



# V3 INFRASOL™

*Delivering Excellence*

DEVELOPMENT MANAGER



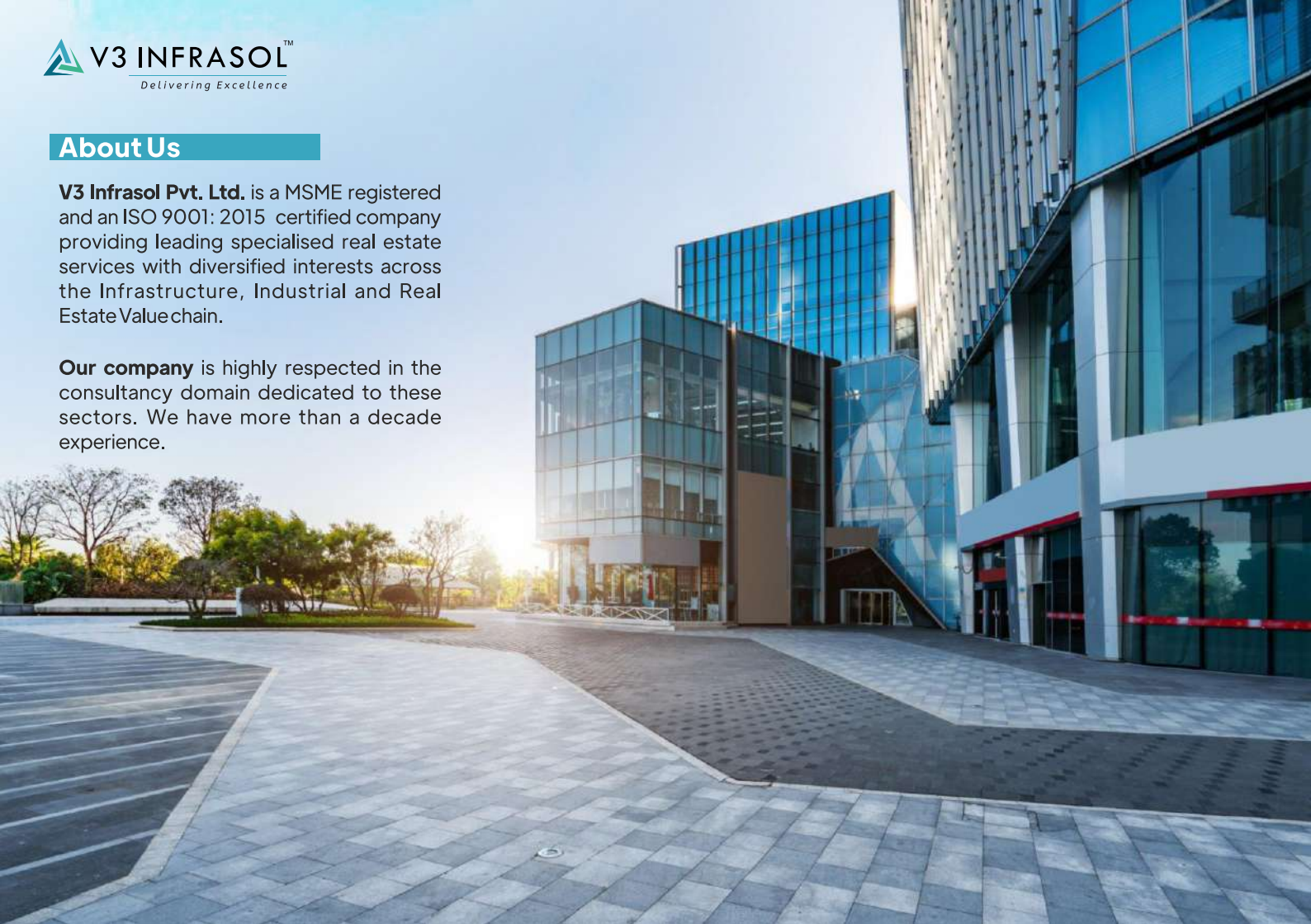
**DOES EVERY  
PROJECT NEED  
A TEAM  
TO HANDLE IT  
EFFICIENTLY?**

*Has the advent of REGULATIONS  
made the road difficult  
for DEVELOPERS?*

## About Us

**V3 Infrasol Pvt. Ltd.** is a MSME registered and an ISO 9001: 2015 certified company providing leading specialised real estate services with diversified interests across the Infrastructure, Industrial and Real Estate Valuechain.

