



DEVELOPMENT
MANAGEMENT SERVICES
for

**REAL ESTATE
SECTOR**

www.v3infrasol.com

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 Value chain.

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

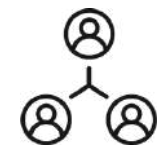
Bringing real estate vision of yours to life through our **comprehensive solutions**. We aspire to be the go-to resource for all your real estate needs, providing unparalleled service and exceeding your expectations at every step



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

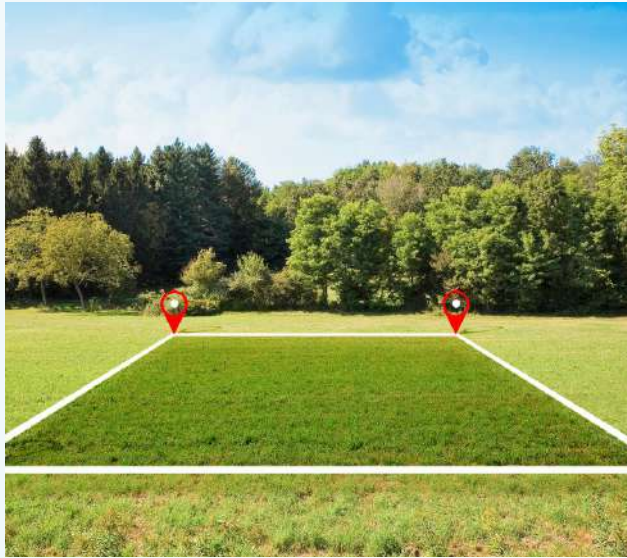


OUR SERVICES>>>

TURNING BLUEPRINTS INTO LANDMARKS

SERVICES DESIGNED FOR YOU

At V3 Infrasol, we provide end-to-end solutions to make your real estate journey seamless and stress-free. From project management to design consultation, our services are tailored to ensure quality, transparency, and timely delivery.



**LAND
PROCUREMENT**



**APPROVAL &
LICENSING**



**ARCHITECTURAL
SERVICES**



**DETAILED PROJECT
REPORT SUBMISSIONS**



**RERA RELATED
SERVICES**



**SALES MANAGEMENT
AND CRM**



**TRANSACTION
ADVISORY SERVICES**



**PROJECT
MANAGEMENT**



**BUSINESS
OPERATION**



**LEGAL
ADVISORY**



DETAILED SCOPE OF WORK >>>

TURNING PLANS INTO REALITY,
TRANSPARENTLY



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 comprehensive and detailed land survey comprising of

