A Sustainable Yield Platform
(Annuity Road Asset InvIT)

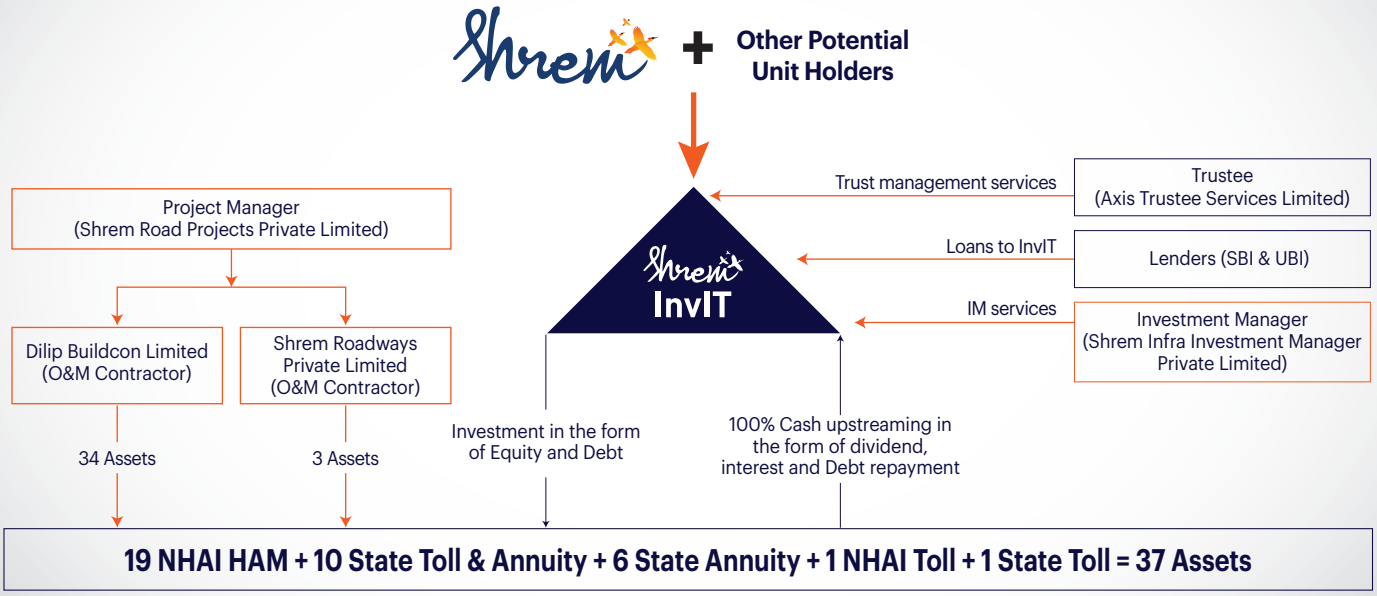


A partner in nation building with 37 highways assets

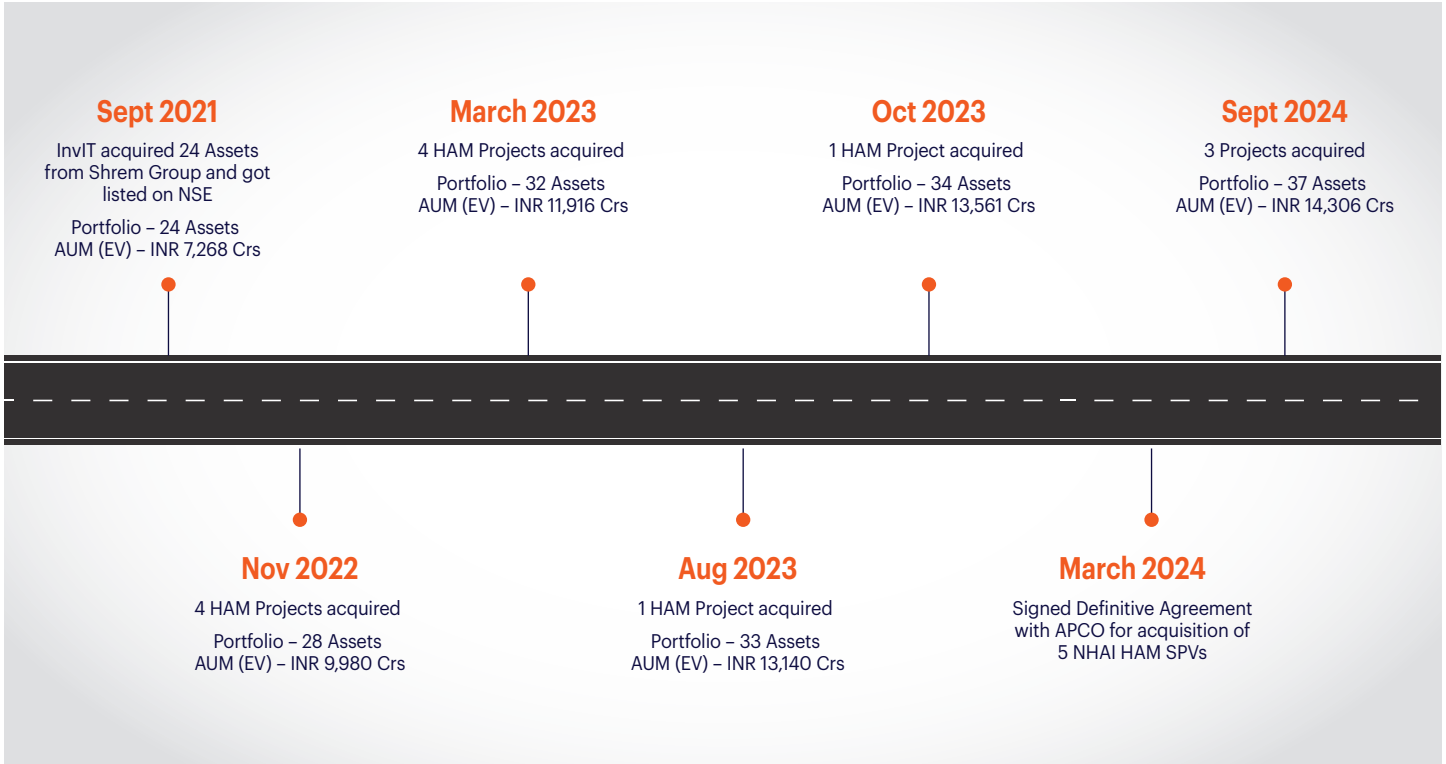
Actual images of Shrem InvIT assets



Shrem InvIT Structure



Our Journey



**AUM Includes Operating Enterprise Value + Cash & Cash Equivalent*

Key Differentiators

Thoughtfully Built Portfolio

Well diversified mix of Annuity, HAM and Toll projects

Rich operating history (InvIT and Sponsor) of 8+ Years, which ensures operating parameters are well settled and unlikely to change

An impeccable track record of annuity collections (496 Since COD till date) within the stipulated timelines, establishing revenue predictability and assurance

Average residual life of 9.62 years ensuring long term stability

Geographical diversified (9 states) yet clustered projects ensuring optimization in manpower and resource procurement

Operational Excellence

Fixed Price O&M Contracts with reputed contractors for the entire life of the concession mitigating risks of future cost escalations, inflation and contingencies.

Back-to-back indemnities for deductions due to O&M deficiencies, ensuring full skin in the game for the contractors

Use of advanced technology tools to gain critical insights and drive preventive maintenance

Negligible deductions / withholding in annuities demonstrating strong compliance with maintenance obligations

Diversified Revenue Mix

Over 90% of revenue through fixed annuity payments ensuing protection from cyclical fluctuations arising from economic situations

At the same time, linkage of significant revenue to external benchmarks (interest rates and inflation) to ensure alignment with key market movements

Competitive Funding

Secured long term loans at a very competitive external benchmark linked rates from a consortium of PSU banks

Maturity of borrowings fully aligned with the balance concession periods and annuity cash flows providing strong DSCR

Fully equipped to execute derivative facilities to hedge against any adverse interest rate fluctuations

AAA rating, Leverage cushion and strong financial parameters provide ample opportunity to diversify the funding sources



Geographical Diversified Road Portfolio

37 Road Assets

Andhra Pradesh (AP)
Anandapuram Anakapalli (50.38 Km)
Narasannapeta Ranastalam (54.19 Km)

Maharashtra (MH)
Kalmath Zarap (44.14 Km)
Tuljapur Ausa (66.39 Km)
Mahagaon Yavatmal (77.80 Km)
Yavatmal Wardha (64.93 Km)
Wardha Butibori (58.59 Km)
Sangli Borgaon (41.44 Km)

Uttar Pradesh (UP)
Lucknow Sultanpur (127.43 Km)
Meerut Bulandshahar (61.19 Km)
Aligarh Kanpur (61.21 Km)

Karnataka (KA)
Bellary Byrapura (40.73 Km)
Byrapura Challakere (49.95 Km)
Bangalore Nidagatta (56.20 Km)
Nidagatta Mysore (61.10 Km)
Mundargi Harapanahalli (51.80 Km)
Hassan Periyapatna (75.03 Km)
Hirekerur Ranibennur (58.60 Km)

Jharkhand (JHJ)
Gorhar Khairatunda (34.99 Km)

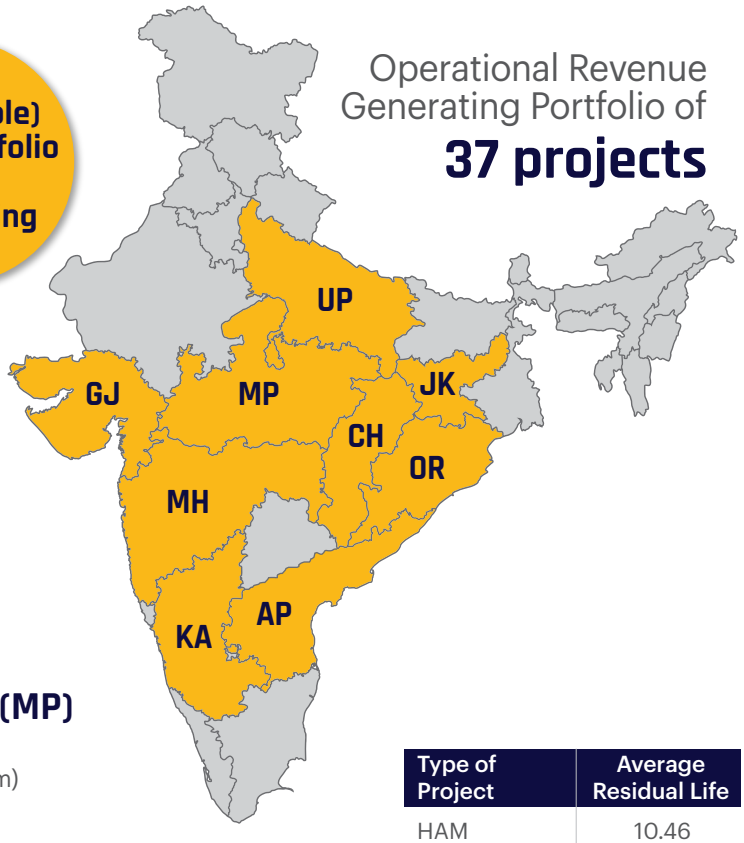
Odisha (OD)
Chandikhole Bhadrak (74.17Km)

Chhattisgarh (CH)
Pathrapali Kathghora (36.80 Km)

Gujarat (GJ)
Nadiad Modasa (108.67 Km)

AAA (Stable) Rated Portfolio by India Rating

Operational Revenue Generating Portfolio of
37 projects



Madhya Pradesh (MP)
Rewa Sidhi (15.35 Km)
Sitamau Suwasara (34.97 Km)
Hata Dargawon (64.40 Km)
Betul Sarni (124.10 Km)
Mundi Sanawad (67.63 Km)
Jaora Sailana (87.77 Km)
Silwani Sultanganj (76.00 Km)
Banklafata Dogawa (65.40 Km)
Uchera Nagod (55.60 Km)
Sardarpur Badnawar (43.00 Km)
Ashoknagar Vidisha (35.68 Km)
Tikamgarh Nowgaon (76.40 Km)
Patan Rehli (86.60 Km)
Guna Biaora (93.50 Km)
Mandsaur Sitamau (44.00 Km)

Type of Project	Average Residual Life
HAM	10.46
NHAI Toll	16.69
State Projects	1.72

Total Portfolio's Lane kms
11,741



NHAI/MoRTH Road Asset

Sr. No.	Name of the Project	State	Lane (Length in Kms)	Authority	PCOD	Residual Operational Concession Period (In Years)	Annuity No.	Bid Project Cost (In Crs)	Bided O&M (In Crs)
1	Guna Biaora (NH-03)	MP	4(93.50)	NHAI	18-06-2018	16.69	NA	NA	NA
2	Pathrapali Kathghora (NH-130)	CH	4(36.80)	NHAI	16-06-2023	12.23	5/30	797.5	3
3	Nidagatta Mysore (NH-275)	KAR	6(61.10)	NHAI	12-12-2022	12.19	5/30	2,221.71	3
4	Bangalore Nidagatta (NH-275)	KAR	6(56.20)	NHAI	12-12-2022	11.95	6/30	2,160.80	3
5	Rewa Sidhi (NH-75E)	MP	4(15.35)	NHAI	10-11-2022	11.87	6/30	1,004.00	3
6	Chandikhole Bhadrak (NH-16)	OD	6(74.17)	NHAI	24-07-2022	11.57	6/30	1,436.33	3
7	Sangli Borgaon (NH-166)	MH	4(41.44)	NHAI	25-04-2022	11.32	7/30	1,040.26	3
8	Narasannapeta Ranastalam (NH-16)	AP	6(49.63)	NHAI	20-01-2022	11.06	7/30	1,243.17	18.55
9	Bellary Byrapura (NH-150A)	KAR	4(40.73)	NHAI	21-01-2022	11.06	7/30	941.43	3
10	Anandapuram Anakapalli (NH-16)	AP	6(50.38)	NHAI	08-11-2021	10.86	8/30	1,876.63	3
11	Aligarh Kanpur (NH-91)	UP	4(61.21)	NHAI	25-10-2021	10.82	8/30	1,326.64	18.00
12	Gorhar Khairatunda (NH-02)	JHA	6(34.99)	NHAI	16-10-2021	10.80	8/30	811.27	3
13	Byrapura Challakere (NH-150A)	KAR	4(49.95)	NHAI	15-12-2010	9.96	10/30	822.02	3
14	Meerut Bulandshahar (NH-334)	UP	4(61.19)	NHAI	14-08-2020	9.62	10/30	851.20	5.76
15	Mahagaon Yavatmal (NH-361)	MH	4(77.71)	NHAI	23-05-2020	9.40	11/30	1,123.37	3
16	Kalmath Zarap (NH-66)	MH	4(44.14)	MoRTH	23-03-2020	9.23	11/30	914.00	3
17	Wardha Butibori (NH-361)	MH	4(58.59)	NHAI	20-11-2019	8.89	12/30	1,052.41	3
18	Tuljapur Ausa (NH-361)	MH	4(66.39)	NHAI	18-11-2019	8.89	12/30	885.18	3
19	Yavatmal Wardha (NH-361)	MH	4(64.93)	NHAI	02-08-2019	8.59	12/30	1,042.99	3
20	Lucknow Sultanpur (NH-731)	UP	4(127.43)	NHAI	30-04-2019	8.33	13/30	2,011.83	5