**Our company** is highly respected in the consultancy domain dedicated to these sectors. We have more than a decade experience.



## Our strength

Our strength lies in integrating a range of services and providing end-to-end real estate solutions to clients.

We have expertise in handling and successfully executing

- Govt. Project
- Industrial & Warehousing Project
- Residential & Commercial Project
- Projects under PMAY; Integrated Township & Other Govt. Schemes

# VISION

Bringing real estate vision of yours to life through our comprehensive solutions. We aspire to be the go-to resource for all your real estate needs, providing unparalleled service and exceeding your expectations at every step.

# MISSION

To scale new heights by empowering our clients with exceptional real estate services with our expertise, commitment & integrity to achieve their goals.



# OUR PHILOSOPHY



Strong  
Co-ordination



Planning  
& Strategy



Optimum Utilization  
of Resources & Time





**OUR  
SERVICES**

LAND PROCUREMENT



APPROVAL & LICENSING



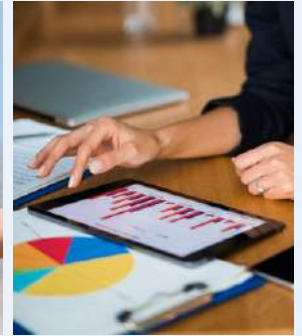
ARCHITECTURAL SERVICES



RERA RELATED SERVICES



DIGITAL MARKETING SERVICES



MARKETING & CRM



SALES MANAGEMENT



PROJECT MANAGEMENT




BUSINESS OPERATION



LEGAL ADVISORY





**DETAILED**  
**SCOPE**  
**OF**  
**WORK**



## Land Survey

We conduct comprehensive and detailed land survey comprising of

- All Existing buildings & boundary lines at the road
- Electric lines showing HT, LT & HT Tower line
- Electric poles, telephones poles & transformer
- Location of all existing building , tube wells, bore well, existing rivers, canals, drains, nalas, ponds, existing roads ,cart tracks, revenue roads, railway
- Land Contours
- Location of manholes, trees
- Orientation (longitude & Latitude)
- Surrounding Connectivity of roads with width
- MSL (Mean Sea Level) scale

*Superimposition of Total Station Survey Report on Sajra Map*

## Land Procurement

We conduct verification from grass root level starting from

- Inspection of Site.
- Technical & legal due-diligence of Land.
- Arrangement & verification of various details of Land from Landowner, such as Area, Location, Khasra details, Value of Land, Sajra Plans, KYC of Landowners, Kisan Bahi, Family Tree, Non-Encumbrance Certificates, other approvals & Licenses, vetting of ATS/ Sale Deed for authentication of Land and its owners.

### Gap Analysis

To resolve all objections found during verification of Land and related documents and shall incorporate the same in its Report.

### Possession Verification

- To ensure peaceful physical possession of Land without any hindrance
- Ensuring embedment of Pillars, leveling of Land as per satisfaction



## Land Related Approvals

- We assist in all kind of approvals starting from
- Land Resumption
  - Exchange of GS Land
  - Ceiling Land
  - Govt. Land
  - Other NOC s.i.e. SC permission etc.
- Any other approvals as required*



## Architecture & Urban Planning

We have an experienced team of architects and urban planners who provide end-to-end services in preparing