- 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

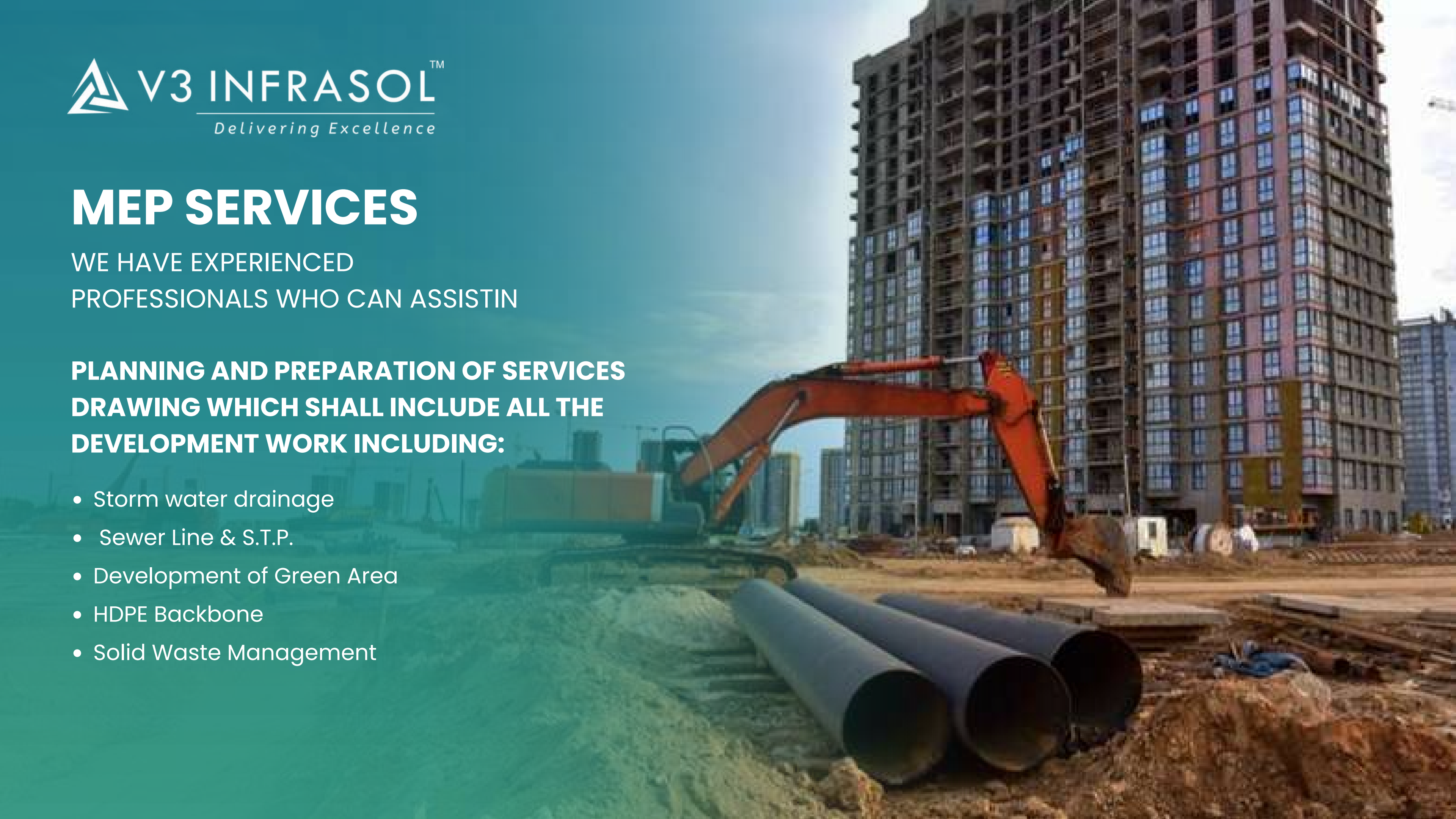
- Concept Layout
- Schematic Design
- Detailed Layout
- Zoning Plan
- Complete Urban Planning, which includes, providing land use details, such as area computation considering norms set by local authority, providing drawings related to the Project

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

- **Project Coordination;** Day to Day Coordination on Pre-Construction activities like demarcation of plots and site mobilization
- **Risk management;** identification assessment. mitigation actions rective actions. Coordination with Architect. Structuraland 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

