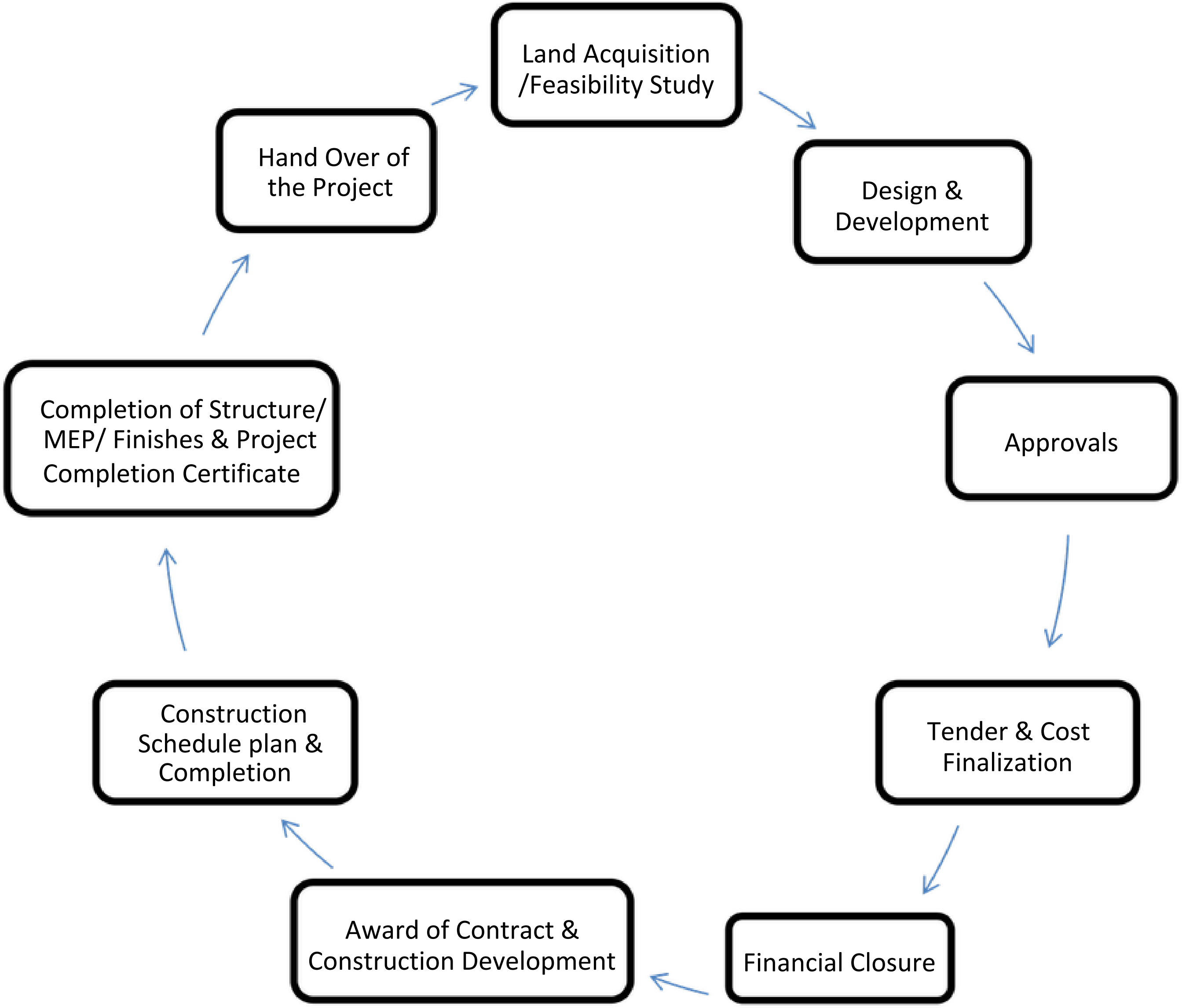
Portfolio – END TO END SOLUTION



Portfolio – Buildings- Few Highlights

- Sky Park Residences - Residential – M.S.B
- 4,00,000 sq.ft – 214 Dwelling Units
- Completed in Three Years
- Project Head – Land Feasibility, Design, Approvals, Financial Closure, Construction, Completion and Hand Over
- Value of theProject – INR1100Mn

- ISANA – Commercial M.S.B
- 1,50,000 sq.ft –
- Completed in Two Years
- Project Head – Land Feasibility, Design, Approvals, Financial Closure, Construction, Completion and Hand Over
- Value of the Project Including Interiors – INR 540 Mn

- INTOWN – Residential Group Housing
- 5,75,000 sq.ft – 352 Dwelling Units
- Completed in Three Years
- Project Head – Land Feasibility, Design, Approvals, Financial Closure, Construction, Completion and Hand Over
- Value of the Project – INR 1400 Mn

- Sky Pod Residences
- 5,00,000sq.ft – 284 Dwelling Units
- Regulatory Approval
- Project Head – Land Feasibility, Design, Approvals, Financial Closure,
- Value of the Project – INR 1375 Mn.