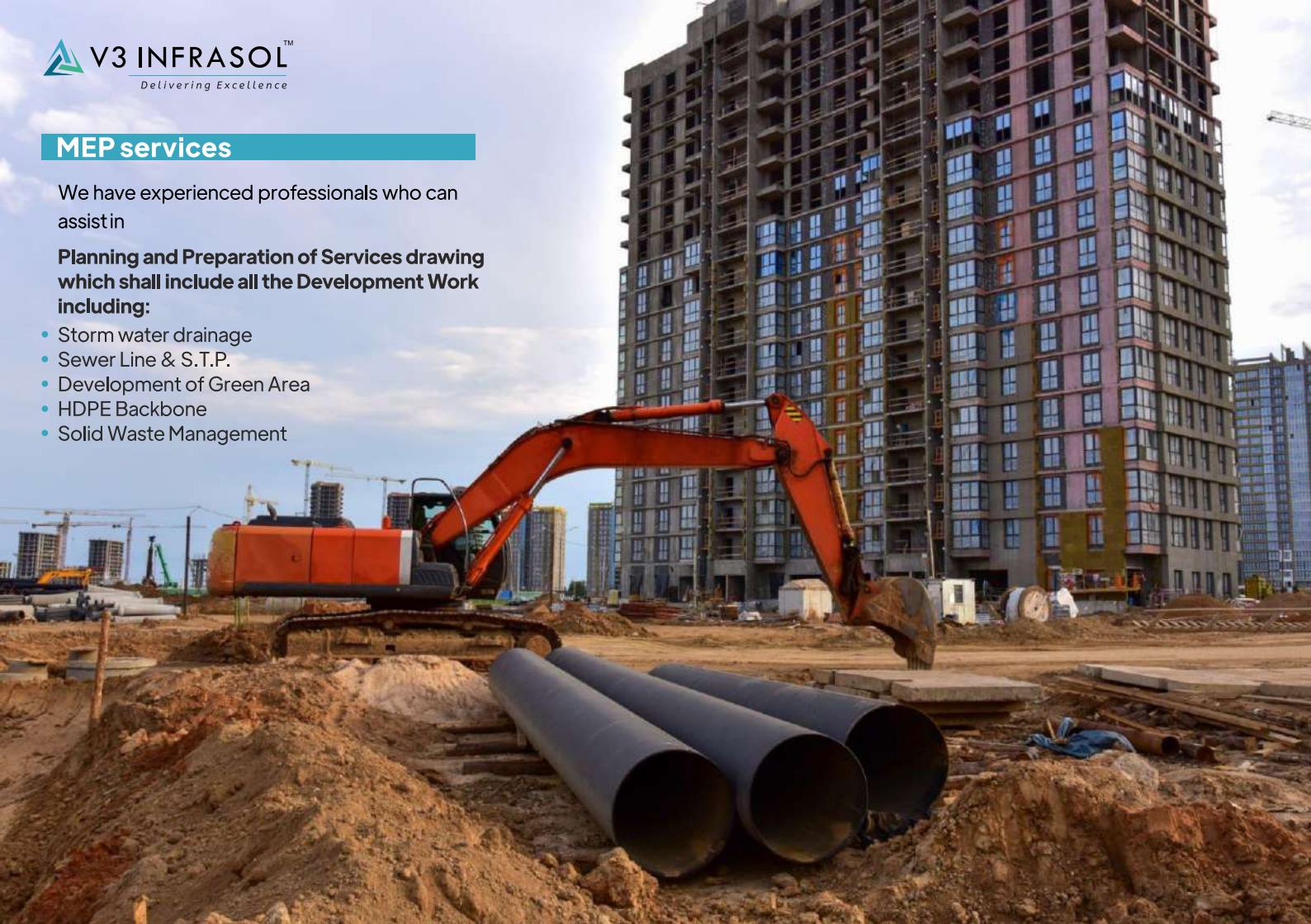
- Concept Layout
- Schematic Design
- Detailed Layout
- Zoning Plan
- Complete Urban Planning, which includes, providing land use details, such as area computation considering norms set by local authority, providing drawings related to the Project

