



V3 INFRASOL™
Delivering Excellence

DEVELOPMENT MANAGER



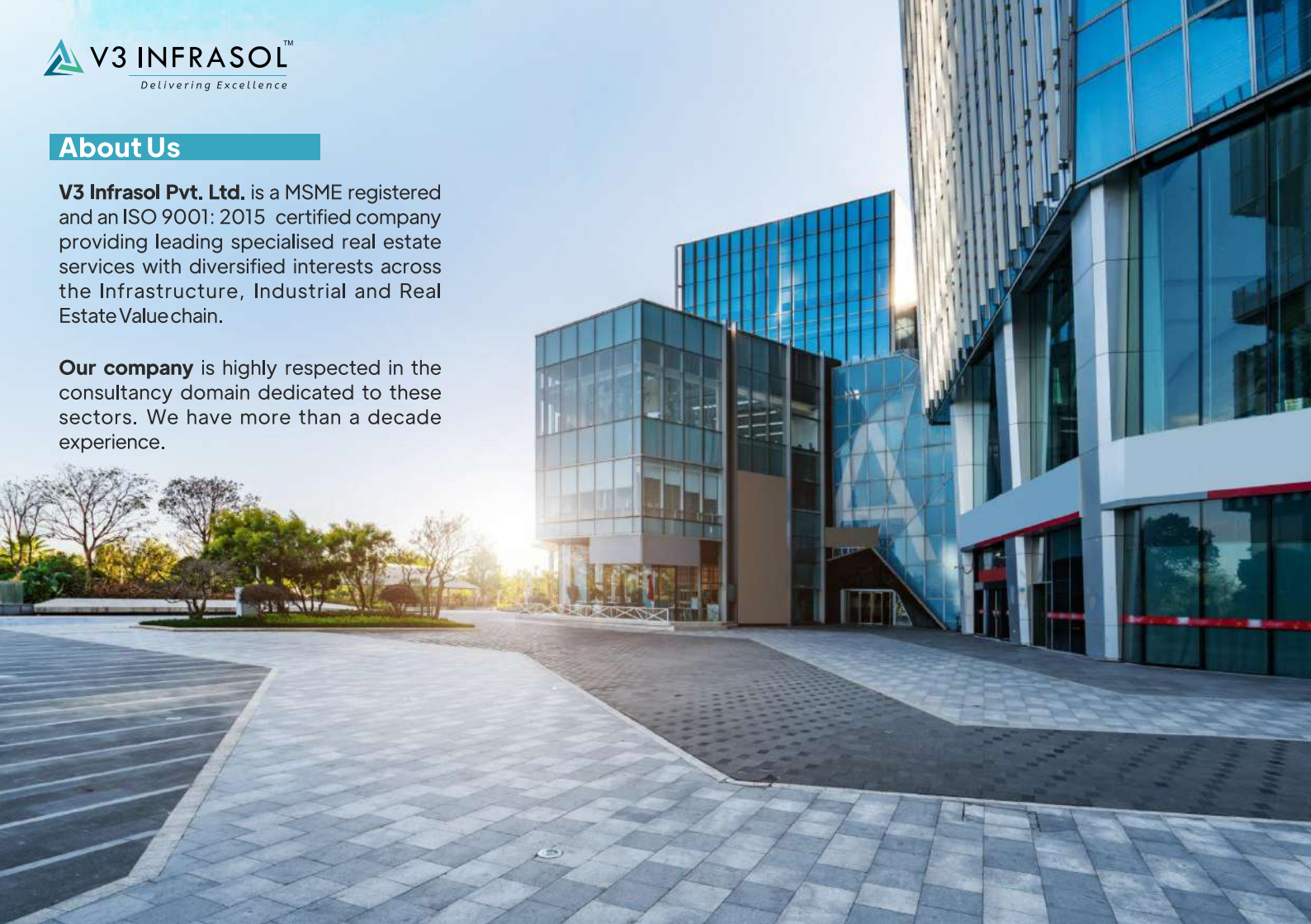
**DOES EVERY
PROJECT NEED
A TEAM
TO HANDLE IT
EFFICIENTLY?**

*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



DETAILED PROJECT REPORT (DPR) SUBMISSIONS



RERA RELATED SERVICES



SALES MANAGEMENT AND CRM



TRANSACTION ADVISORY SERVICES