Portfolio – Interior fit outs

- Sky Park Residences – Interiors of Model Units 2 & 3 BHK one each
- 3500 sft
- Completed in 40 days
- Co-ordinated design by a Singapore Architect, Finalized design, Vendor Finalization, Cost negotiation, monitor execution through Project team and completion and handover, and monitor maintenance of the model units till the project is completed
- Value of the Interior work – INR 5.25 Mn

- Hafiz Court – Office Interiors
- 35000 sft
- Completed in 90days
- Value of the Interior work – INR 52.5 Mn
- Co-ordinated design, Finalized design, Vendor Finalization, Cost negotiation, monitor execution through Project team, obtained completion certificate and handover the project to the client

CORE STRENGTH

- Technical /Commercial Feasibility study once the land parcel is identified.
- Appointment of Architects and other consultants viz, Structural/ Electrical / MEP / HVAC / Landscaping / Project Management Consultants.
- Freeze design as per local regulation and commercial viability, perspective designs for Marketing collaterals
- **Initiate Regulatory clearances and obtain all the necessary clearances for commencement of the project, play a vital role in identifying the proper sources/ negotiate the unforeseen cost and optimize the budget**
- Freeze technical spec for the project, monitor BOQ drafting and tender document process.
- **Play a major role in Cost optimization while drafting technical Spec & BOQ and hence effectively finalize cost budgets, which shall boost the bottom line.**
- Freeze Cost of building/operation cost/ Resources/ Pert chart/ cash flow
- Presentation to financial institution and raise debt/ working capital limit. Coordinate with legal and valuation team for speedy process.
- Appointment of lead and sub contractors after due diligence and negotiations.
- Appoint project team for day to day monitoring of the project / MIS / Review meetings
- Obtain Completion certification from the Govt. Authorities and initiate handing over of the project to the prospective clients with complete documentation process / including operation and maintenance

Technical Deliverables

- On inspection of the property and documentary evidences & as per the Regulatory norms , will make preliminary feasibility report on quantum of built-up area /saleable area /leasable area statement

- Conduct Geo-technical survey of the soil and arrive at suitable foundation system which will determine the cost of structure

- Conduct complete survey of the boundary of the property and superimpose the same with the revenue field map and assess the exact quantum of land available for development which will be crucial on final quantum of developable area

- Assess the type and size of units with respect to commercial value realization and arrive at the mix and match ratio pertaining to marketability of the project

- Finalize the technical specification in consultation with the Architect and other Special Agency consultants and optimise the spec taking into consideration the aesthetic value over the Market Sale value realization from the project.

- Frequently monitor the project team on construction procedure adopted, Material inspection and test reports, Workmanship, productivity output, Material wastages, time & cost management.

- GuidetheProjectteamtoidentifyandtraintheskilledwork force for effective ,efficient, quality and to achieve the targeted productivity outturn

Commercial Deliverables

Project Commercials :

- ➢ Guide the Project team in preparation of BOQ & Tender documents, identify lead and special agency contractors
- ➢ Identify Bulk supplier Vendors/ Negotiate and optimize the cost of procurement hence shall contribute to the bottom line
- ➢ Float tender documents/ minimum 3 to 5 comparisons will be made before finalization of the item wise main and sub-contacts/ special agencies
- ➢ Once all the items under the Scope and spec is tendered and cost negotiated and finalized including all miscellaneous scope of work, the final project cost is arrived to monitor under JOB COST REPORT
- ➢ Administrative, Staff salaries, site establishment, Plat & Machinery, Temporary power/water and other operation cost will be derived as Overhead cost, thus the entire project cost is derived.

Financial Closure :

- ➢ Prepare Detailed Project Report- DPR, based on the feasibility study and Project cost
- ➢ The DPR will be circulated to various financial institution to raise Debt/ Equity funding for the project.
- ➢ Once the financial closure is made, to co-ordinate with the FII's for legal, technical and valuation clearances enabling speedy process of fund release.