## MEP services

We have experienced professionals who can assist in

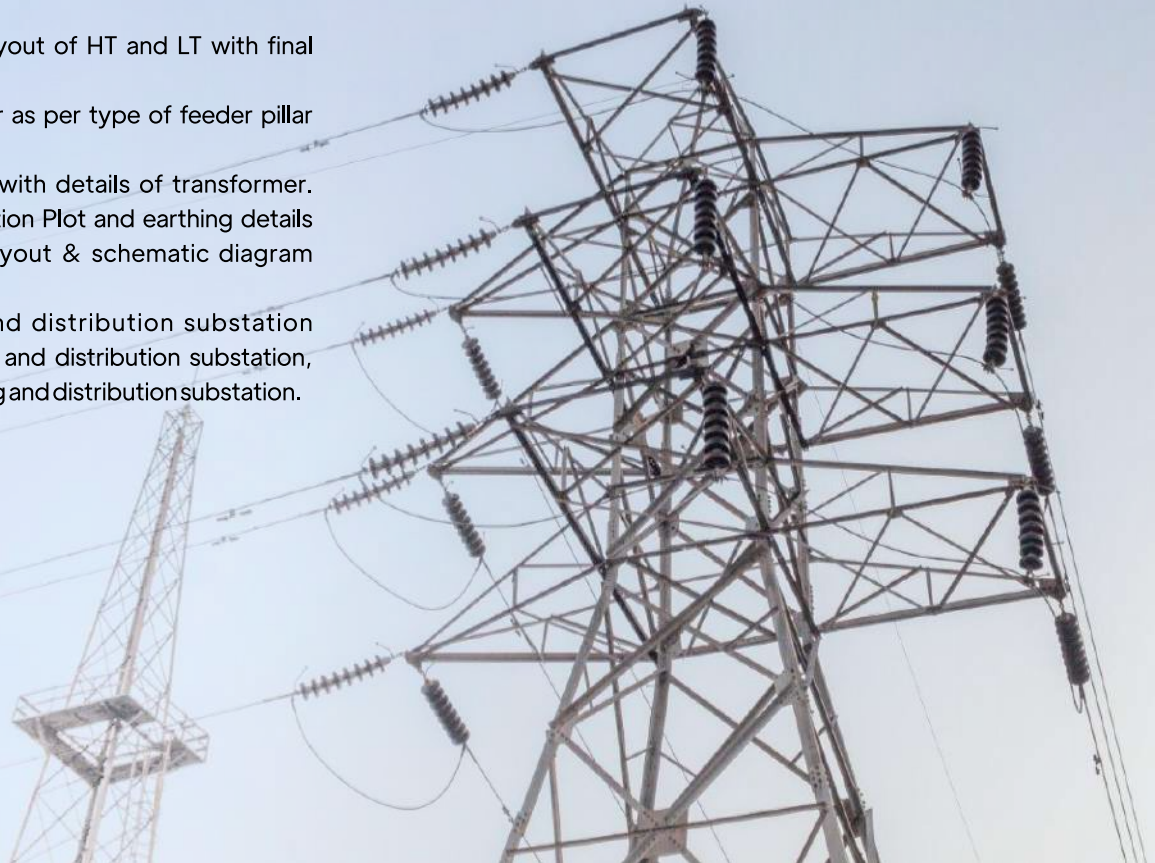
**Planning and Preparation of Services drawing which shall include all the Development Work including:**

- Storm water drainage
- Sewer Line & S.T.P.
- Development of Green Area
- HDPE Backbone
- Solid Waste Management