NHAI; National Highways Authority of India, MoRTH: Ministry of Road Transport and Highways



Actual images of Shrem InvIT assets

State Concession Road Asset

Sr. No.	Name of the Project	State	Lane (Length in Kms)	Authority	Type	COD	Residual Operational Concession Period (In Years)	No. of Annuities Received
1	Suryavanshi Infrastructure Pvt Ltd	MP	2(44.00)	MPRDC	Toll	04-02-2009	6.91	NA
2	Patan Rehli (SH-15)	MP	2(86.60)	MPRDC	Toll + Annuity	31-03-2017	4.25	17/26
3	Hata Dargawon (SH -48)	MP	2(64.40)	MPRDC	Toll + Annuity	06-03-2017	4.18	17/26
4	Tikamgarh Nowgaon (MDR)	MP	2(76.40)	MPRDC	Toll + Annuity	26-05-2015	2.40	21/26
5	Betul Sarni (SH-43)	MP	2(124.10)	MPRDC	Toll + Annuity	12-05-2015	2.36	21/26
6	Ashoknagar Vidisha (MDR)	MP	2(35.68)	MPRDC	Toll + Annuity	30-06-2014	1.57	22/26
7	Uchera Nagod (SH-56)	MP	2(55.60)	MPRDC	Toll + Annuity	15-05-2014	1.37	23/26
8	Jaora Sailana (MDR)	MP	2(87.77)	MPRDC	Annuity	09-05-2014	1.35	23/26
9	Banklafata Dogawa (MDR)	MP	2(65.40)	MPRDC	Annuity	31-03-2014	1.24	23/26
10	Mundargi Harapanahalli (SH-45 & SH-47)	Kar.	2(51.80)	KRDCL	Annuity	28-02-2018	0.74	14/16
11	Hassan Periyapatna (SH-21)	Kar.	2(75.03)	KRDCL	Annuity	28-02-2018	0.74	14/16
12	Hirekerur Ranibennur (SH-62, SH-76 & SH-57)	Kar.	2(58.60)	KRDCL	Annuity	28-02-2018	0.74	14/16
13	Nadiad Modasa (SH-59)	Guj.	2(108.40)	GSRDC	Annuity	31-12-2013	0.50	22/24
14	Mundi Sanawad (MDR)	MP	2(67.63)	MPRDC	Toll + Annuity	15-05-2013	0.37	25/26
15	Sitamau Suwasara (MDR)	MP	2(34.97)	MPRDC	Toll + Annuity	28-03-2013	0.24	25/26
16	Silwani Sultanganj (SH-15)	MP	2(76.00)	MPRDC	Toll + Annuity	25-03-2013	0.23	25/26
17	Sardarpur Badnawar (SH-34)	MP	2(43.00)	MPRDC	Toll + Annuity	09-06-2012	0.00	26/26



Actual images of Shrem InvIT assets

Key Financial Matrix

Strong Balance Sheet & Financials (As on December 25)

IND AAA/Stable
Rating

1.97x*
DSCR

53.48%
Leverage

94.33 per unit
NAV

INR 1,792 Crs
Liquidity

INR 7,839 Crs
Borrowing

7.02%
W. Avg Cost of Debt

13,568 Crs#
AUM

12,814 Crs
Balance Annuity receivables under HAM portfolio

Impeccable Revenue Collection

97%
Electronic Collection

257 (Since Listing)
Annuities Collected

Traffic ~7% Toll ~9%
Toll Growth (CAGR)

Marquee Lenders

Union Bank of India

SBI

*As per Mar-25 Audited Financial statement. DSCR includes cash unstreamed in the form of debt repayment from the underlying SPV, not forming part of P&L.

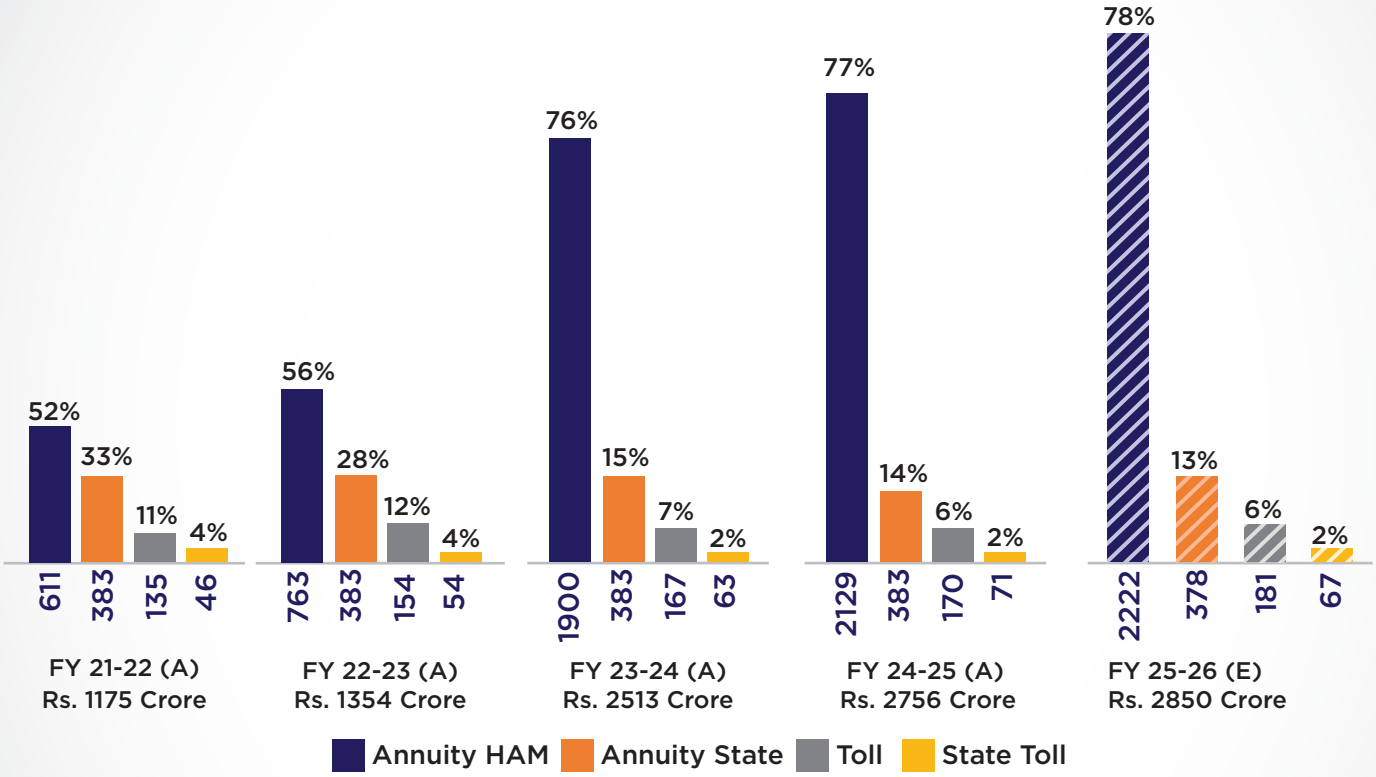
#Including Operating EV and liquidity at InvIT as on 31st December 2025

Financial Performance of Portfolio

Liquidity & Senior Debt position — **Amt in Crores**

Particulars	31st December 2025
Consolidated Debt at InvIT	7,839
Consolidated liquidity (InvIT and SPVs) (Including DSRA Investments made various securities)	1,792

Y-o-Y Portfolio-wise Performance of Portfolio*



*Amt. Excluding GST CIL

Leverage as per SEBI Regulations

Leverage as on 31st December 2025

Particulars	Amt. in Crs
Enterprise Value of 37 SPVs (a)	11,776
Add: Liquidity not considered in EV and eligible under Net debt (b)	538
Total Assets (c)=(a)+(b)	**12,314**
Debt as on December 31, 2025 (d)	7,840
Less: Liquidity as on December 31, 2025 (e)	1,254
Net Debt (f)=(d)-(e)	**6,586**
Leverage % (g)=(f)/(c)	**53.48%**

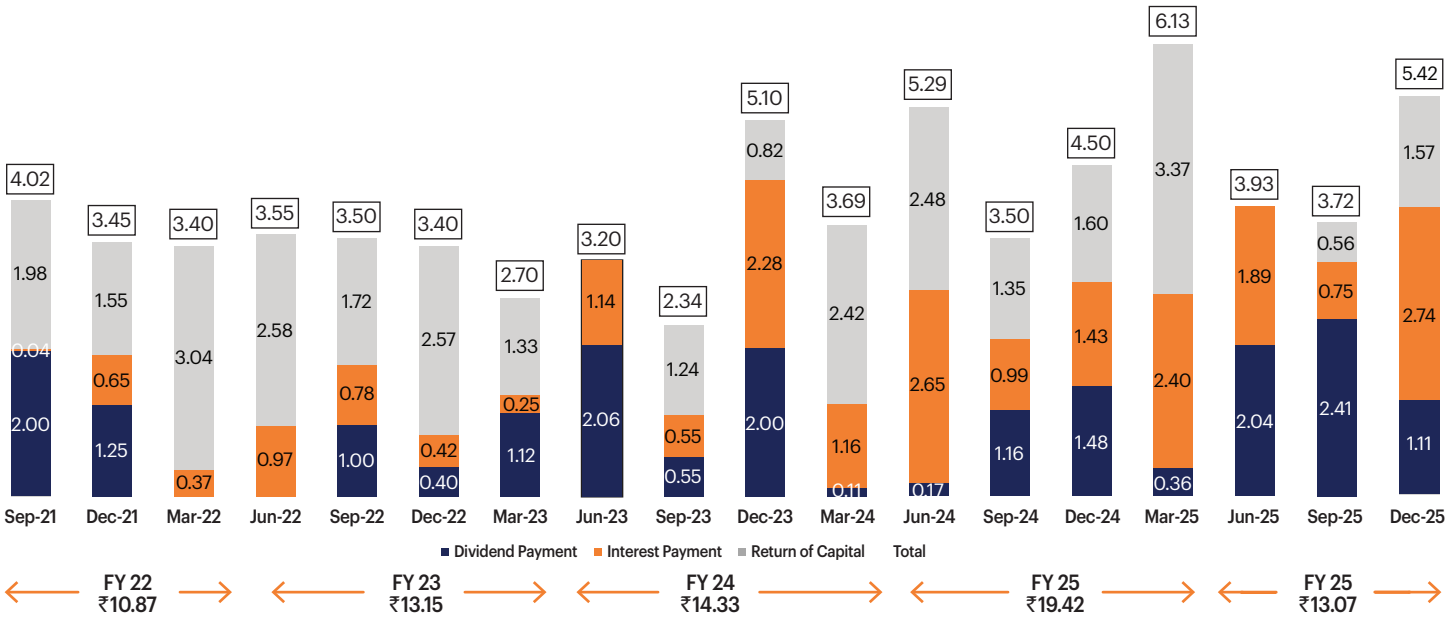
Distributions

Consistent Distribution Track Record

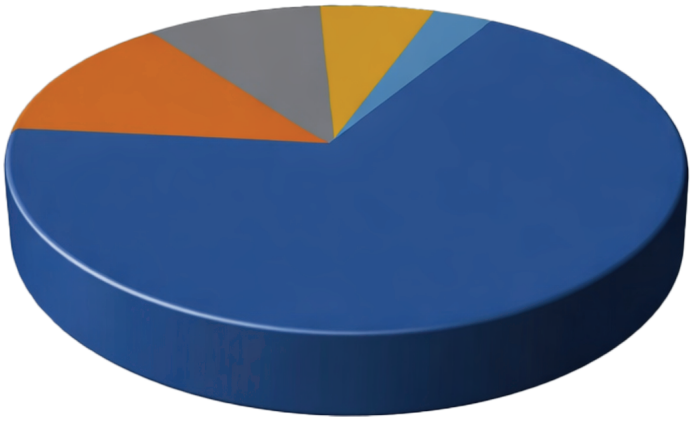
Financial Year	Q3 FY26	Q2 FY 26	Q1 FY 26	Q4 FY 25	Q3 FY 25	Q2 FY 25	Q1 FY 25	FY 24	FY 23	FY 22 (Q2-Q4)	Total
Total Distribution	**5.42**	**3.72**	**3.93**	**6.13**	**4.50**	**3.50**	**5.29**	**14.33**	**13.14**	**10.88**	**70.84**
Dividend Payment	**1.11**	2.41	2.04	0.36	1.48	1.16	0.17	4.72	2.52	3.25	**19.22**
Interest Payment	**2.74**	0.75	1.89	2.40	1.42	0.99	2.64	5.13	2.42	1.06	**21.44**
Return of Capital	**1.57**	0.56	0.00	3.37	1.59	1.35	2.48	4.48	8.20	3.20	**30.17**