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

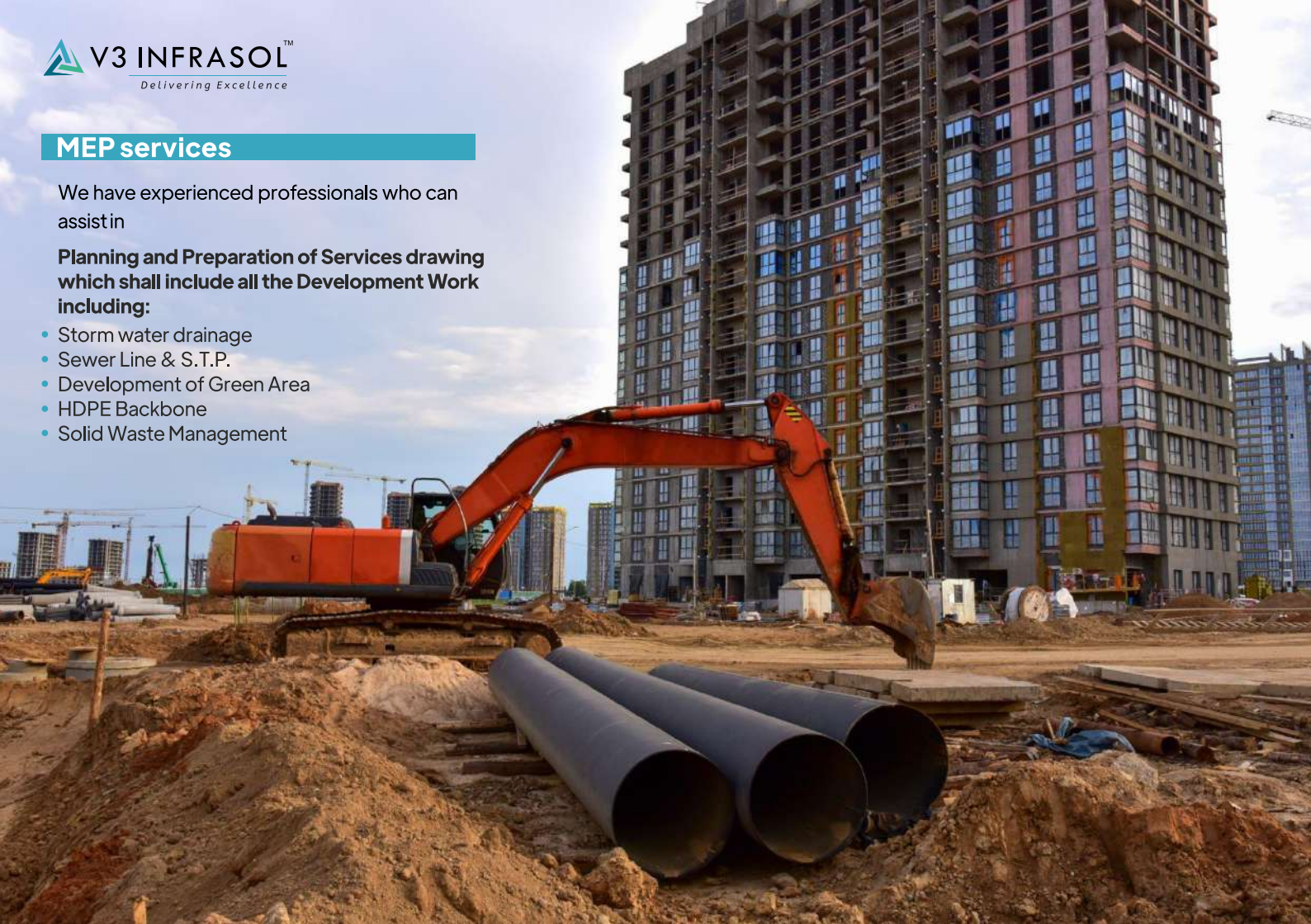
- Concept Layout
- Schematic Design
- Detailed Layout
- Zoning Plan
- Complete Urban Planning, which includes, providing land use details, such as area computation considering norms set by local authority, providing drawings related to the Project

