



# BUILDING STRATEGIC ASSETS. ENABLING ENTERPRISE GROWTH.

Sustainable Growth. Lasting Impact.



# WHC WE ARE



**Ayiraa Holding Corporation India Private Limited**, incorporated in 2025, is a Tamil Nadu-based real estate and infrastructure development company focused on building structured growth platforms for long-term economic development.

## AYIRAA INTEGRATES:

- Strategic Land Aggregation
- Infrastructure & Logistics Platforms
- Special Economic Zone Development
- Seed Capital & Venture Enablement
- Institutional Joint Ventures

Ayiraa operates as an ecosystem architect aligning capital, land intelligence, regulatory navigation and enterprise growth into scalable economic platforms.

**Ayiraa Groups - Built On Trust. Driven By Purpose**



# VISION

To build the backbone of India's next growth cycle by enabling the creation of **100 Unicorn Companies by 2047.**

Ayiraa envisions integrated ecosystems where capital, infrastructure, innovation and enterprise converge to produce globally scalable companies.

To systematically support the creation, scaling and sustainability of high-growth enterprises that contribute to:

- Job creation
- Industrial expansion
- Innovation ecosystems
- Foreign investment inflows
- GDP acceleration
- Global competitiveness

# MISSION

Ayiraa Groups - Shaping Tomorrow with Clear Intent

Ayiraa positions itself as a long-term institutional contributor to India's structural growth story.



# STRATEGIC FOCUS AREAS

Ayiraa's integrated growth model operates across five core pillars



## Startup & Venture Development

- Structured startup acceleration platforms
- Enterprise enablement ecosystems
- Mentorship alignment
- Industry linkages



## Seed Funding & Capital Alignment

- Early-stage capital participation
- Structured funding pathways
- Investor integration networks
- Growth-stage financial frameworks



## Special Economic Zone (SEZ) Platforms

- Enterprise-focused infrastructure
- Innovation-driven industrial ecosystems
- FDI-attractive development models
- Startup-to-scale integration platforms



## Strategic Joint Ventures & Partnerships

- Collaborative growth with aligned stakeholders
- Industrial & infrastructure partnerships
- Global enterprise integration

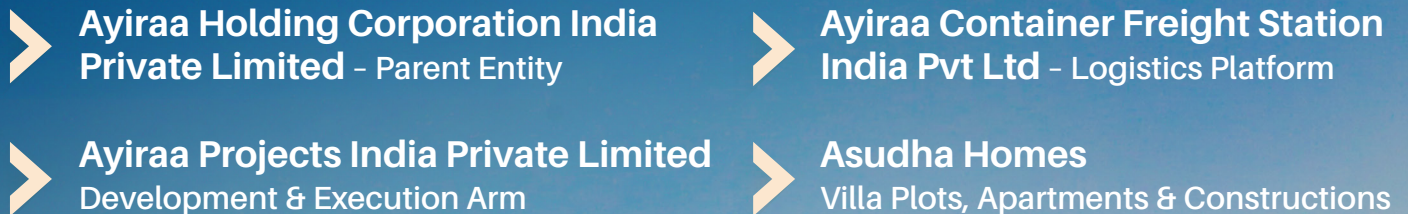


## Infrastructure & Strategic Asset Development

- Land intelligence & aggregation
- Logistics platforms
- Long-term enterprise supporting asset

# GROUP STRUCTURE

Ayiraa operates through a structured institutional framework



Ayiraa Groups - Structured for Growth. Focused on Impact



# AYIRAA PONNERI STARTUP INITIATIVE

The Ayiraa Ponneri Startup Program is the company's flagship initiative designed to

- Support emerging entrepreneurs
- Provide early-stage capital access
- Enable scalable business formation
- Integrate startups into SEZ infrastructure

Ayiraa aims to position **Ponneri** as a high-growth entrepreneurial and enterprise corridor in North Chennai.