InvIT Name	Underlying Assets	Q3 FY26	Q2 FY 26	Q1 FY 26	Q4 FY 25	Q3 FY 25	Q2 FY 25	Q1 FY 25	FY24	FY 23	FY 22 (Q2-Q4)	Total
Shrem InvIT	Roads - Annuity	**5.42**	**3.72**	**3.93**	**6.13**	**4.50**	**3.50**	**5.29**	**14.33**	**13.15**	**10.87**	**70.84**
Indus Infra Trust	Roads - Annuity	3.40	3.35	3.25	2.25	2.75	3.20	3.00	3.00	0.00	0.00	**24.20**
IRB InvIT Fund	Roads - Toll	1.50	1.50	2.00	2.00	2.00	2.00	2.00	8.00	8.05	7.20	**36.25**
Interise	Roads - Toll	3.81	1.34	1.19	0.38	2.50	2.93	1.92	12.35	11.06	4.67	**42.15**
Oriental InfraTrust	Roads - Toll	2.28	3.53	2.51	3.64	2.62	4.32	2.61	13.17	10.61	5.25	**50.54**
National Highways Infra Trust	Roads - Toll	2.74	2.47	2.98	0.39	3.64	1.83	1.81	6.60	6.37	0.79	**29.62**
India Grid Trust	Transmission - Annuity	4.00	4.00	4.00	4.10	3.75	3.75	3.75	14.10	13.35	9.57	**64.37**
Powergrid Infrastructure Investment Trust	Transmission - Annuity	3.00	3.00	3.00	3.00	3.00	3.00	3.00	12.00	12.00	6.00	**51.00**
Energy Infra Trust	Gas Pipeline	3.18	3.92	4.08	4.07	3.20	4.11	4.18	16.43	15.88	11.48	**70.52**
Altius Telecom Infrastructure Trust	Telecom Tower	3.12	4.23	3.72	3.92	3.27	11.52	2.39	14.48	11.65	7.74	**66.04**

Distribution Per Unit



Latest Unitholding Pattern



% of Holding

- 71.31% Sponsor & Sponsor`s Associates
- 12.43% Other Individuals (HNIs/UHNIs)
- 9.04% Other Body Corporate
- 4.49% Kairus Shavak Dadachanji
- 2.73% Superannuation Fund, Provident Fund, Pension Fund and other Chartiable Foundation

Unit Holder Name	Units	% of Holding
Sponsor & Sponsor`s Associates	435,563,617	71.31%
Other Individuals, (HNIs/UHNIs)	75,905,412	12.43%
Other Body Corporate	55,222,783	9.04%
Kairus Shavak Dadachanji	27,425,000	4.49%
Superannuation Fund, Provident Fund, Pension Fund and other Charitable Foundation	16,727,348	2.73%
Total	**610,844,160**	**100.00%**



Actual images of Shrem InvIT assets

Board of Directors

- Independent Governance Structure of Investment Manager

Investment manager has 7 board of directors. The Board of Directors consists of **4 eminent infrastructure industry veterans as independent Directors,** 1 professional executive director and 2 directors representing the sponsor family with one being the woman non-executive director.

Name	Designation	Experience
Mr. Nitan Chhatwal	Chairman (Sponsor Family)	33 years
Mr. Suneet Maheshwari	Independent Director	41 years
Mr. Pradeep Singh	Independent Director	45 years
Mr. Anurag Kumar Sachan	Independent Director	41 years
Ms. Neeta Mukerji	Independent Director	31 years
Mrs. Smita Chhatwal	Woman Non-Executive Director (Sponsor Family)	23 years
Mr. Nikhil Pareek	Professional Executive Director	20 years

Name	Audit Committee	Investment Committee	Nomination & Committee Remuneration (NRC)	Stakeholders Relationship Committee	Risk Management Committee
Mr. Nitan Chhatwal	-	Member	-	Member	Member
Mr. Suneet Maheshwari	**Chairman**	Member	Member	-	Member
Mr Pradeep Singh	Member	**Chairman**	**Chairman**	-	-
Mr Anurag Kumar Sachan	-	Member	Member	**Chairman**	-
Ms. Smita Chhatwal	-	-	-	-	-
Mr. Nikhil Pareek	Member	-	-	Member	-
Ms. Neeta Mukerji	Member	Member	-	-	**Chairman**



Actual images of Shrem InvIT assets

Independent Directors
– Infrastructure Industry Veterans



Mr. Pradeep Singh

IAS officer, Master's Degree in Public Administration from Harvard University and was a Rotary International Graduate Fellow at Stanford University USA.

Held senior positions in the Ministry of Home Affairs, Ministry of Defense, State of Assam, and MD of a state-run textile undertaking.

Founding CEO of IL&FS Infrastructure Development Corporation (IIDC) and later served as the vice-chairman & CEO of IDFC Projects Ltd.

Served as CEO and Deputy Dean in Indian School of Business (ISB) Mohali, Visiting faculty member at the Harvard Kennedy School and Consultant for the World Bank and the ADB.



Mr. Suneet Maheshwari

Executive Education from Harvard and MBA from Symbiosis. Founding CEO & MD of L&T Infra Finance Co Ltd (L&T Infra) from the year 2006 to 2014.

Worked as Group Exec Vice President - L&T Finance Holdings Limited (LTFH) from Mar 14 to Nov 15.

Held board positions in SREI Infrastructure Finance Ltd and Feedback Ventures Ltd.

Currently, serving on the board of companies, like Mahindra Manulife Trustee Pvt. Ltd, Antony Waste Handling Cell Ltd., Zuari Industries Ltd.



Mr. Anurag Kumar Sachan

Bachelor of Civil Engineering from MNIT Bhopal and A professional with 41 Years of Experience in project and contract management, arbitration, dispute resolution.

Worked as MD of Dedicated Freight Corridor (3,300 kms railway line, project cost $13 billion).

Worked as Chief Administrative Officer of Udhampur-Srinagar-Baramulla Rail Link in Himalayan terrain, project cost Rs 30,000 crores.

Currently, serving on the board of Afcons Infrastructure Ltd.



Ms. Neeta Mukerji

She is a seasoned banker with over 3 decades of experience in Credit, Risk Management and Distressed Debt. She has held management positions in financial institutions like ICICI Bank, RBL Bank and others and has a track record of managing risk management functions and structuring complex financial transactions. She currently serves as an Independent Director on the boards of Fino Payments Bank and SREI Equipment Finance Limited.

She holds a Post Graduate Diploma in Management from IIM Calcutta and BA Honours in Economics from Lady Shri Ram College, Delhi University. She has completed advanced programs in risk management from Wharton.

Executive Team

Mr. Nitan Chhatwal – Chairman

Chairman of Board Of Directors & first-generation entrepreneur with over 33 years of experience in establishing businesses and managing investments.

Started family office in 2010 and since then managed investments in Real Estate, Hospitality, Health Care, Telecommunication and Infrastructure sectors.

Developed two 5 Star hotels in Goa and one hotel in Mumbai.

Co-promoted Viraj Group of companies, which were industry leaders in export market for specialized stainless-steel products.

Mr. Nikhil Pareek – Executive Director

Associated with Shrem Group since Sep 16 and was involved in structuring and negotiating the deal between Shrem and DBL for acquisition of 24 projects.

Over 20 years of experience in the fields of banking, debt syndication, private equity, financial and management consulting in the infrastructure sector and worked for reputed Infrastructure Developers.

Worked with Citi Bank, ICICI Bank & Yes Bank

A science Graduate from JNVU, Jodhpur and holds MBA Finance from ICFAI Business School, Hyderabad.

Mr. Mukesh Jain

Associated with Shrem Group since Sep 16 and was involved in structuring and negotiating the deal between Shrem and DBL for acquisition of 24 projects.

Over 20 years of experience in the fields of banking, debt syndication, private equity, financial and management consulting in the infrastructure sector and worked for reputed Infrastructure Developers.

Worked with Kotak Securities and he had set up a securities broking business, having offices in India and overseas with a team of 50 people.

A Commerce Graduate from MLSU, Udaipur and holds MBA Finance from ICFAI Business School, Hyderabad.

Mr. Piyush Jain

Associated with Shrem Group since Sep 16 and was involved in structuring and negotiating the deal between Shrem and DBL for acquisition of 24 projects.

Over 13 years of experience in India & Australia in Management Consulting and Research roles.

Worked with MSCI and Moneybee Securities. Worked with clients from across Infrastructure, Real estate, Retail & Hospitality on debt syndication and rating advisory.

Holds MBA (Finance) from University of Technology Sydney, Australia and a bachelor's degree in Commerce from the University of Mumbai.

Mr. Dilip Bhatia - President

- CA with more than 34 years of experience in Infrastructure, Financial Services, and market intermediaries.
- Earlier acted as CEO at IL&FS Transportation Networks Ltd. and Roadster Investment Managers Ltd. and played a significant role in the resolution of IL&FS group entities.
- Experience in setting up a unique InvIT for road assets, claims negotiation with concessioning / government authorities, and running day-to-day operations of 20+ BOT road assets and the InvIT.
- Earlier held CEO/CXO level positions at Ace Derivatives and Commodity exchange, Kotak Securities Ltd, AXA Investment Managers, and IL&FS Asset Management Co Ltd.

Mr. Kunal Trivedi – Vice President -Compliance & Legal

Mr. Kunal Trivedi is a professional with over 17 years of progressive experience spanning corporate governance, SEBI compliance, board advisory, and stakeholder engagement. His career includes a pivotal tenure at the National Stock Exchange, preceded by key roles at Samson Maritime Limited in the shipping sector and John Cockerill India Limited in the steel industry. He brings a strong foundation in regulatory strategy, legal insight, and organizational alignment, consistently driving excellence in governance and compliance frameworks.

Mr. Trivedi is a qualified Company Secretary and holds a bachelor's degree in commerce and law. He has further enhanced his credentials with a postgraduate certificate in Business Management from XLRI Jamshedpur.

Experienced Management Team

Mr. Ankit Soni (Vice President - Finance & Strategy)

CA with 10+ years of IB experience leading high-value M&A across infrastructure, real estate, hospitality, and renewable energy.

Led INR 110B acquisitions and scaled an InvIT portfolio from INR 60B to INR 150B via buy-and-build strategies.

Delivered end-to-end deal execution across valuation, modelling, diligence, negotiations, and compliance.

Raised INR 18B equity and INR 110B debt; executed a INR 6.5B cross-border hospitality deal.

Strong stakeholder management Experience in M&A, PE, and infrastructure investment roles.

Mr. Naresh Lohiya (Vice President - Accounts)

Joined Shrem Roadways Pvt Ltd in Dec' 17 in the capacity of DGM (accounts) and was internally transferred to the Investment Manager in Sept'20 as GM (accounts and finance).He has been handling the accounts and taxation. Has also worked with Supreme Infrastructure India Limited as senior manager (accounts) from July' 07 to Nov'17 that is engaged in construction and development of roads, highways, buildings and bridges.

Mr. Hanuman Suthar (Vice President - Operations)

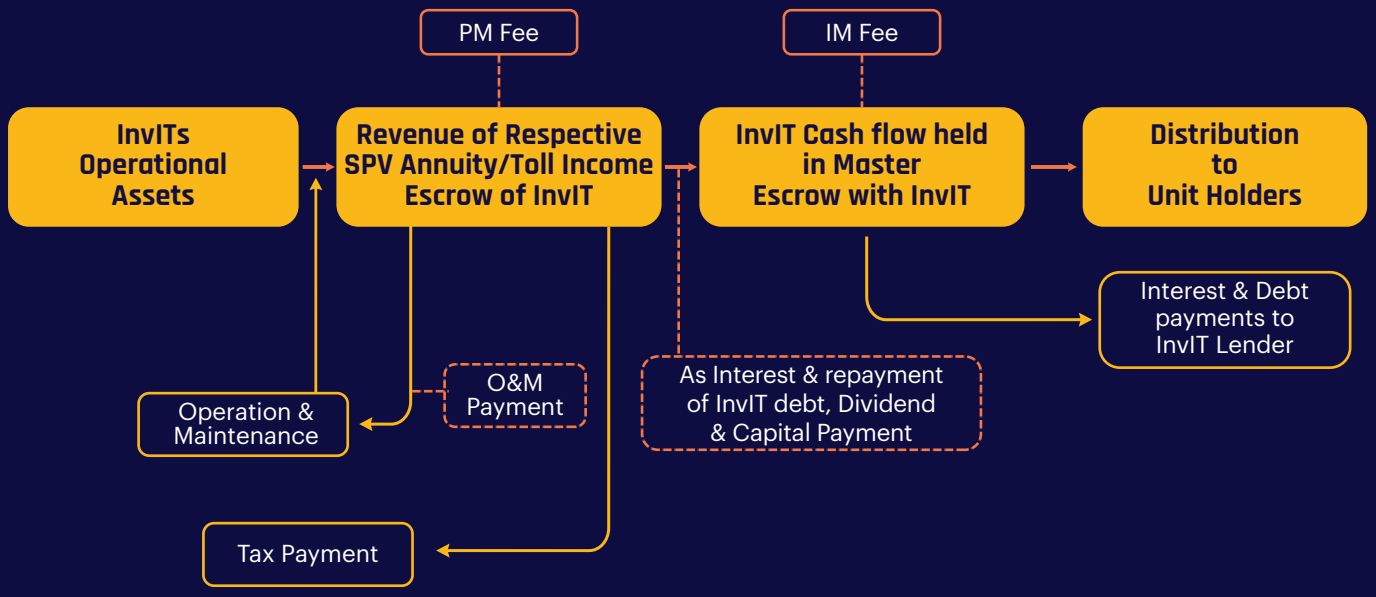
He holds a Master's degree in Transportation Engineering and a Civil Engineering along with a Diploma in Civil Engineering.13+ years of extensive experience in infra project management, O&M, and specializes in construction and contract management, site supervision, toll operations focusing on cost-saving and resource efficiency.