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

Promoter & Project Registration

- 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

Drafting Legal Documents

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



LEGAL CASES/CONCILIATIONS

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

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

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

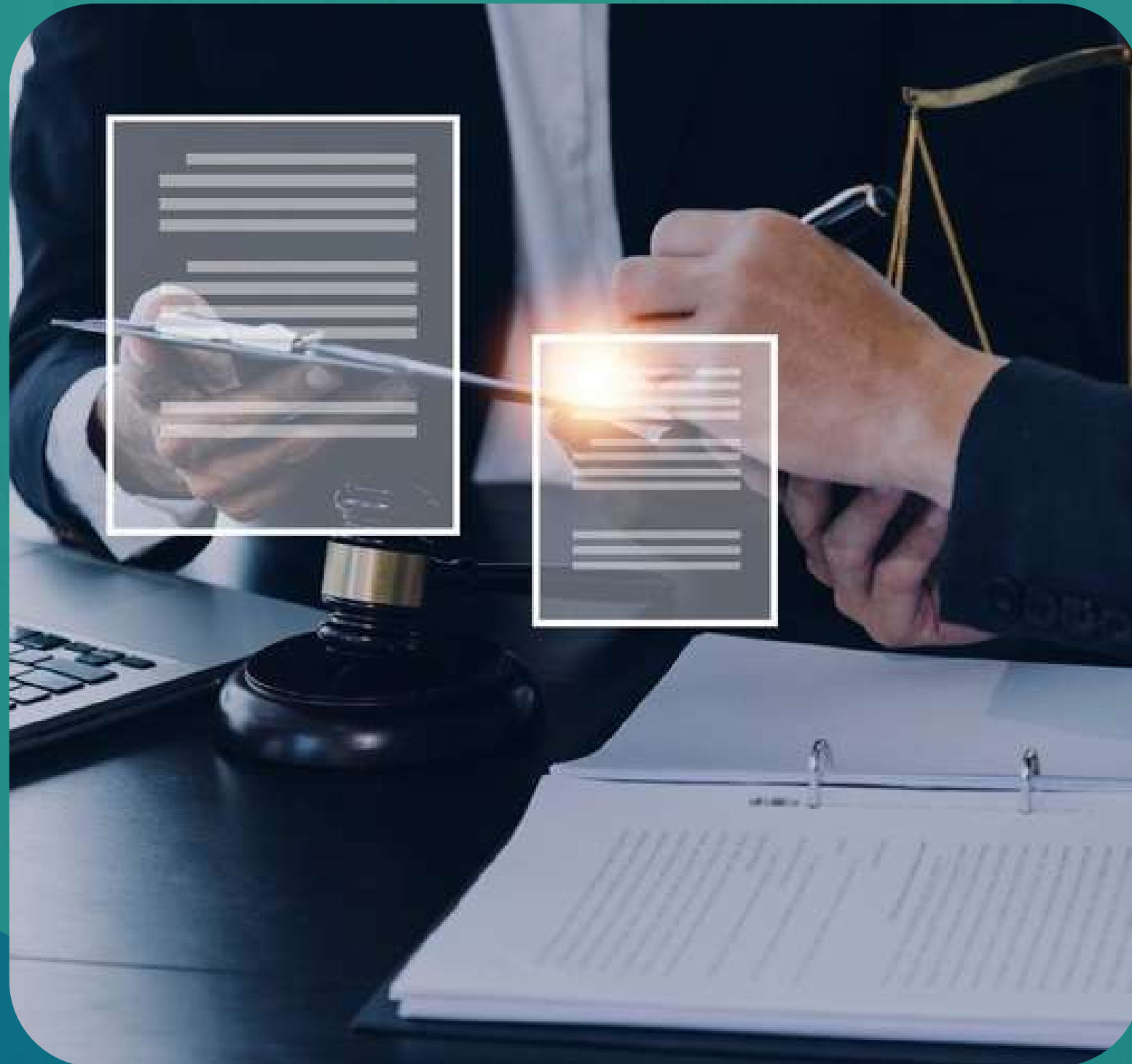


DRAFTING LEGAL DOCUMENTS

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 Others...



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.)

APPROVED

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 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 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 4

ON Completion

1. NOC, APPROVALS
2. Completion Certificated ETC.



TRANSACTION ADVISORY

Key Components of Transaction Advisory Services



Regulatory Compliance

Ensuring adherence to RERA registration, updates, and legal frameworks



Due Diligence

Verifying property titles, approvals, and RERA-compliant contracts



Structuring Transactions

Advising on joint ventures, agreements, and risk mitigation



Risk Assessment

Identifying and addressing project delays and non-compliance risks



Financial & Feasibility Analysis

Assessing project viability, financial disclosures, and escrow management



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



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



OUR CORE TEAM



NUPUR SHARMA

(AVP- 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

(ASST. GENERAL MANAGER)

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 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.

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.



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

OUR CORE TEAM



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



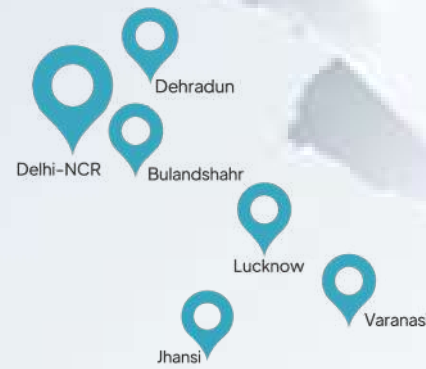
AKSHAT SHARMA
(CHARTERED ACCOUNTANT)