Ayiraa Groups - Powering New Possibilities

## AYIRAA SPECIAL ECONOMIC ZONE (SEZ) VISION

Ayiraa's SEZ initiative is structured as a "City of Opportunity" an integrated enterprise acceleration ecosystem.

### Development Philosophy:

- Smart services infrastructure
- Employment generation platform
- Startup & industry integration
- Industrial & innovation clusters
- Global business participation

This SEZ model functions as an economic multiplier platform not merely a land development project.



# MENTORS & INVESTORS

## C.P. Subash

(Retd. Colonel) – Industry Mentor

## S. Ramya

Finance & Business Strategy

## D. Sudhakar Raju

MD, Asudha Homes  
Honorary Chairman, Ayiraa Groups

## D. Ashok Kumar Raju

Partner, Asudha Homes

# LEADERSHIP

Ayiraa Groups – Led by Experience. Driven by People

## M. Sunilkumar

Founder & Managing Director

Since 2010, as a real estate and licensing consultant, he has led advisory and aggregation projects with industrial and infrastructure players, shaping Ayiraa's land intelligence and growth approach. With over 16 years of extensive industry experience, he specializes in:

- \* Strategic land identification
- \* Large-scale land aggregation
- \* Regulatory & licensing navigation
- \* Institutional transactions
- \* Multi-sector development alignment

# PARTNERS & KEY LEADERS

## Mr. Jai

Partner – Sales, Marketing & Finance

With 20+ years of experience in sales and business expansion, he has consistently driven organizational success through strategic marketing initiatives. With extensive industry experience, he specializes in:

- \* Strategic sales planning & execution
- \* Project fund management
- \* Brand positioning & market expansion
- \* High-performance team building

## Mr. Ranjith Kumar

Partner - Business Development, Government Approvals & Legal

With over 20+ years of experience in regulatory frameworks and extensive industry experience, he specializes in:

- \* Government approvals & regulatory clearances
- \* Licensing strategy & compliance management
- \* Legal due diligence

## Mr. Naveen Kumar

Partner - CFO

With 15+ years of experience in finance and accounting, for growth - driven organizations and extensive industry experience, he specializes in:

- \* Financial planning & Fund management
- \* Cost control & Investor reporting

## Mr. Ramesh

Partner - Personal Relations

With extensive field experience, he specializes in:

- \* Local network development & engagement
- \* Vendor & client handling



# COMPLETED DEVELOPMENTS – 2025

**CV Grand City (NH-16, Panjetty)**  
Villa & Commercial Plots – 1,00,000 Sq Ft

**Sri Balaji Layout (North Chennai)**  
Commercial Plots – 50,000 Sq Ft



# STRATEGIC LAND AGGREGATION

**Chennai Peripheral Ring Road – Amoor Village**

350 Acres Aggregated & Delivered – SNP

Additional 200 Acres – Under Aggregation

# ONGOING DEVELOPMENTS – 2026

**Anandha Residency – Panchetty**  
75,000 Sq Ft – Ongoing

**Aandal Azhagar Villa Plots – Minjur**  
1,50,000 Lakhs Sq Ft – Under Progress

**Pramod Enclave – Panchetty**  
6,00,000 Lakhs Sq Ft – Under progress

**Ayiraa Logistics Park (SEZ) – Amoor Village**  
200 Acres – Land Aggregation Started

**Ayiraa Food Park – North Chennai SEZ**  
To Be Aggregated

**Ayiraa Med Park – North Chennai SEZ**  
To Be Aggregated

Ayiraa Groups – Turning Vision into Reality



# OUR INSTITUTIONAL PHILOSOPHY

Ayiraa operates on principles of:

Ethical governance | Financial transparency | Regulatory compliance  
Long-term value creation | Sustainable economic contribution

Ayiraa is not merely developing projects  
It is building structured economic ecosystems for India's growth journey.

**INDIA'S NEXT**  
**GROWTH ERA**



— REACH US AT THIS ADDRESS —

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