## Electrical Services

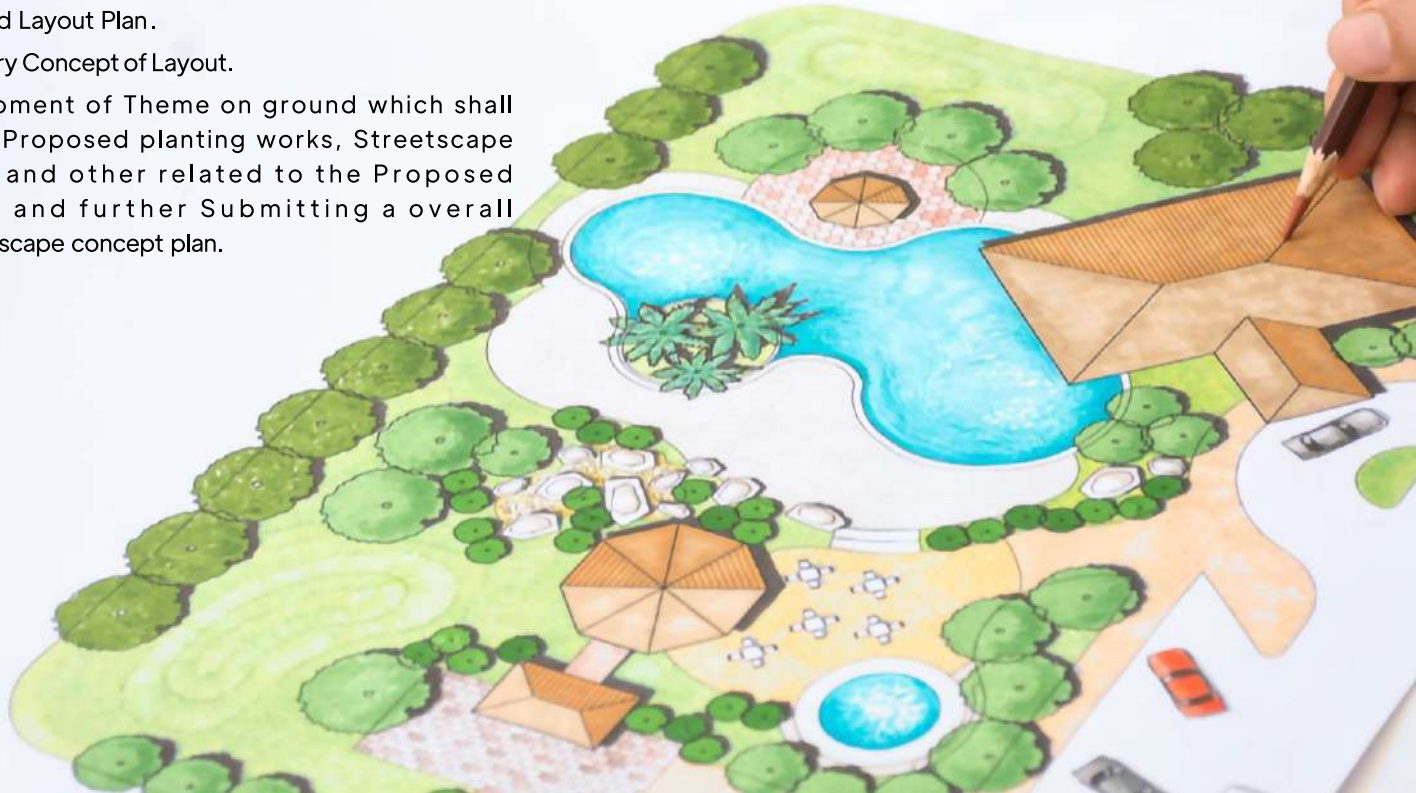
- Electrical sub-station and Power distribution network comprising.
- SLD (Single Line Diagram) Layout of HT and LT with final location of Feeder pillar.
- Typical section of Feeder Pillar as per type of feeder pillar i.e. 3 way, Four way etc.
- Electrical Sub-station layout with details of transformer.
- Cable route within the Substation Plot and earthing details
- Renewable Energy system layout & schematic diagram (If adopted).
- MEP layout for receiving and distribution substation
- Structural layout for receiving and distribution substation,
- Detailed Plot layout for receiving and distribution substation.



## Conceptual Landscape Design

Our professional landscape architects can assist in

- Drawing-out various ideas around a selected concept which can be implemented in the final presented Layout Plan.
- Preliminary Concept of Layout.
- Development of Theme on ground which shall include Proposed planting works, Streetscape works, and other related to the Proposed Layout and further Submitting a overall final landscape concept plan.





## OPERATIONS & FINANCIAL ANALYSIS-PMC

- **Scheduling**
- **BOQs**
- **Business Plan**
- **Monitoring &**
- **Tracking**

**Project Coordination:** Day to Day Coordination on Pre-Construction activities like demarcation of plots and site mobilization.

**Risk management;** identification, assessment, mitigation actions, corrective actions. Coordination with Architect, Structural and MEP Consultants for drawings/details.