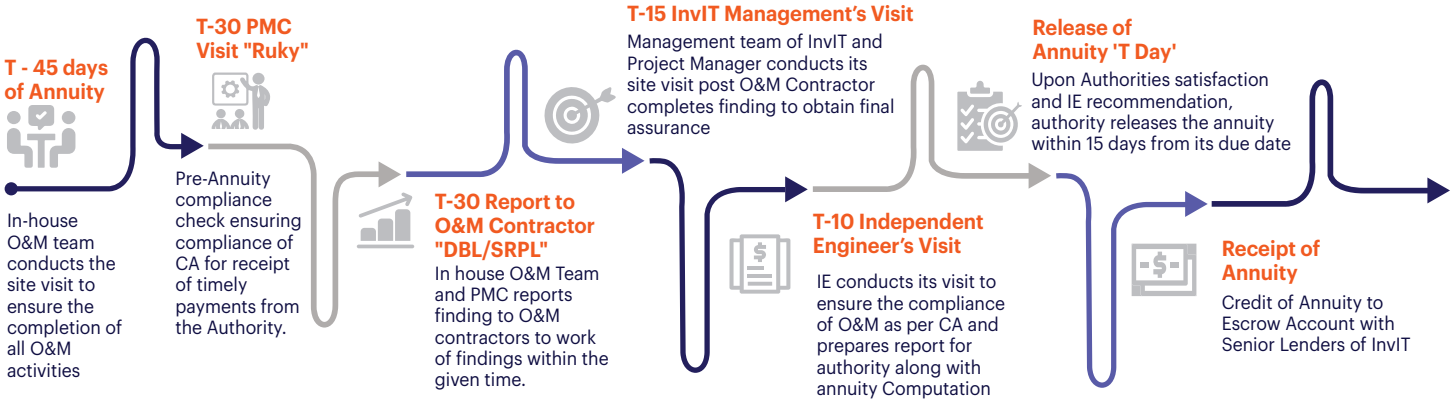
Actual images of Shrem InvIT assets

Cash flow Escrow to Escrow

Cashflow moves from SPV Escrow to InvIT Escrow with complete control of InvIT Lender and residual Cashflows of InvIT to be distributed



Periodic Monitoring Mechanism



Investment Policy

Going Forward

1. Investment only in Operational HAM/Annuity assets which is value accretive to unit holders.
2. Valuation and technical due diligence by independent third parties.
3. New acquisitions approved by Investment Committee consisting of majority Independent Directors.
4. All related party transactions approved by a majority of non –Sponsor group unit holders.

Project Management Capabilities

Shrem Road Projects Pvt. Ltd. - Project Manager

- Experienced and skilled staff at HO and projects for day-to-day supervision of operations & maintenance activities
- Use of innovative technology tools for tracking and monitoring compliance with O&M agreements and CA obligations.
- Ruky Projects Pvt Ltd, a team of 100+ Civil Engg. providing Project Management Consultant (PMC) to InvIT, Ruky supports for compliance to concession agreements ensuring receipt of timely payments from authorities and Due Diligence services, O&M Advisory, Contract Management Support, Dispute/Claim Management Support, etc.

Technology Driven Asset Management System



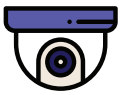
Technology Driven Asset Management

1. Chainage Wise Defect Listing with images
2. GIS Mapping of the Defect Position Marking



State of Art Document Management System

1. Real Time tracking of Critical Communication
2. Response tracking and overdue alerts



Camera & AI based Virtual Monitoring

1. Real Time View of Various Locations
2. Independent Vehicle Based Inspection
3. Real time tracking of defects and rectification through live images
4. Advanced testing techniques to identify issues early, take preventive actions (PWD, NSU)
5. Traffic linked maintenance strategies

Structured O&M Contracts

Dilip Buildcon Limited (34 Assets)	Shrem Roadways Pvt. Ltd. (3 Assets)

1. **Fixed cost Contract** including Escalation, Inflation Contingencies etc.
2. O&M Payment only after **receipt of the annuity** by the relevant Project SPV
3. Back-to-Back Indemnity by O&M Contactors towards any penalties / deductions or withheld amount due to O&M deficiencies.

Shrem Group Diversified Business profile

About the Promoter



Mr. Nitan Chhatwal
Chairman

- 33+ years of experience in managing businesses and investments
- As co-promoter, he was pivotal in transforming a small-sized stainless steel company, Viraj Profiles Ltd, into a billion-dollar company
- Since 2017, successfully created an operational portfolio of road assets which was later hived off into InvIT platform

Description

- Established in 2011, **Shrem is a Mumbai based Business Group** managed **by Mr. Nitan Chhatwal**
- The Group invests across the Infrastructure, Real Estate, Telecom, Healthcare and Hospitality sectors
- **Diversified real estate investment holdings** across Mumbai, Pune, Goa, Bangalore and the National Capital Region
- The Group has constructed the largest hotel in Mumbai which will be managed under Fairmont brand
- Pan India presence with 800+ employee base



Actual images of Shrem InvIT assets

The Shrem Journey

Before Shrem

1992
Estb. Viraj Profile Limited

2004
Highest Exporter Award from EEPC

2008
Ranked 3rd in world for SS Long Products

2010
Highest Exporter Award by SEEPZ-SEZ

2011

Established Shrem Group and started NBFC focused for Real Estate & Manufacturing entities

2012-2013

Started construction of **Novotel Resort in Goa** & **Grand Mercure Resort in Goa**

2014-2015

Purchased various land parcels for real estate development I**nvested in Nanavati Hospital**

2016-2017

Exited in Novotel and Grand Mercure and Bought minority stake in Route Mobile and exited in 2020.

Sold stake in Nanavati when KKR invested in Radiant

Acquired 24 road assets from DBL

2018

Started Development of largest hotel in Mumbai under brand **"Fairmont Mumbai", the project is funded by Allianz Global and Bank of America**

2021

Launched **"Shrem InvIT" with 24 asset* purchased from DBL in 2017.**

2022-2023

Invested additional **1000 Crore in InvIT** partly through **internal accrual** and partly **debt** funded **by Aseem Infra, ABFL, Trust Group etc.**

2024

Awarded KRDCL project under Competitive bidding worth 1400 Crore, Financial Closure done by **NaBFID and Aseem Infra for 749 Cr.**

2025

- Developed **Fairmont Hotel**
- Evaluating one of the largest Bio-Fuel manufacturing plants in India.
- Awarded **KSHIP project** under competitive bidding having Project cost **more than INR 1000 Crore. Financial closure achieved and Debt of ~INR 570 Cr secured from NaBFID**

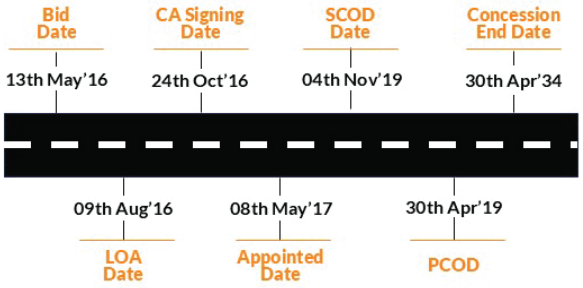
**Completed construction of 3,532.50 lane kms of 10 projects and received over Rs. 3,000 Cr as grant for under construction projects*



Actual images of Shrem InvIT assets

Hybrid Annuity Model (HAM) Assets

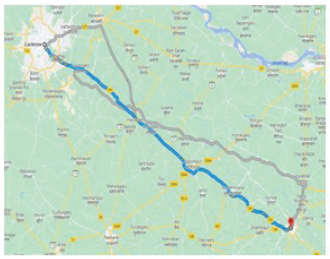
DBL Lucknow Sultanpur Highways Pvt Ltd



1	ROB		1	Major Bridges
13	Minor Bridges		4	VUP
182	Culverts		NIL	Flyovers
0	Subways		2	Toll Plaza

Particulars	
Type of Main Carriage | Service Road	Rigid | Flexible
Project Kms | No. of Lanes	127.43 | 4
Total lane Kms | NH/ SH Number	666.80 | NH–731
Bid O&M Income (Rs. Crs)	5.00
Annuties – Recevied / Total no	13/30









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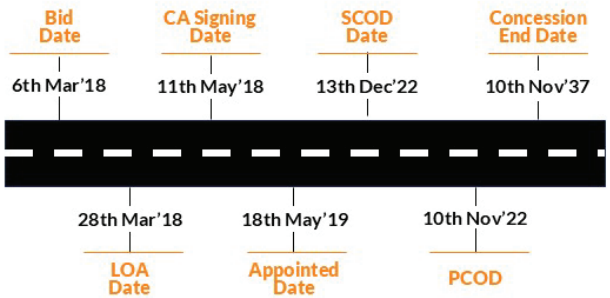
DBL Rewa Sidhi Highways Pvt Ltd



1	ROB		1	Major Bridges
2	Minor Bridges		NIL	VUP
14	Culverts		NIL	Flyovers
NIL	Subways		NIL	Toll Plaza

Particulars	
Type of Main Carriage | Service Road	Rigid | NA
Project Kms | No. of Lanes	15.35 | 4
Total lane Kms | NH/ SH Number	83.78 | NH–75E
Bid O&M Income (Rs. Crs)	3.00
Annuties – Recevied / Total no	6/30



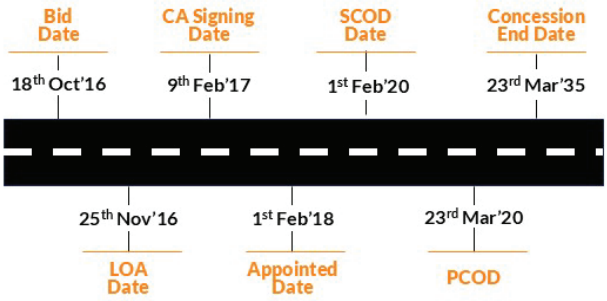






Hybrid Annuity Model (HAM) Assets

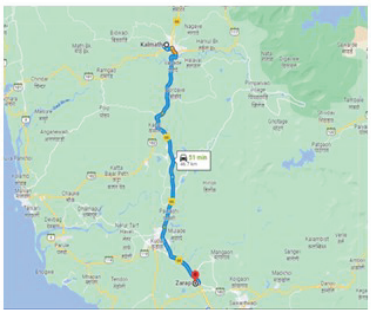
DBL Kalmath Zarap Highways Pvt Ltd



1	ROB		4	Major Bridges
14	Minor Bridges		7	VUP
44	Culverts		NIL	Flyovers
NIL	Subways		1	Toll Plaza

Particulars	
Type of Main Carriage | Service Road	Rigid | Flexible
Project Kms | No. of Lanes	44.14 | 4
Total lane Kms | NH/ SH Number	267.40 | NH-66
Bid O&M Income (Rs. Crs)	3.00
Annuties – Recevied / Total no	11/30

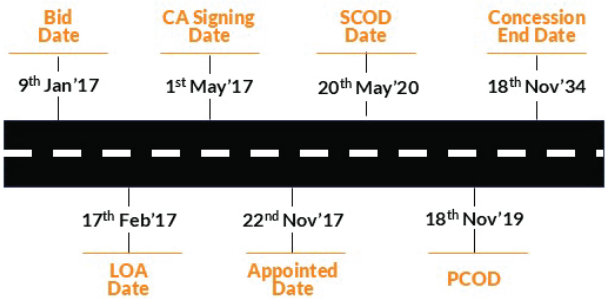








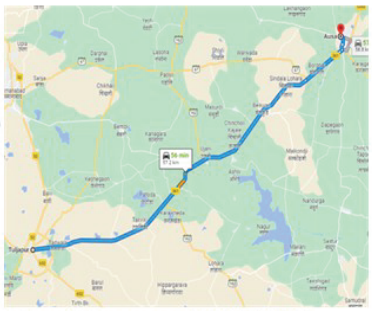
DBL Tuljapur Ausa Highways Pvt Ltd



NIL	ROB		NIL	Major Bridges
20	Minor Bridges		9	VUP
89	Culverts		NIL	Flyovers
NIL	Subways		1	Toll Plaza

Particulars	
Type of Main Carriage | Service Road	Rigid | Flexible
Project Kms | No. of Lanes	66.39 | 4
Total lane Kms | NH/ SH Number	376.96 | NH-361
Bid O&M Income (Rs. Crs)	3.00
Annuties – Recevied / Total no	12/30









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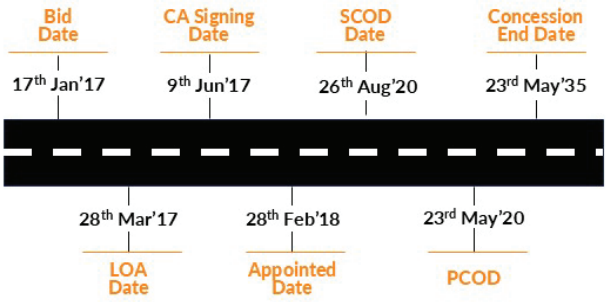
Hybrid Annuity Model (HAM) Assets

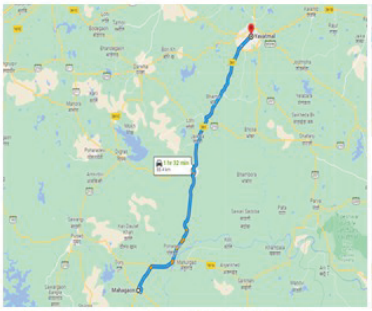
DBL Mahagaon Yavatmal Highways Pvt Ltd



NIL	ROB		2	Major Bridges
39	Minor Bridges		5	VUP
157	Culverts		NIL	Flyovers
NIL	Subways		1	Toll Plaza

Particulars	
Type of Main Carriage | Service Road	Rigid |Flexible
Project Kms | No. of Lanes	77.71 | 4
Total lane Kms | NH/ SH Number	450.42 | NH-361
Bid O&M Income (Rs. Crs)	3.00
Annuties – Recevied / Total no	11/30