MEP services

We have experienced professionals who can assist in

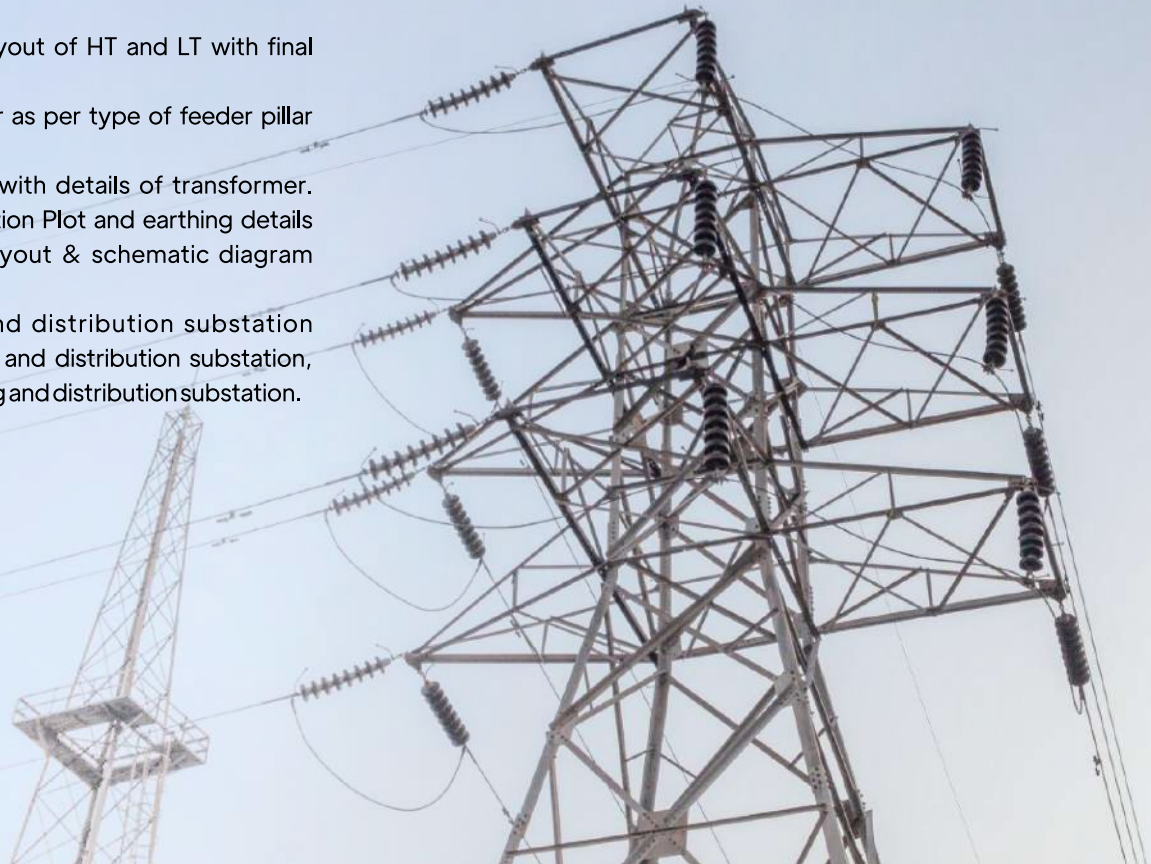
Planning and Preparation of Services drawing which shall include all the Development Work including:

- 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.

Detailed Project Report

- Introduction & Project Background
- Delineation of the Project Site
- Climatic & Site Analysis
- Vision for Township
- Layout Framed for Township
- Infrastructure & Services
- Implementation Plan
- Financial Viability
- Maintenance Regulations & Operation Mode of Common Infrastructure
- Objective & Design Principles
- Details of Purchased Land
- Submission of report

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.

TRANSACTION ADVISORY

Key Components of Transaction Advisory Services

1. Regulatory Compliance

Ensuring adherence to RERA registration, updates, and legal frameworks.

2. Due Diligence

Verifying property titles, approvals, and RERA-compliant contracts.

3. Structuring Transactions

Advising on joint ventures, agreements, and risk mitigation.

4. Risk Assessment

Identifying and addressing project delays and non-compliance risks.

5. Financial & Feasibility Analysis

Assessing project viability, financial disclosures, and escrow management.

6. Marketing & Sales Advisory

Ensuring marketing materials comply with RERA norms.

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





Satish Chandra Verma

Chief Operating Officer

He is PGDM in Project Management and a Civil Engineer with 22 years of experience in various sectors of Real Estate. He is having a vast exposure in Project Monitoring and Planning, Managing Resources, PMC, Contract Finalization, Quality Assurance and Scheduling of Projects.



Om Kanwar Sharma

Legal, Land and License- Head

With over four decades of experience (i.e. more than 45+ Years of Experience), he's a seasoned expert in land management and real estate development. He's held pivotal roles in the Delhi Development Authority's Land and Planning Department and led prestigious firms like M/s Ansal Properties and Infrastructure Ltd., M/s Suncity Projects Pvt Ltd., and M/s Paarth Infrabuild Pvt. Ltd. His expertise spans from precise land surveys and procurement to adept navigation of governmental procedures for approvals. He's well-versed in legal intricacies related to land transactions, making him an invaluable asset in the realm of real estate.



Vandana Garg

Principal Architect (Consultant)

She has more than 35 Years of Experience in the field of Architecture. She excels in Designing & Detailing of buildings. Functionality of the building has been her forte. She has developed a fair knowledge of services & therefore her designs have been very well sustainable. She specializes in Architecture and Interior Design, Architecture Technical Vetting, Project Management and Execution.