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



Mumbai



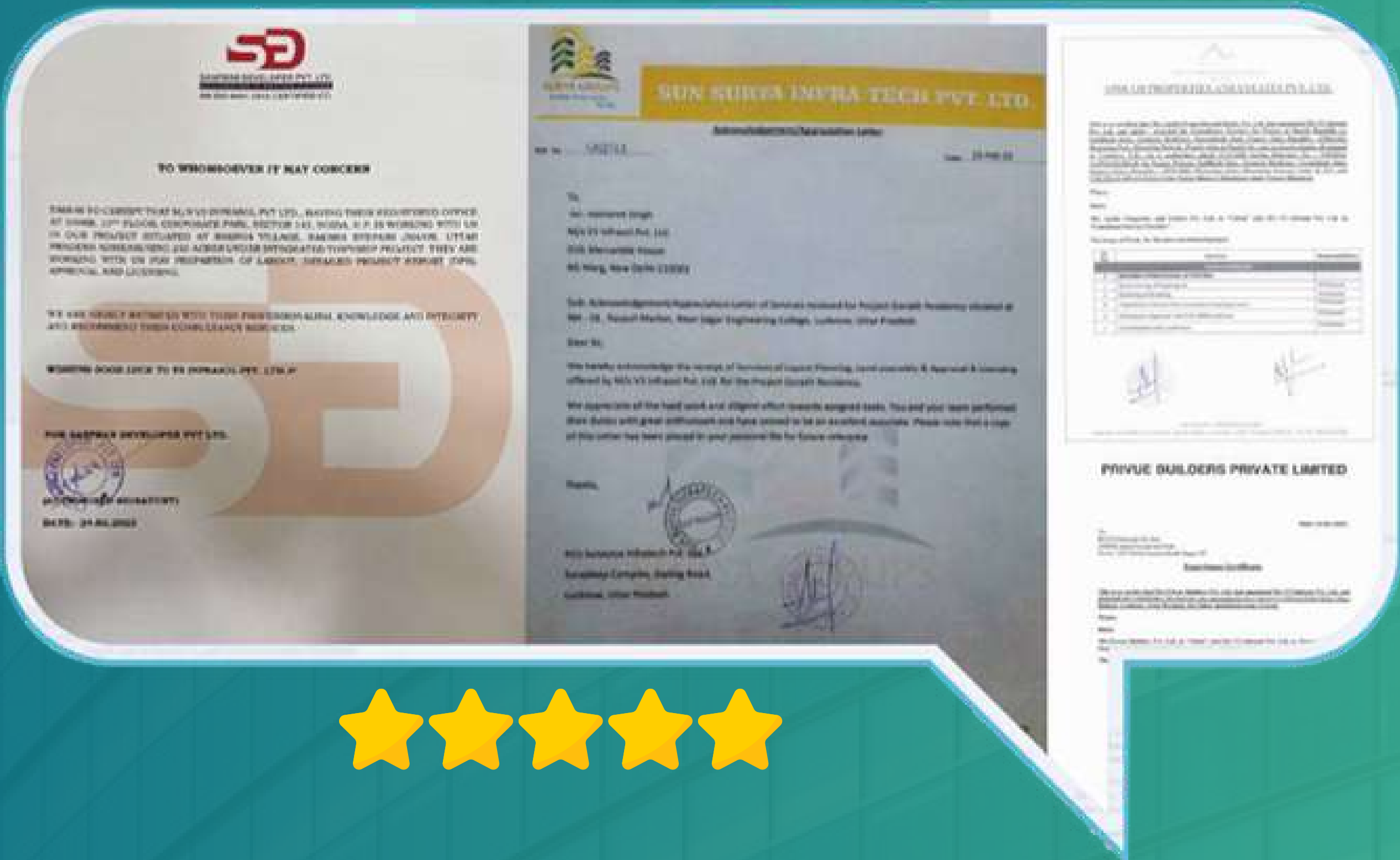
Goa

CLIENTELE



CLIENT TESTIMONIAL

”



“





THANK YOU



www.v3infrasel.com



Regd. Office

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



Contact us on: 9958 05 0016

Website: www.reraconsultantindia.com | www.v3infrasel.com | Email: info@v3infrasel.com



Delhi Office

910, Mercantile House KG Marg, New Delhi-110001



Lucknow Office

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