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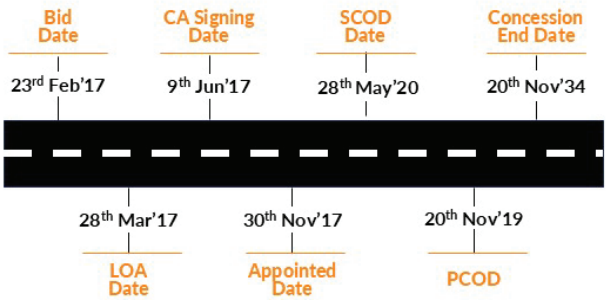
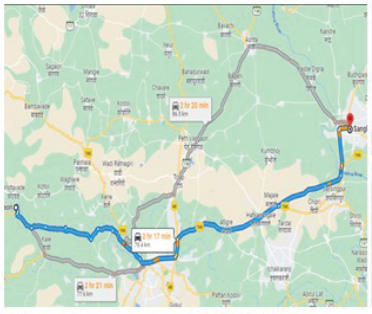
DBL Wardha Butibori Highways Pvt Ltd



1	ROB		2	Major Bridges
16	Minor Bridges		9	VUP
93	Culverts		NIL	Flyovers
NIL	Subways		1	Toll Plaza

Particulars	
Type of Main Carriage | Service Road	Rigid | Flexible
Project Kms | No. of Lanes	58.59 | 4
Total lane Kms | NH/ SH Number	351.93 | NH-361
Bid O&M Income (Rs. Crs)	3.00
Annuties – Recevied / Total no	12/30









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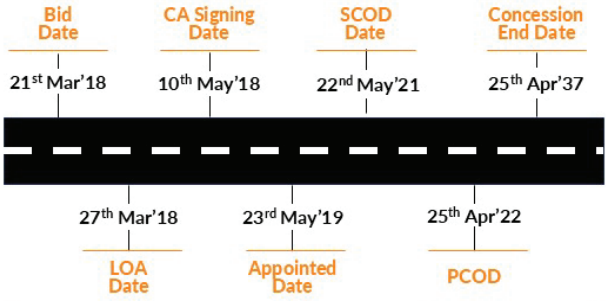
Hybrid Annuity Model (HAM) Assets

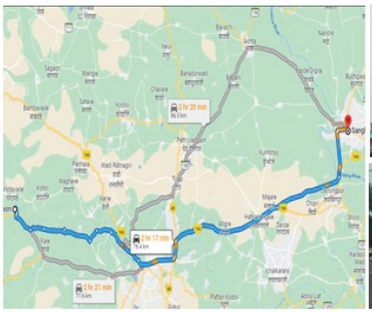
DBL Sangli Borgaon Highways Ltd



3	ROB	NIL	Major Bridges		
14	Minor Bridges	9	VUP		
91	Culverts	NIL	Flyovers		
NIL	Subways	1	Toll Plaza		

Particulars	
Type of Main Carriage | Service Road	Rigid | Flexible
Project Kms | No. of Lanes	41.44 | 4
Total lane Kms | NH/ SH Number	284.59 | NH-166
Bid O&M Income (Rs. Crs)	3.00
Annuties – Recevied / Total no	7/30

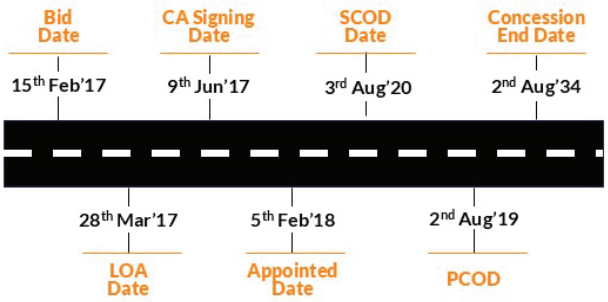








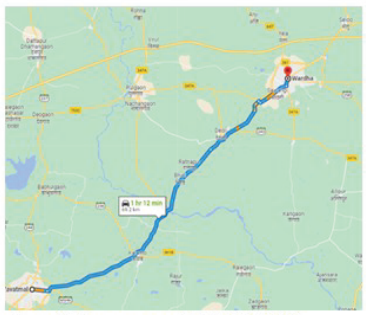
DBL Yavatmal Wardha Highways Pvt Ltd



NIL	ROB	3	Major Bridges		
30	Minor Bridges	3	VUP		
115	Culverts	2	Flyovers		
NIL	Subways	1	Toll Plaza		

Particulars	
Type of Main Carriage | Service Road	Rigid | Flexible
Project Kms | No. of Lanes	64.93 | 4
Total lane Kms | NH/ SH Number	370.55 | NH-361
Bid O&M Income (Rs. Crs)	3.00
Annuties – Recevied / Total no	12/30









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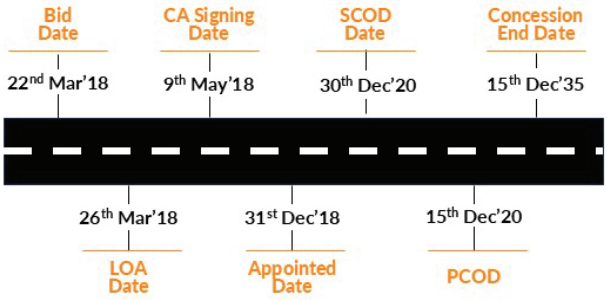
Hybrid Annuity Model (HAM) Assets

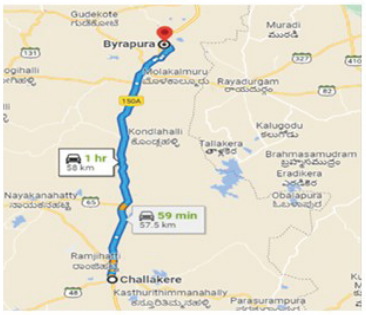
DBL Byrapura Challakere Highways Pvt Ltd



NIL	ROB	NIL	Major Bridges
21	Minor Bridges	3	VUP
101	Culverts	4	Flyovers
NIL	Subways	1	Toll Plaza

Particulars	
Type of Main Carriage | Service Road	Flexible | Flexible
Project Kms | No. of Lanes	49.95 | 4
Total lane Kms | NH/ SH Number	297.71 | NH-150A
Bid O&M Income (Rs. Crs)	3.00
Annuties – Recevied / Total no	10/30

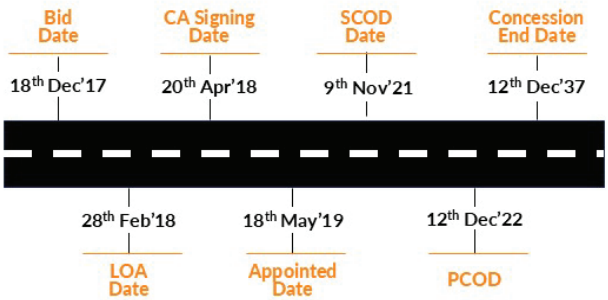








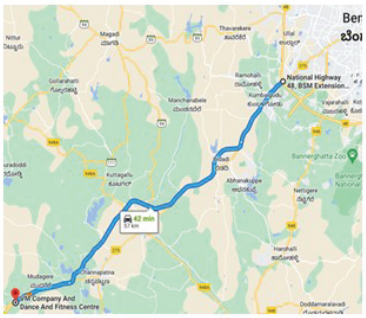
DBL Bangalore Nidagatta Highways Pvt Ltd



2	ROB	4	Major Bridges
17	Minor Bridges	14	VUP
76	Culverts	1	Flyovers
2	Subways	1	Toll Plaza

Particulars	
Type of Main Carriage | Service Road	Flexible | Flexible
Project Kms | No. of Lanes	56.20 | 4
Total lane Kms | NH/ SH Number	616.44 | NH-275
Bid O&M Income (Rs. Crs)	3.00
Annuties – Recevied / Total no	6/30



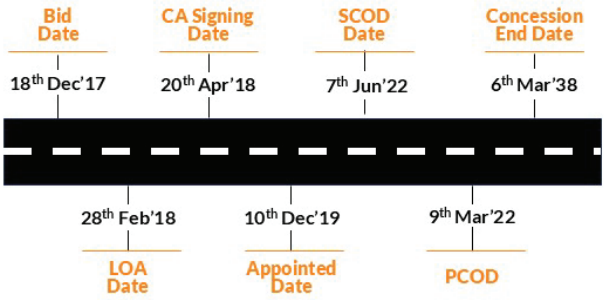






Hybrid Annuity Model (HAM) Assets

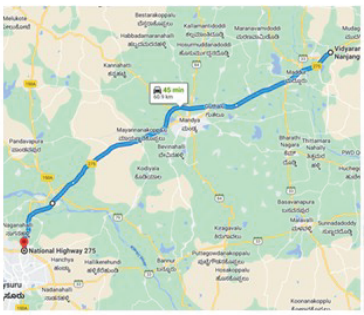
DBL Nidagatta Mysore Highways Pvt Ltd



2	ROB	5	Major Bridges
27	Minor Bridges	15	VUP
117	Culverts	2	Flyovers
NIL	Subways	1	Toll Plaza

Particulars	
Type of Main Carriage | Service Road	Flexible | Flexible
Project Kms | No. of Lanes	61.104 | 6
Total lane Kms | NH/ SH Number	669.06 | NH-275
Bid O&M Income (Rs. Crs)	3.00
Annuties – Recevied/Total no	5/30

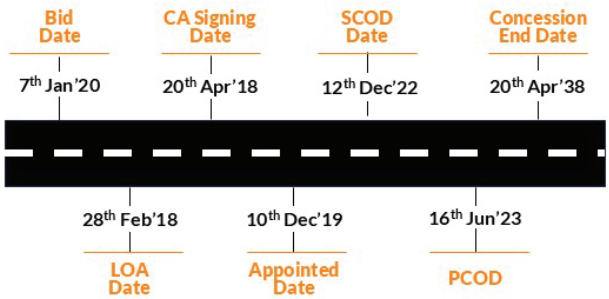








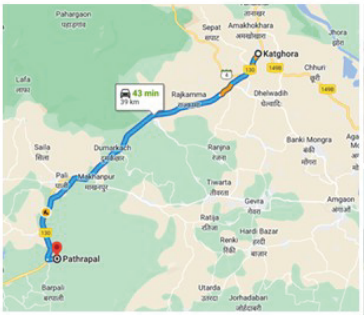
Pathrapali Kathghora Highways Pvt Ltd



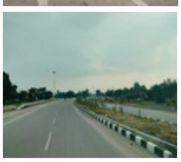
NIL	ROB	3	Major Bridges
09	Minor Bridges	3	VUP
71	Culverts	1	Flyovers
NIL	Subways	1	Toll Plaza

Particulars	
Type of Main Carriage | Service Road	Flexible | Flexible
Project Kms | No. of Lanes	36.80 | 4
Total lane Kms | NH/ SH Number	234.06 | NH-130
Bid O&M Income (Rs. Crs)	3.00
Annuties – Recevied / Total no	5/30



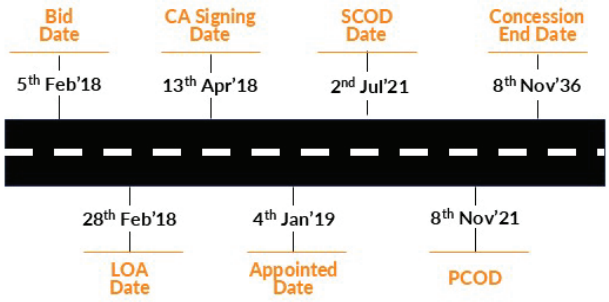






Hybrid Annuity Model (HAM) Assets

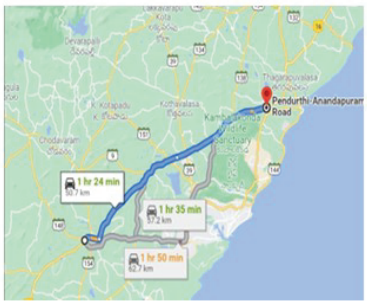
DBL Anandapuram Anakapalli Highways Ltd



2	ROB		4	Major Bridges	
23	Minor Bridges		9	VUP	
97	Culverts		9	Flyovers	
NIL	Subways		1	Toll Plaza	

Particulars	
Type of Main Carriage | Service Road	Rigid | Flexible
Project Kms | No. of Lanes	50.38 | 6
Total lane Kms | NH/ SH Number	542.14 | NH-16
Bid O&M Income (Rs. Crs)	3.00
Annuties – Recevied / Total no	8/30

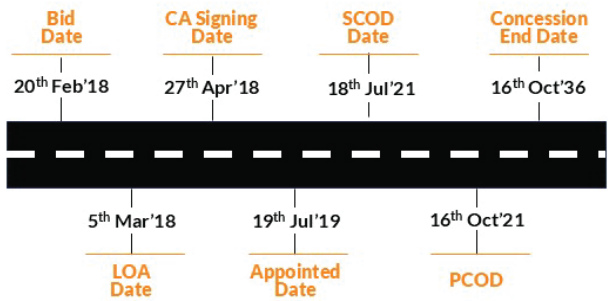








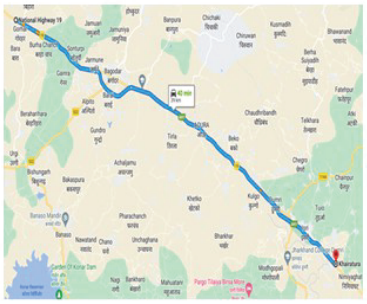
DBL Gorhar Khairtunda Highways Ltd



1	ROB		4	Major Bridges	
14	Minor Bridges		7	VUP	
44	Culverts		NIL	Flyovers	
NIL	Subways		1	Toll Plaza	

Particulars	
Type of Main Carriage | Service Road	Flexible | Rigid
Project Kms | No. of Lanes	34.99 | 6
Total lane Kms | NH/ SH Number	329.37 | NH-02
Bid O&M Income (Rs. Crs)	3.00
Annuties – Recevied / Total no	8/30