# RERA CONSULTANCY SERVICES

## OUR SERVICES

### Promoter & Project Registration

From Promoter/Project Registration to Project Extension & its Completion

### Quarterly Updates & Compliances

- Quarterly and Regular updates of the data on the Portal
- To incorporate and suggest necessary changes(if required) to maintain the synchronicity of records with concerned Project
- Keeping track of RERA updates and Notification subsuming them on timely basis

### Handling Legal Cases

- Handling Legal Cases & Providing Insights on the same
- Tracking of Legal Cases and their On-going status and hearing schedules
- Handling Conciliation Cases and providing professional advise on the same

### Drafting Legal Documents

To create a standard for documentation and drafting official documents like JDA, conveyance Deed, ATS incorporating RERA norms

# LEGAL CASES/CONCILIATIONS

## 1 Providing Insights\*

- Our Expertise empower us to understand the sensitivity and nature of legal Cases and providing Insightful solutions for their quick resolution.

## 2 Drafting Legal Replies

- To reach to a successful resolution, it is imperative to handle the communication in a clear and careful manner
- Our Services include maintaining these communication in highly professional way by not compromising with facts & clarity of Legal Cases

To shift and improvise **REAL ESTATE INDUSTRY**, **RERA** empowers allottees to raise their voice against slightest discrepancy or any false commitment by **Promoters**

## 3 Tracking

- Notifying the promoters about their adherence to compliance to be followed regarding Order of the Legal Authority
- Keeping Track of hearing dates and released order.

## 4 Evolving

- Studying orders passed by RERA court set in other states and utilize the knowledge of its outcomes to benefit our clients in the best possible way



## DRAFTING LEGAL DOCUMENTS

Besides, Drafting the documents in simplified and understandable format, is what we excel in. Now, incorporating **RERA** norms

- 1. Agreement To Sale (ATS)**
- 2. Joint Development Agreements (JDA)**
- 3. Conveyance Deed**
- ? And Other...**





## **APPROVAL & LICENSING**

**All type of Approvals ; Related to Real Estate Project, at any Stage**

(Any Type : Residential, Commercial, Institutional, Integrated Township,  
Storage / Warehousing, Industrial Buildings etc.)

**PHASE-1**

### **During Land Acquisition**

1. Change of Land Use (CLU)
2. Gram Sabha Land/ Government Land/Ceiling Land
3. Gram Sabha / Jila Parishad/ Gram Panchayat NOC
4. All kind of NOC'S

**PHASE-3**

### **Before Application of Completion Certificate**

1. Final Fire Certificate
2. Structural stability certificate from the Architect/ Structural Engineers
3. NOC from Explosive Department ( Petroleum and Explosives Safety Organization, PESO)
4. LIFT NOC (If, Applicable)
5. Permanent Power Connection
6. Consent to Operate(CTO) from Pollution Control Board, ETC.

**PHASE-2**

### **Before Commencement of Construction**

1. Mining Permit
2. Building Plan Approval
3. Approval/ License for Provisional Fire Certificate
4. NOC from Irrigation Dept
5. NOC for Height Clearance
6. Environment Clearance
7. Consent to Establish(CTE) from Pollution Control Board, ETC.

**PHASE-4**

### **ON Completion**

NOC, APPROVALs,  
Completion Certificated ETC.

## Value Added Services

### Digital

We provide comprehensive tech-enabled services ranging from Website Management, Social Media Management, Marketing Management, we offer in-depth expertise through new and emerging media including strategy and planning.

### CRM/Post Sales

We provide end-to-end solutions in CRM activities hereby delivering seamless customer experience.



## OUR DIRECTORS



**Abhishek Singh**  
Director

He has 20+ years of experience of working with Real Estate, Infrastructure and Industrial Sector. He specializes in organizational strategy, fund raising, all land related matters and Government Liaisoning. He is a Law Graduate from CLC, Delhi University and MBA, Marketing from IMT Ghaziabad.

She is a seasoned entrepreneur with over 10 years experience in management consultancy, brand strategy and digital marketing. She is a Maths graduate from Lady Shri Ram College, Delhi and MBA in Finance and Marketing from FORE School of Management, Delhi.



**Ms. Preksha Singh**  
Director



# OUR CORE TEAM





## ONGOING ASSIGNMENTS



DELHI-NCR  
DEHRADUN  
LUCKNOW  
VARANASI  
JHANSI  
BULANDSHAHR  
MUMBAI  
GOA

**OUR CLIENTELE**



and many more...



