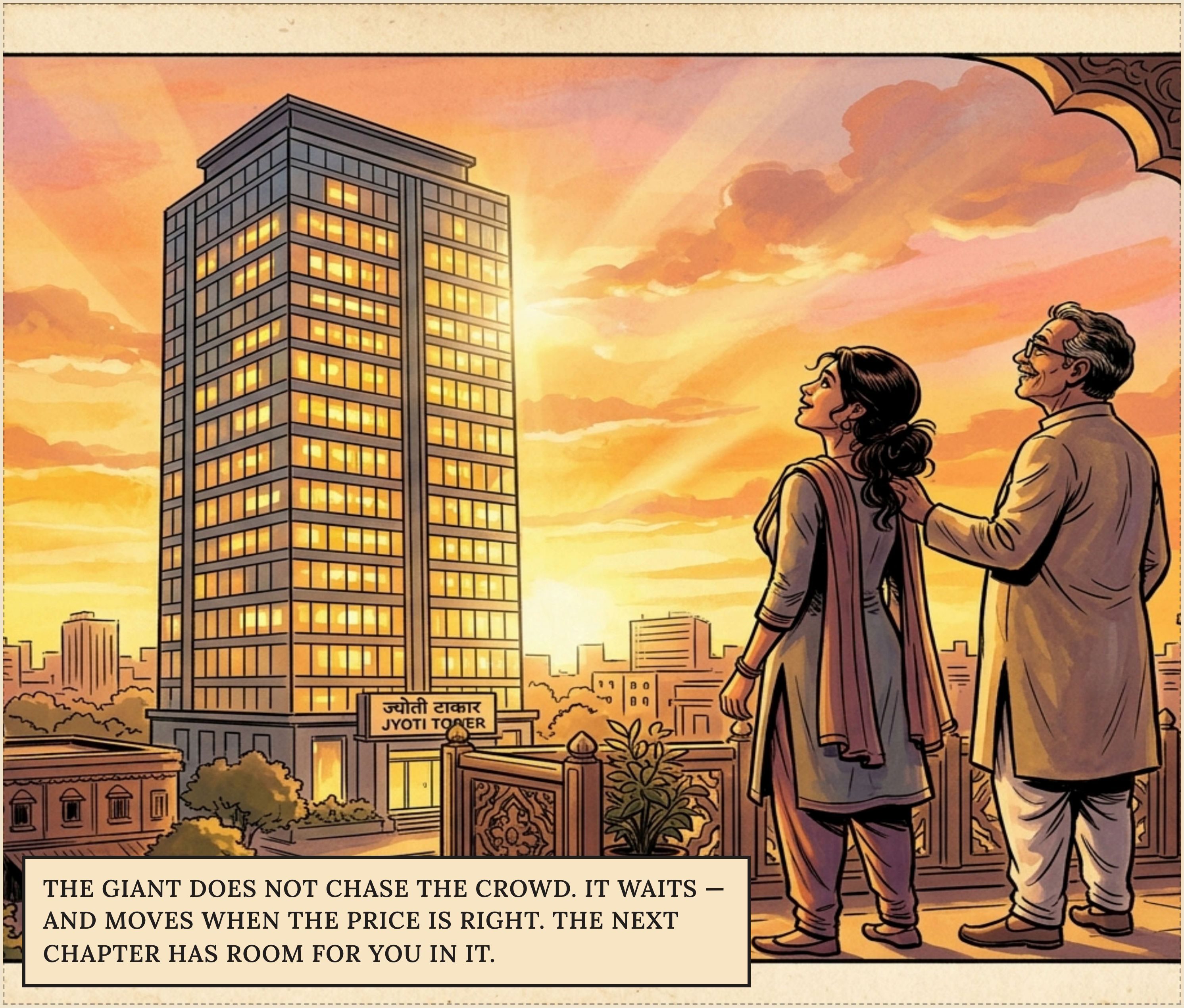
Distressed or undervalued properties are acquired through NCLT resolutions under the IBC at 40–60% discounts to replacement cost, then completed, cleared of encumbrances and repositioned.

Can NRIs invest?

Yes — through an NRO account, with all FEMA and RBI documentation handled by GHL. Investors have been onboarded from the US, UK, UAE, Singapore and Australia.

THE SUMMONS

BEGIN YOUR CHAPTER



SPEAK TO AN ADVISOR

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Mon–Sat · 10.00 AM – 6.30 PM IST

REQUEST A PRIVATE CONSULTATION

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TO BE CONTINUED