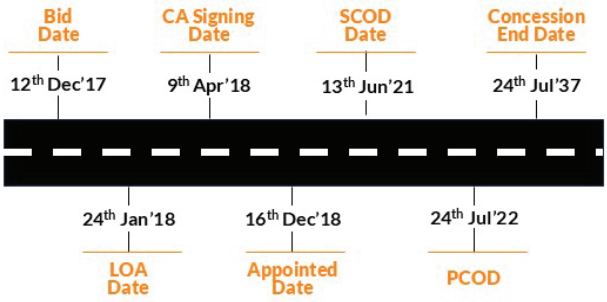






Hybrid Annuity Model (HAM) Assets

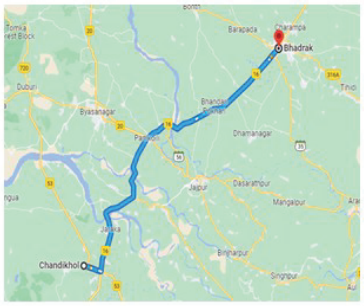
DBL Chandikhole Bhadrak Highways Ltd



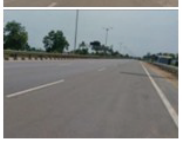
NIL	ROB		15	Major Bridges
45	Minor Bridges		37	VUP
61	Culverts		04	Flyovers
NIL	Subways		1	Toll Plaza

Particulars	
Type of Main Carriage | Service Road	Flexible | Flexible
Project Kms | No. of Lanes	74.17 | 6
Total lane Kms | NH/ SH Number	710.98 | NH-16
Bid O&M Income (Rs. Crs)	3.00
Annuties – Recevied / Total no	6/30

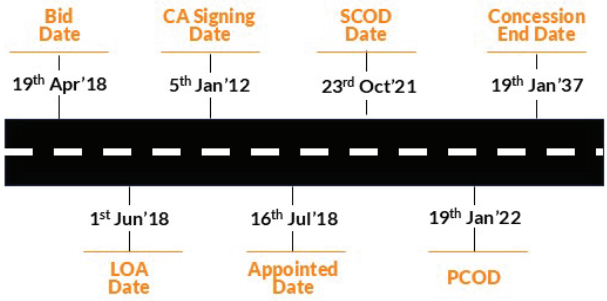








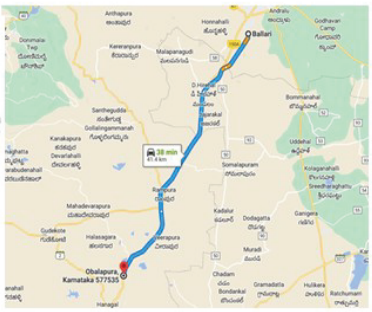
DBL Bellary Byrapura Highways Ltd



1	ROB		2	Major Bridges
35	Minor Bridges		4	VUP
76	Culverts		3	Flyovers
NIL	Subways		1	Toll Plaza

Particulars	
Type of Main Carriage | Service Road	Flexible | Flexible
Project Kms | No. of Lanes	40.73 | 4
Total lane Kms | NH/ SH Number	293.91 | NH-150A
Bid O&M Income (Rs. Crs)	3.00
Annuties – Recevied / Total no	7/30





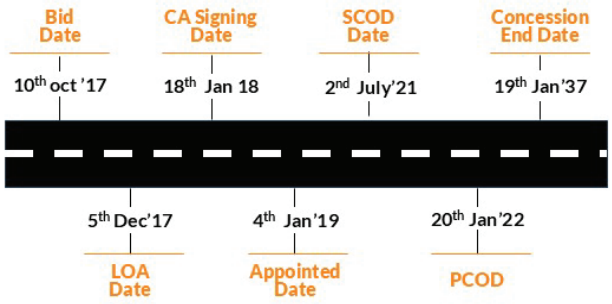




Hybrid Annuity Model (HAM) Assets

APCO Arasavalli Expressway Pvt Ltd

Structure



NIL	ROB		2	Major Bridges
12	Minor Bridges		9	VUP
134	Culverts		2	Flyovers
NIL	Subways		1	Toll Plaza

Particulars	
Type of Main Carriage | Service Road	Flexible | Flexible
Project Kms | No. of Lanes	49.63 | 6
Total lane Kms | NH/ SH Number	509.57 | NH-16
Bid O&M Income (Rs. Crs)	18.55
Annuties – Recevied / Total no	7/30





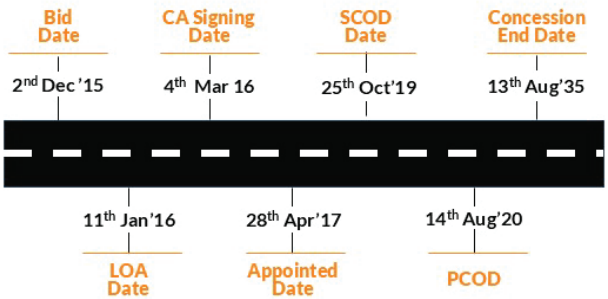




1

Freedompoint Expressway Pvt Ltd

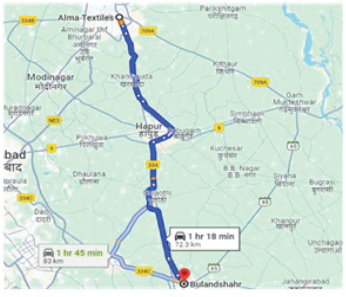
Structure



1	ROB		1	Major Bridges
9	Minor Bridges		5	VUP
68	Culverts		NIL	Flyovers
NIL	Subways		1	Toll Plaza

Particulars	
Type of Main Carriage | Service Road	Rigid | Flexible
Project Kms | No. of Lanes	61.19 | 4
Total lane Kms | NH/ SH Number	316.43 | NH-334
Bid O&M Income (Rs. Crs)	5.76
Annuties – Recevied / Total no	10/30





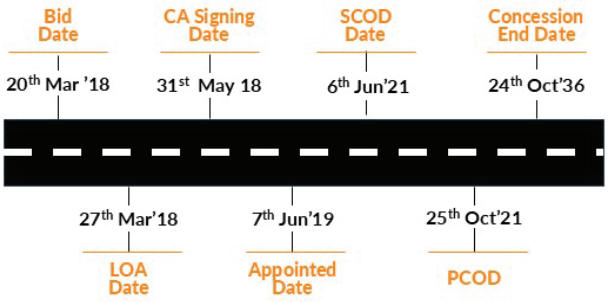




Hybrid Annuity Model (HAM) Assets

APCO Navkalyan Expressway Pvt Ltd

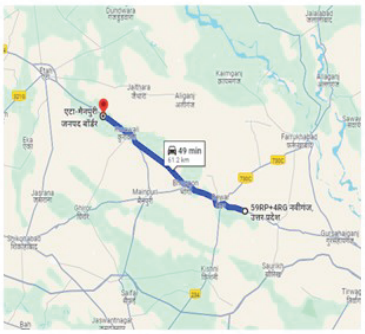
Structure



1	ROB	2	Major Bridges
12	Minor Bridges	23	VUP
140	Culverts	1	Flyovers
NIL	Subways	1	Toll Plaza

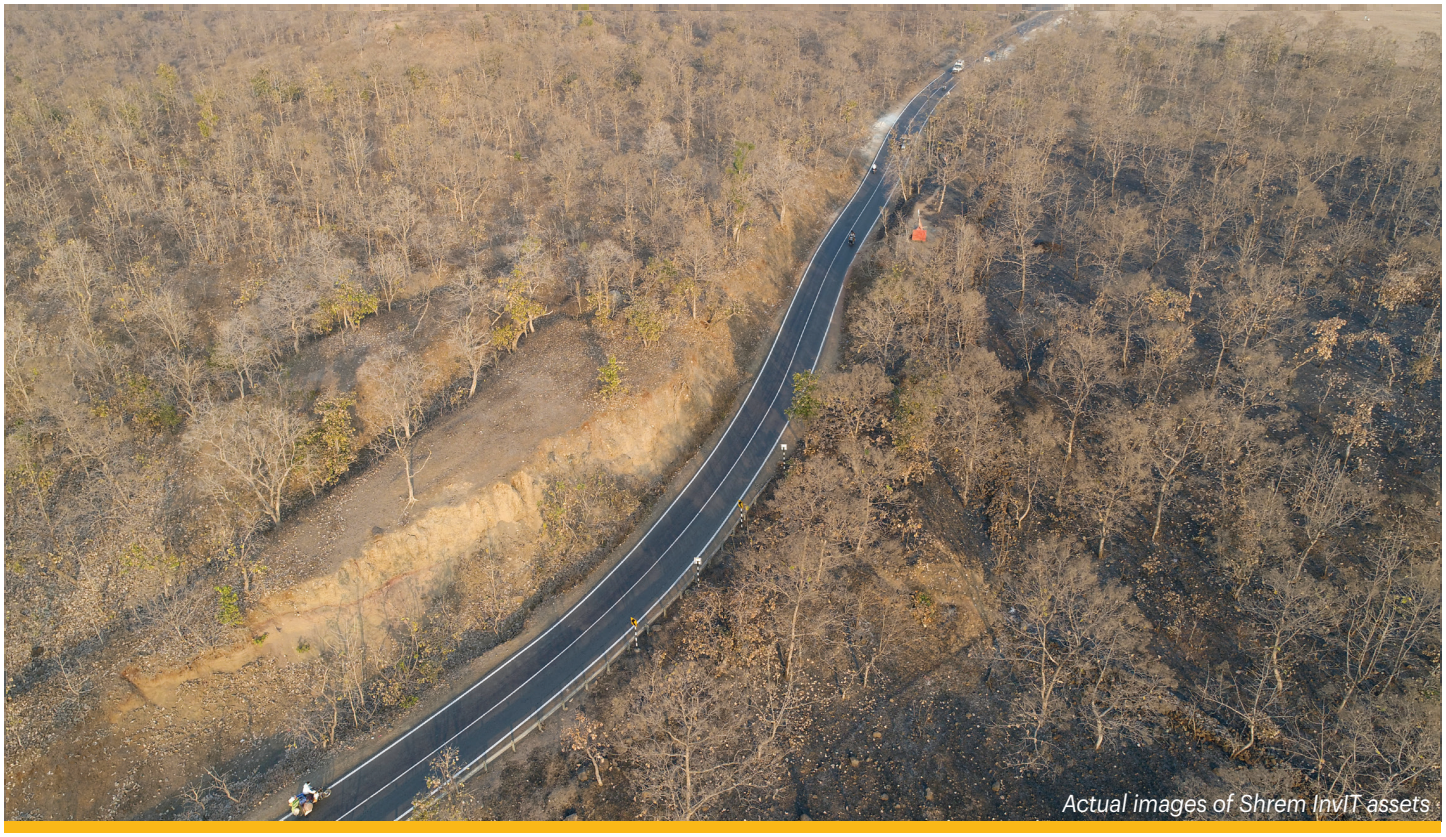
Particulars	
Type of Main Carriage | Service Road	Flexible | Flexible
Project Kms | No. of Lanes	61.21 | 4
Total lane Kms | NH/ SH Number	410.95 | NH-91
Bid O&M Income (Rs. Crs)	18
Annuties – Recevied / Total no	8/30







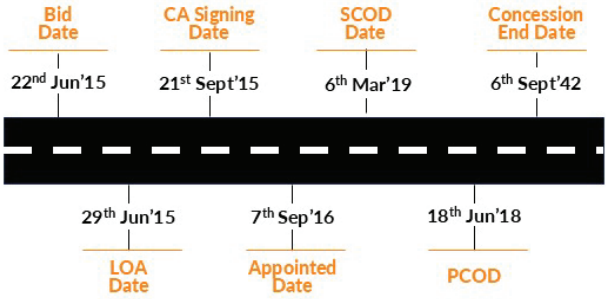




Actual images of Shrem InvIT assets

NHAI Toll Asset

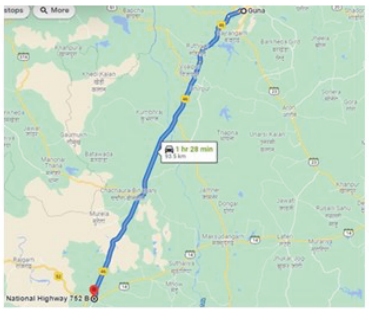
Jalpa Devi Tollways Pvt Ltd



NIL	ROB		34	Major Bridges
77	Minor Bridges		12	VUP
18	Culverts		4	Flyovers
2	Subways		2	Toll Plaza

Particulars	
Type of Main Carriage | Service Road	Flexible | Flexible
Project Kms | No. of Lanes	93.50 | 4
Total lane Kms | NH/ SH Number	506.70 | NH-03
Bid O&M Income (Rs. Crs)	NA
Annuties – Recevied / Total no	NA



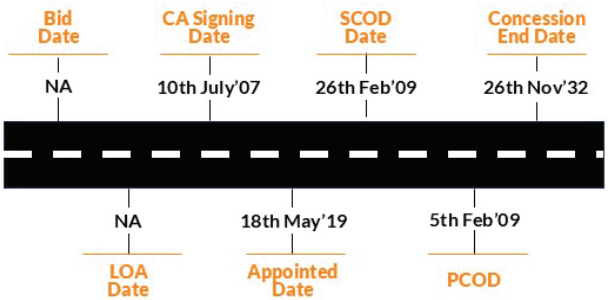






State Toll Asset

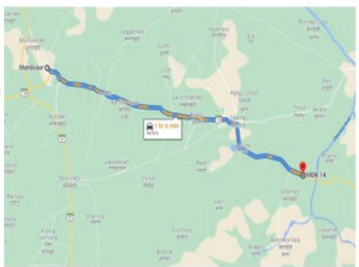
Suryavanshi Infrastructure Pvt Ltd



NIL	ROB		4	Major Bridges
27	Minor Bridges		NIL	VUP
NIL	Culverts		1	Flyovers
NIL	Subways		1	Toll Plaza

Particulars	
Type of Main Carriage | Service Road	Flexible | NA
Project Kms | No. of Lanes	44 | 2
Total lane Kms | NH/ SH Number	132 | SH-14
Bid O&M Income (Rs. Crs)	NA
Annuties – Recevied / Total no	NA









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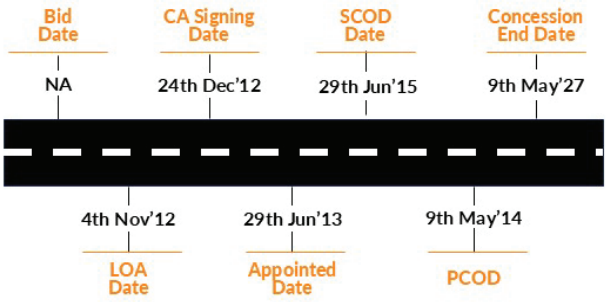
State Annuity Projects