TO WHOMSOEVER IT MAY CONCERN

YOUR REGISTERED OFFICE  
U.P. IS WORKING WITH US  
BYPASS JHANSI, UTTAR  
PRADESH PROJECT. THEY ARE  
WORKING WITH US FOR PREPARATION OF LAYOUT, DETAILED PROJECT REPORT (DPR),  
APPROVAL AND LICENSING.

WE ARE HIGHLY SATISFIED WITH THEIR PROFESSIONALISM, KNOWLEDGE AND INTEGRITY  
AND RECOMMEND THEIR CONSULTANCY SERVICES.

WISHING GOOD LUCK TO V3 INFRASOL PVT. LTD.

FOR SARFARAR DEVELOPER PVT. LTD.

DATE:- 24.02.2023

**TO WHOMSOEVER IT MAY CONCERN**

THIS IS TO CERTIFY THAT M/S V3 INFRASOL PVT. LTD., HAVING THEIR REGISTERED OFFICE AT 100B/8, 10<sup>TH</sup> FLOOR, CORPORATE PARK, SECTOR 142, NOIDA, U.P. IS WORKING WITH US IN OUR PROJECT SITUATED AT RAKSHA VILLAGE, RAKSHA BYPASS JHANSI, UTTAR PRADESH ADMINISTERING 250 ACRES AND INTEGRATED TOWNSHIP PROJECT. THEY ARE WORKING WITH US FOR PREPARATION OF LAYOUT, DETAILED PROJECT REPORT (DPR), APPROVAL AND LICENSING.

WE ARE HIGHLY SATISFIED WITH THEIR PROFESSIONALISM, KNOWLEDGE AND INTEGRITY AND RECOMMEND THEIR CONSULTANCY SERVICES.

WISHING GOOD LUCK TO V3 INFRASOL PVT. LTD.

FOR SARFARAR DEVELOPER PVT. LTD.

(AUTHORIZED SIGNATORY)

DATE:- 24.02.2023

To,  
Mr. Anandh Singh  
M/S V3 Infrasol Pvt. Ltd.  
B10, Meramide House  
K5 Mang, New Delhi-110001

Sub: Acknowledgment/Appreciation Letter of Services received for Project Garah Residency situated at 99-28, Khasra Market, Near Sagar Engineering College, Lucknow, Uttar Pradesh

**SUN SURYA INFRA TECH PVT. LTD.**

**Acknowledgment/Appreciation Letter**

Ref No: SAZ/23 Date: 22-Feb-23

To,  
Mr. Anandh Singh  
M/S V3 Infrasol Pvt. Ltd.  
B10, Meramide House  
K5 Mang, New Delhi-110001

Sub: Acknowledgment/Appreciation Letter of Services received for Project Garah Residency situated at 99-28, Khasra Market, Near Sagar Engineering College, Lucknow, Uttar Pradesh.

Dear Sir,

We hereby acknowledge the receipt of Services of Layout Planning, Land assembly & Approval & Licensing offered by M/S V3 Infrasol Pvt. Ltd. for the Project Garah Residency.

We appreciate all the hard work and diligent effort towards assigned tasks. You and your team performed their duties with great enthusiasm and have proved to be an excellent associate. Please note that a copy of this letter has been placed in your personal file for future reference.

Thanks,

M/s Sunarya Infotech Pvt. Ltd.  
Sarabjeep Complex, Jajpur Road,  
Lucknow, Uttar Pradesh

To,  
Mr. Anandh Singh  
M/S V3 Infrasol Pvt. Ltd., "Star" and "Pro" Project, P.O. Ltd., as "Coordination/Service Provider".

The scope of Services for the mentioned project is as follows:-

1) Allotment of plots, construction of roads, etc.

2) Allotment of plots, construction of roads, etc.

3) Allotment of plots, construction of roads, etc.

4) Allotment of plots, construction of roads, etc.

5) Allotment of plots, construction of roads, etc.

6) Allotment of plots, construction of roads, etc.

7) Allotment of plots, construction of roads, etc.

8) Allotment of plots, construction of roads, etc.

9) Allotment of plots, construction of roads, etc.

10) Allotment of plots, construction of roads, etc.