Nupur Sharma

AGM, BD and Operations

As a seasoned professional with a B.Tech in Electrical and Electronics Engineering (EEE) and over 12+ Years of Industry Experience, I have had the privilege of working alongside Prominent Real Estate Developers, contributing to the successful execution of various projects. My expertise spans across project execution, business operations, and business analytics, allowing me to play a pivotal role in driving efficiency and informed decision-making within the real estate sector.



Animesh Khare

Manager , Business Operations

With an MBA in Construction Project Management and a B.Tech in Civil Engineering, I bring over 7+ Years of Experience collaborating with top-tier Real Estate Developers. My expertise lies in leveraging Business Analytics to optimize various aspects of operations within the Industry, ensuring informed decision-making and successful Project outcomes.



Sandeep Kumar Singh

Manager, Project

With a B.Tech in Civil Engineering specialized in Water Resources Engineering from 2008 to 2012, followed by an M.Tech in Structural Engineering from 2012 to 2014, I have dedicated myself to the field of engineering. Over the course of 9 years, I've accumulated extensive experience in execution, planning, and operations within the industry. My expertise lies in leveraging both water resources and structural engineering knowledge to contribute effectively to various projects and initiatives.



Shanvi Garg

Architect

Graduate of Sushant School of Art & Architecture, brings over 4+ Years' diverse industry experience. Her portfolio spans across residential, hospitality, transportation, townships, and commercial projects. With a thorough understanding of these architectural realms, Shanvi delivers innovative solutions tailored to each project's unique demands.



Akshat Sharma

Chartered Accountant

A distinguished Chartered Accountant hailed for his expertise in taxation, corporate advisory, and auditing. With a B.Com (Hons) from Hansraj College, DU, his illustrious career as a partner in a reputable firm spans over 25 years. Akshat's commitment to integrity and precision is evident in his service to diverse clients, including government bodies and multinational corporations. Renowned for his methodical approach and extensive experience, he is a trusted authority in the financial sector, sought after for his meticulous insights and seasoned expertise.



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

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

WISHING GOOD LUCK TO V3 INFRASOL PVT. LTD.

FOR SANFRAN 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 1008B, 10TH FLOOR, CORPORATE PARK, SECTOR 142, NOIDA, U.P. IS WORKING WITH US IN OUR PROJECT SITUATED AT RAKSHA VILLAGE, RAKSHA BYPASS JHANSI, UTTAR PRADESH ADMENSURING 250 ACRES UNDER 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.

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To: Mr. Animesh Singh
M/s V3 Infracol Pvt. Ltd.
B31, Merivastu House
8/3 Mang, New Delhi-110003

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



To: Mr. Animesh Singh
M/s V3 Infracol Pvt. Ltd.
B31, Merivastu House
8/3 Mang, New Delhi-110003

Sub: Acknowledgment/Appreciation Letter of Services rendered for Project Garah Residency situated at 99-28, Research 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 Infracol 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 Infracol Pvt. Ltd.
Surajpuri Complex, Jajpur Road,
Lucknow, Uttar Pradesh



CLIENT TESTIMONIAL

- Electrical Scheme includes Electrical substation 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, 4 way etc., Electrical Substation 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 substation, 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 corrective details.



PRIVUE BUILDERS PRIVATE LIMITED

DATE: 24/02/2023

To: M/s V3 Infracol Pvt. Ltd.
B31, Merivastu House
8/3 Mang, New Delhi-110003

Experience Certificate

This is to certify that M/s Privue Builders Pvt. Ltd. had assigned M/s V3 Infracol Pvt. Ltd. and M/s V3 Infracol Pvt. Ltd. to provide Project Management Services, Drafting and preparation of Detailed Project Report (DPR) for the firm to be situated at Land measuring 35 acres at Village Bhat, Lucknow, Uttar Pradesh for the project.

We hereby acknowledge the receipt of Services of Project Management Services, Drafting and preparation of Detailed Project Report (DPR) for the project. 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 Privue Builders Pvt. Ltd.
Surajpuri Complex, Jajpur Road,
Lucknow, Uttar Pradesh

Experience Certificate

This is to certify that M/s V3 Infracol Pvt. Ltd. has served Project Management Services, Drafting and preparation of Detailed Project Report (DPR) for the firm to be situated at Land measuring 35 acres at Village Bhat, Lucknow, Uttar Pradesh for the project.

We hereby acknowledge the receipt of Services of Project Management Services, Drafting and preparation of Detailed Project Report (DPR) for the project. 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 V3 Infracol Pvt. Ltd.
Surajpuri Complex, Jajpur Road,
Lucknow, Uttar Pradesh



THANK YOU



V3 INFRASOL PVT. LTD. | CIN:U70102UP2013PTC054718 E

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Gomti Nagar, Lucknow-226010