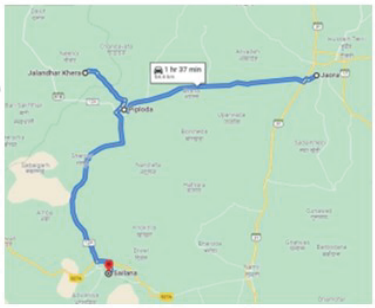
DBL Jaora Sailana Tollways Pvt Ltd



NIL	ROB	NIL	Major Bridges		
4	Minor Bridges	NIL	VUP		
17	Culverts	NIL	Flyovers		
NIL	Subways	NIL	Toll Plaza		

Particulars	
Type of Main Carriage | Service Road	Flexible | NA
Project Kms | No. of Lanes	87.77 | 2
Total lane Kms | NH/ SH Number	263.31 | MDR
Bid O&M Income (Rs. Crs)	NA
Annuties – Recevied / Total no	23/26









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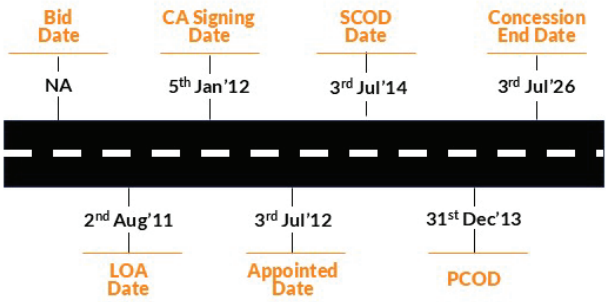
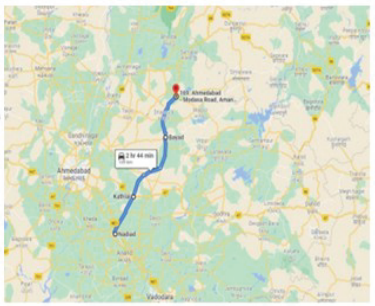
DBL Nadiad Modasa Tollways Pvt Ltd



NIL	ROB	7	Major Bridges		
14	Minor Bridges	NIL	VUP		
104	Culverts	NIL	Flyovers		
NIL	Subways	1	Toll Plaza		

Particulars	
Type of Main Carriage | Service Road	Flexible | NA
Project Kms | No. of Lanes	108.67 | 2
Total lane Kms | NH/ SH Number	325.20 | SH59
Bid O&M Income (Rs. Crs)	NA
Annuties – Recevied / Total no	22/24



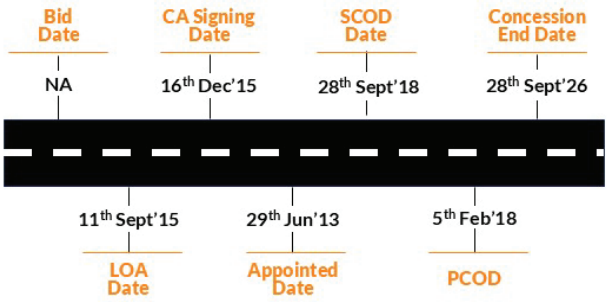






State Annuity Projects

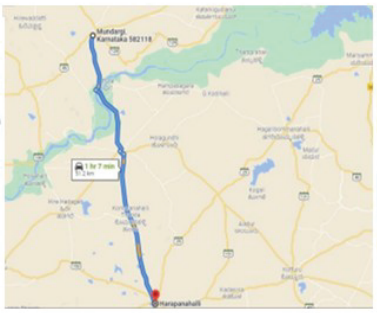
DBL Mundargi Harapanahalli Tollways Pvt Ltd



NIL	ROB	1	Major Bridges
11	Minor Bridges	NIL	VUP
84	Culverts	NIL	Flyovers
NIL	Subways	2	Toll Plaza

Particulars	
Type of Main Carriage | Service Road	Flexible | NA
Project Kms | No. of Lanes	51.80 | 2
Total lane Kms | NH/ SH Number	153.63 | SH-45 & SH-47
Bid O&M Income (Rs. Crs)	NA
Annuties – Recevied / Total no	14/16

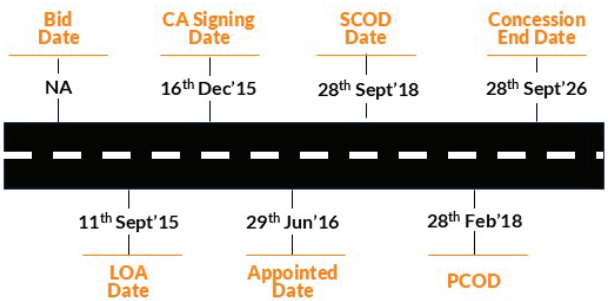








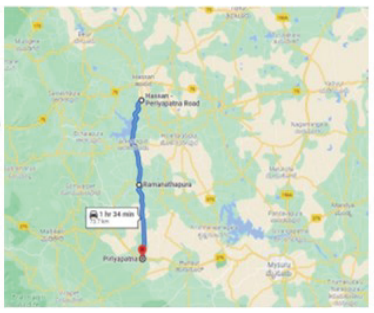
DBL Hassan Periyapatna Tollways Pvt Ltd



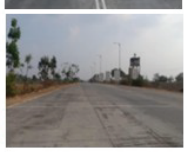
NIL	ROB	1	Major Bridges
13	Minor Bridges	NIL	VUP
192	Culverts	NIL	Flyovers
NIL	Subways	3	Toll Plaza

Particulars	
Type of Main Carriage | Service Road	Flexible | NA
Project Kms | No. of Lanes	75.03 | 2
Total lane Kms | NH/ SH Number	221.07 | SH-21
Bid O&M Income (Rs. Crs)	NA
Annuties – Recevied / Total no	14/16



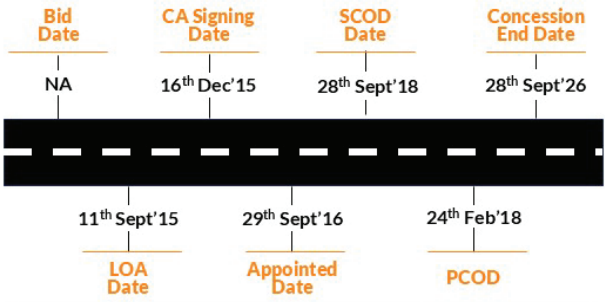






State Annuity Projects

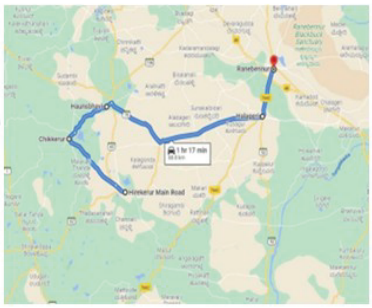
DBL Hirekerur Ranibennur Tollways Pvt Ltd



NIL	ROB		0	Major Bridges
11	Minor Bridges		NIL	VUP
94	Culverts		NIL	Flyovers
NIL	Subways		2	Toll Plaza

Particulars	
Type of Main Carriage | Service Road	Flexible | NA
Project Kms | No. of Lanes	58.60 | 2
Total lane Kms | NH/ SH Number	167.07 | SH-62, SH-76 & SH-57
Bid O&M Income (Rs. Crs)	NA
Annuties – Recevied / Total no	14/16

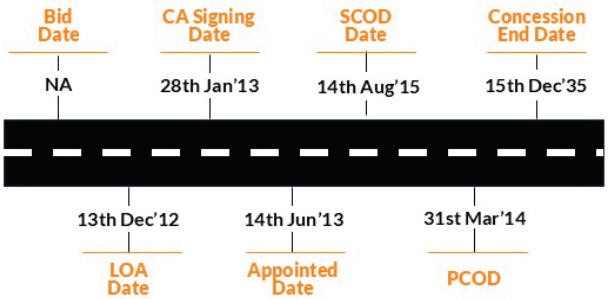








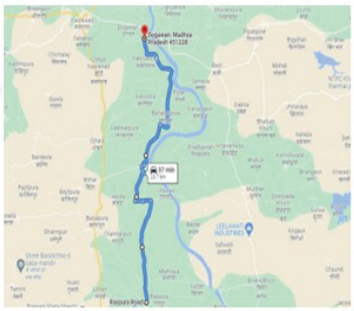
DBL Bankhlafata Dogawa Tollways Pvt Ltd



NIL	ROB		13	Major Bridges
96	Minor Bridges		NIL	VUP
NIL	Culverts		13	Flyovers
NIL	Subways		NIL	Toll Plaza

Particulars	
Type of Main Carriage | Service Road	Flexible | NA
Project Kms | No. of Lanes	65.40 | 4
Total lane Kms | NH/ SH Number	196.20 | MDR
Bid O&M Income (Rs. Crs)	NA
Annuties – Recevied / Total no	23/26









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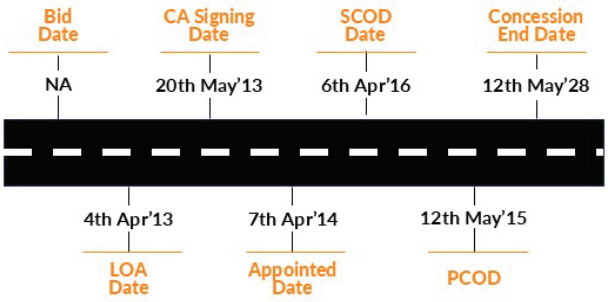
State Annuity + Toll Projects

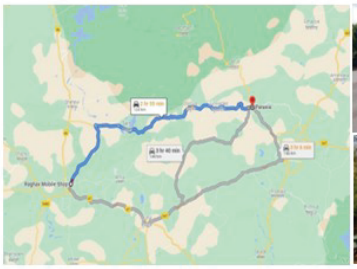
DBL Betul Sarni Tollways Pvt Ltd



NIL	ROB		9	Major Bridges
36	Minor Bridges		NIL	VUP
36	Culverts		NIL	Flyovers
NIL	Subways		2	Toll Plaza

Particulars	
Type of Main Carriage | Service Road	Flexible | NA
Project Kms | No. of Lanes	124.10 | 2
Total lane Kms | NH/ SH Number	372.30 | SH43
Bid O&M Income (Rs. Crs)	NA
Annuties – Recevied / Total no	21/26









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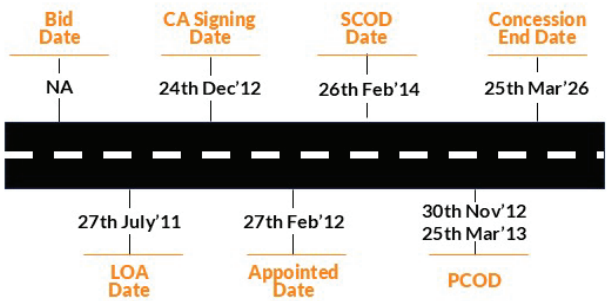
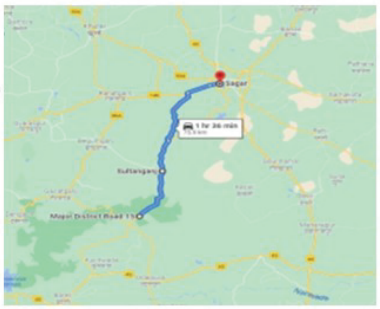
DBL Silwani Sultanganj Tollways Pvt Ltd



NIL	ROB		17	Major Bridges
134	Minor Bridges		NIL	VUP
NIL	Culverts		1	Flyovers
NIL	Subways		2	Toll Plaza

Particulars	
Type of Main Carriage | Service Road	Flexible | NA
Project Kms | No. of Lanes	76.00 | 2
Total lane Kms | NH/ SH Number	228.00 | SH-15
Bid O&M Income (Rs. Crs)	NA
Annuties – Recevied / Total no	25/26









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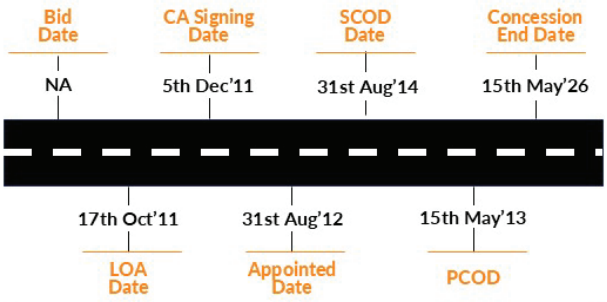
State Annuity + Toll Projects

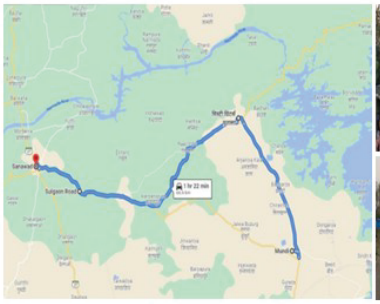
DBL Mundi Sanawad Tollways Pvt Ltd



NIL	ROB		24	Major Bridges
88	Minor Bridges		NIL	VUP
NIL	Culverts		1	Flyovers
NIL	Subways		1	Toll Plaza

Particulars	
Type of Main Carriage | Service Road	Flexible | NA
Project Kms | No. of Lanes	67.63 | 2
Total lane Kms | NH/ SH Number	202.89 | MDR
Bid O&M Income (Rs. Crs)	NA
Annuties – Recevied / Total no	25/26









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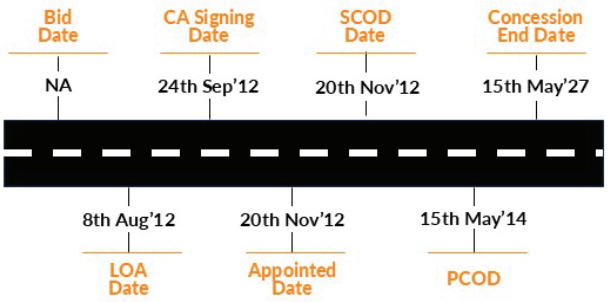
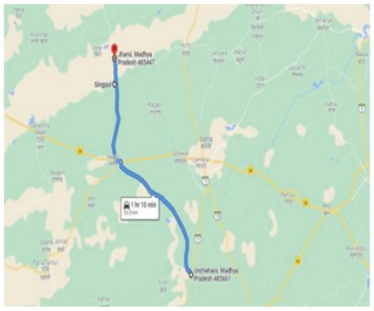
DBL Uchera Nagod Tollways Pvt Ltd