- Electrical Scheme includes Electrical sub-station and Power distribution network comprising S.D (Single Line Diagram), Layout of HT and LT with final location of Feeder pillar. Typical section of Feeder Pillar as per type of Feeder pillar i.e. 3 way, 4 way etc., Electrical Sub-station layout with details of construction, cable route within the Substation Plot and cabling details. Street Light Layout with distance between poles, Renewable Energy system layout & schematic (if adopted), CCTV Layout & schematic layout, MEP layout for existing and distribution installation, Structural layout for existing and distribution substation. Detailed Plot layout for existing and distribution substation.
- Project Coordination: Day to Day Coordination on Pre-Construction activities like demarcation of plots and site mobilization. Risk management, identification, assessment, mitigation actions, corrective actions. Coordination with Architect, Structural and MEP Consultants for drawings/details.

**APOLLO PROPERTIES AND ESTATES PVT. LTD.**

This is to certify that M/s Apollo Properties and Estates Pvt. Ltd. has assigned M/s V3 Infrasol Pvt. Ltd. as "Coordination/Service Provider" for the project situated at 99-28, Khasra Market, Near Sagar Engineering College, Lucknow, Uttar Pradesh. The scope of Services for the mentioned project is as follows:-

No.	Service	Responsibility
1	Preparation of Layout Plan	Client/Owner
2	Preparation of Detailed Project Report (DPR)	Client/Owner
3	Preparation of Layout Plan	Client/Owner
4	Preparation of Detailed Project Report (DPR)	Client/Owner
5	Preparation of Layout Plan	Client/Owner
6	Preparation of Detailed Project Report (DPR)	Client/Owner
7	Preparation of Layout Plan	Client/Owner
8	Preparation of Detailed Project Report (DPR)	Client/Owner
9	Preparation of Layout Plan	Client/Owner
10	Preparation of Detailed Project Report (DPR)	Client/Owner

Signature: \_\_\_\_\_  
Date: 24-02-2023

**PRIVUE BUILDERS PRIVATE LIMITED**

This is to certify that M/s Privue Builders Pvt. Ltd. has assigned M/s V3 Infrasol Pvt. Ltd. as "Coordination/Service Provider" for the project situated at 99-28, Khasra Market, Near Sagar Engineering College, Lucknow, Uttar Pradesh. The scope of Services for the mentioned project is as follows:-

1) Allotment of plots, construction of roads, etc.

2) Allotment of plots, construction of roads, etc.

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8) Allotment of plots, construction of roads, etc.

9) Allotment of plots, construction of roads, etc.

10) Allotment of plots, construction of roads, etc.

**Experience Certificate**

This is to certify that M/S V3 Infrasol Pvt. Ltd. has served Project Management Services, Drafting and Design of Detailed Project Report (DPR) for the Project to be situated at Land in area of 25 acres at Village Bati, Lucknow, Uttar Pradesh over five (5) years.

Project Management is assigned with the Reference No. V3/P/5-406/17/22-23 as on 01st of November 2022 and Detailed Project Report Services is assigned with the Reference No. V3/P/5-401/AP/22-23 on the date of 29th November 2022.

M/S V3 Infrasol Pvt. Ltd. is working as a "Development Manager/ Project Management Service Provider".

We highly recommend them for their Project Management Service Services. They have in-depth knowledge of Management. We wish them the best and success for the future.

For V3 Infrasol Pvt. Ltd.

Signature: \_\_\_\_\_  
Date: 24-02-2023



# CLIENT TESTIMONIAL



# THANK YOU



V3 INFRASOL PVT. LTD. | CIN:U70102UP2013PTC054718 E

## Regd. Office

Unit No. 1008B, 10th Floor,  
Corporate Park, Tower-A-1, Plot No. 7A/1, Sector-142, Noida - 201301

Phone no. **9958050016**

Website: [www.v3infrasol.com](http://www.v3infrasol.com) | Email: [info@v3infrasol.com](mailto:info@v3infrasol.com)

## Delhi Office

910, Mercantile House KG Marg, New Delhi-110001

## Lucknow Office

701, Shalimar Iridium Vibhuti Khand,  
Gomti Nagar, Lucknow-226010