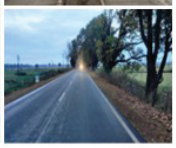
NIL	ROB		10	Major Bridges
92	Minor Bridges		NIL	VUP
30	Culverts		2	Flyovers
NIL	Subways		1	Toll Plaza

Particulars	
Type of Main Carriage | Service Road	Flexible | NA
Project Kms | No. of Lanes	55.60 | 2
Total lane Kms | NH/ SH Number	166.80 | SH-56
Bid O&M Income (Rs. Crs)	NA
Annuties – Recevied / Total no	23/26









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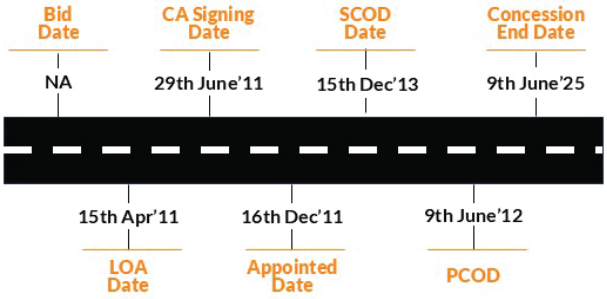
State Annuity + Toll Projects

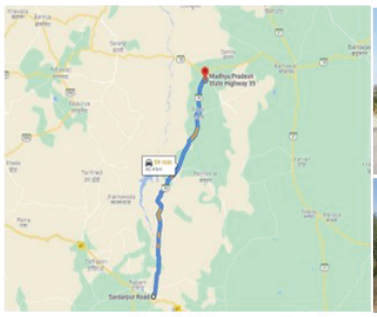
DBL Sardarpur Badnawar Tollways Pvt Ltd



NIL	ROB		17	Major Bridges
22	Minor Bridges		NIL	VUP
24	Culverts		1	Flyovers
NIL	Subways		1	Toll Plaza

Particulars	
Type of Main Carriage | Service Road	Flexible | NA
Project Kms | No. of Lanes	43.00 | 2
Total lane Kms | NH/ SH Number	129.00 | SH-34
Bid O&M Income (Rs. Crs)	NA
Annuties – Recevied / Total no	26/26









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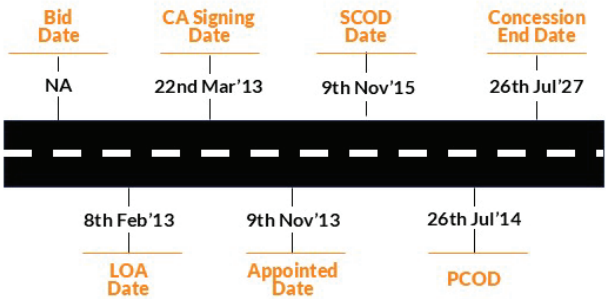
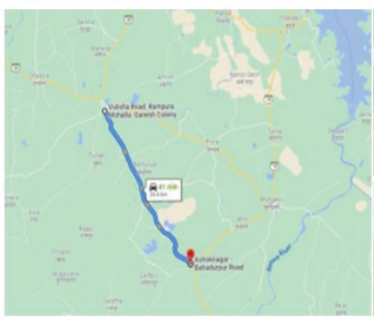
DBL Ashoknagar Vidisha Tollways Pvt Ltd



NIL	ROB		1	Major Bridges
10	Minor Bridges		NIL	VUP
19	Culverts		NIL	Flyovers
NIL	Subways		1	Toll Plaza

Particulars	
Type of Main Carriage | Service Road	Flexible | NA
Project Kms | No. of Lanes	35.68 | 2
Total lane Kms | NH/ SH Number	107.04 | MDR
Bid O&M Income (Rs. Crs)	NA
Annuties – Recevied / Total no	22/26









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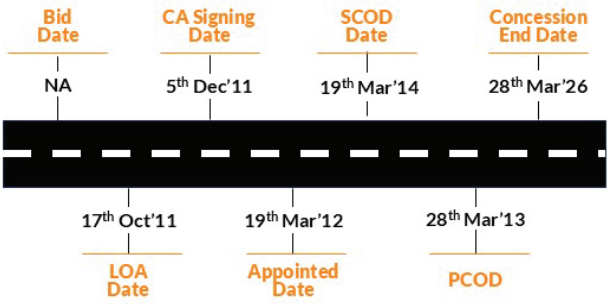
State Annuity + Toll Projects

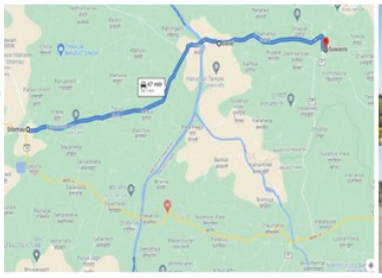
DBL Sitamau Suwasara Tollways Pvt Ltd



1	ROB		7	Major Bridges
25	Minor Bridges		NIL	VUP
5	Culverts		2	Flyovers
NIL	Subways		1	Toll Plaza

Particulars	
Type of Main Carriage | Service Road	Flexible | NA
Project Kms | No. of Lanes	34.97 | 2
Total lane Kms | NH/ SH Number	104.91 | MDR
Bid O&M Income (Rs. Crs)	NA
Annuties – Recevied / Total no	25/26









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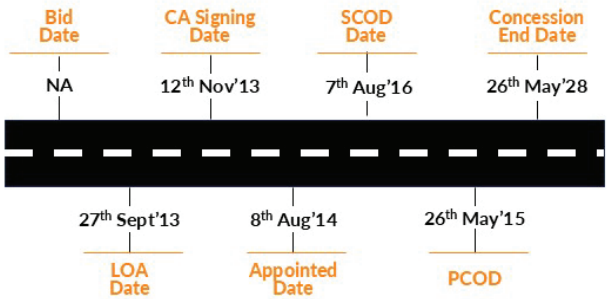
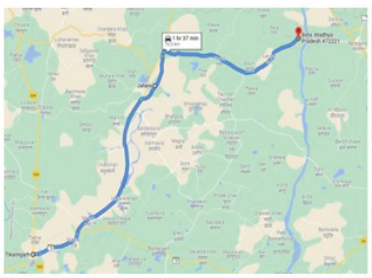
DBL Tikamgarh Nowgaon Tollways Pvt Ltd



NIL	ROB		3	Major Bridges
12	Minor Bridges		NIL	VUP
72	Culverts		NIL	Flyovers
NIL	Subways		2	Toll Plaza

Particulars	
Type of Main Carriage | Service Road	Flexible | NA
Project Kms | No. of Lanes	58.60 | 2
Total lane Kms | NH/ SH Number	229.20 | MDR
Bid O&M Income (Rs. Crs)	NA
Annuties – Recevied / Total no	21/26









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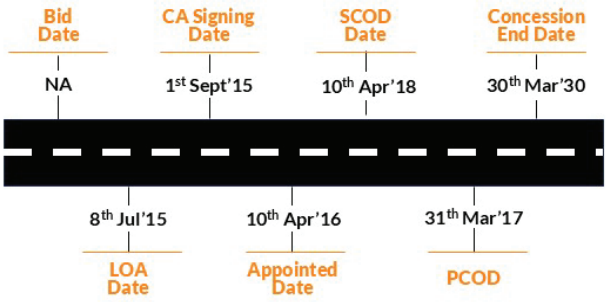
State Annuity + Toll Projects

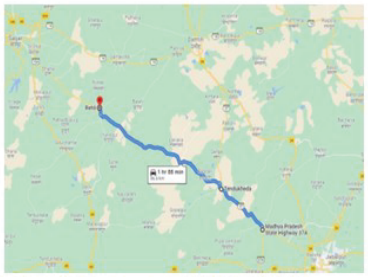
DBL Patan Rehli Tollways Pvt Ltd



NIL	ROB	19	Major Bridges		
78	Minor Bridges	NIL	VUP		
20	Culverts	5	Flyovers		
NIL	Subways	2	Toll Plaza		

Particulars	
Type of Main Carriage | Service Road	Flexible | NA
Project Kms | No. of Lanes	86.60 | 2
Total lane Kms | NH/ SH Number	259.80 | SH-15
Bid O&M Income (Rs. Crs)	NA
Annuties – Recevied / Total no	17/26









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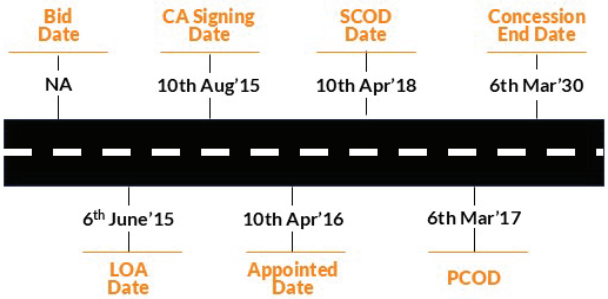
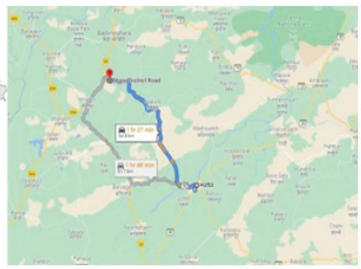
DBL Hata Dargawon Tollways Pvt Ltd



NIL	ROB	15	Major Bridges		
74	Minor Bridges	NIL	VUP		
NIL	Culverts	2	Flyovers		
NIL	Subways	1	Toll Plaza		

Particulars	
Type of Main Carriage | Service Road	Flexible | NA
Project Kms | No. of Lanes	64.40 | 2
Total lane Kms | NH/ SH Number	193.20 | SH-48
Bid O&M Income (Rs. Crs)	NA
Annuties – Recevied / Total no	17/26









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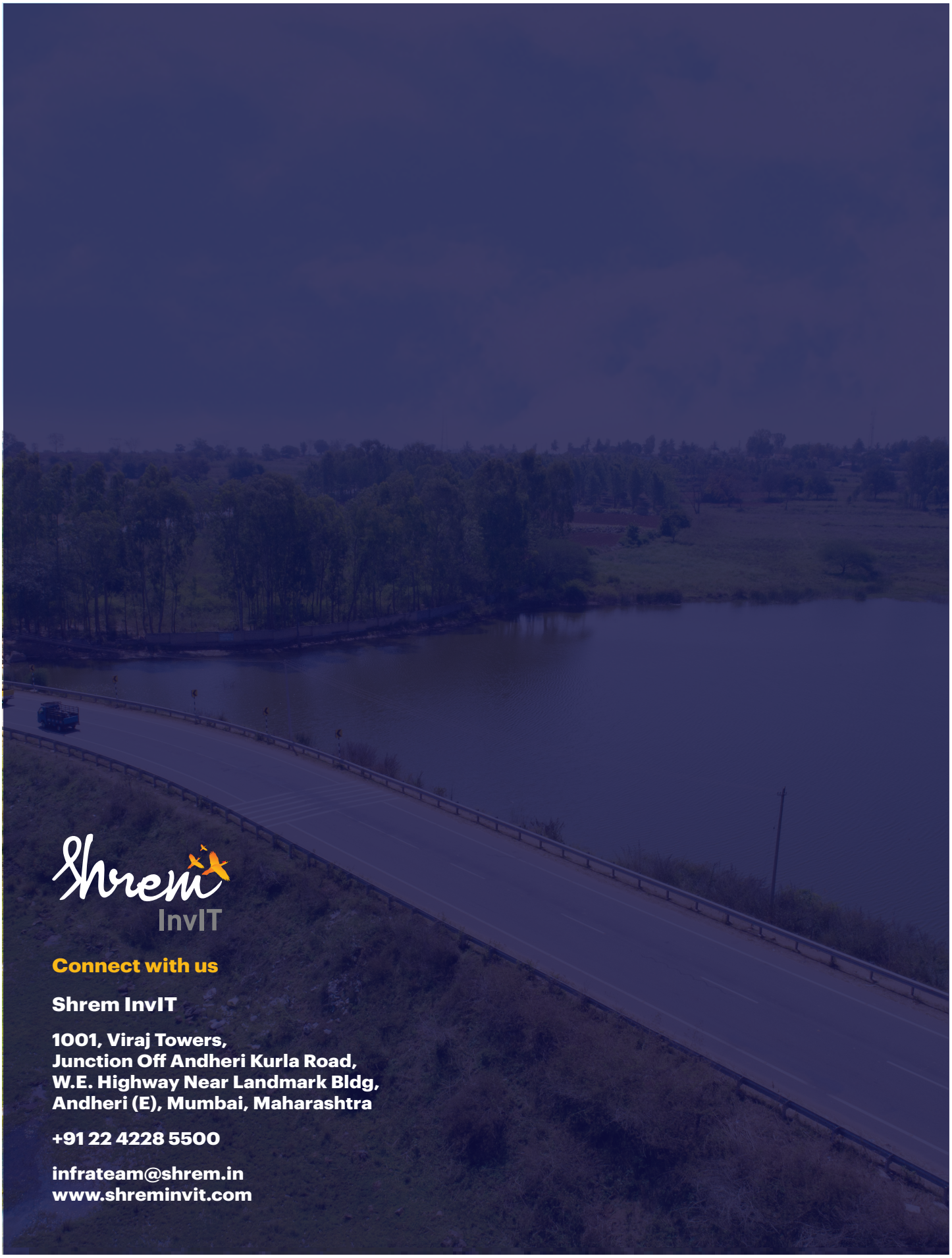

Shrem InvIT

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Shrem InvIT

1001, Viraj Towers,
Junction Off Andheri Kurla Road,
W.E. Highway Near Landmark Bldg,
Andheri (E), Mumbai, Maharashtra

+91 22 4228 5500

infrateam@shrem.in
www.shreminvit.com