



**VISIONMATRIX**

InfraSpaces Pvt. Ltd.

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REALTY DEVELOPMENT MANAGERS

# Project involvement

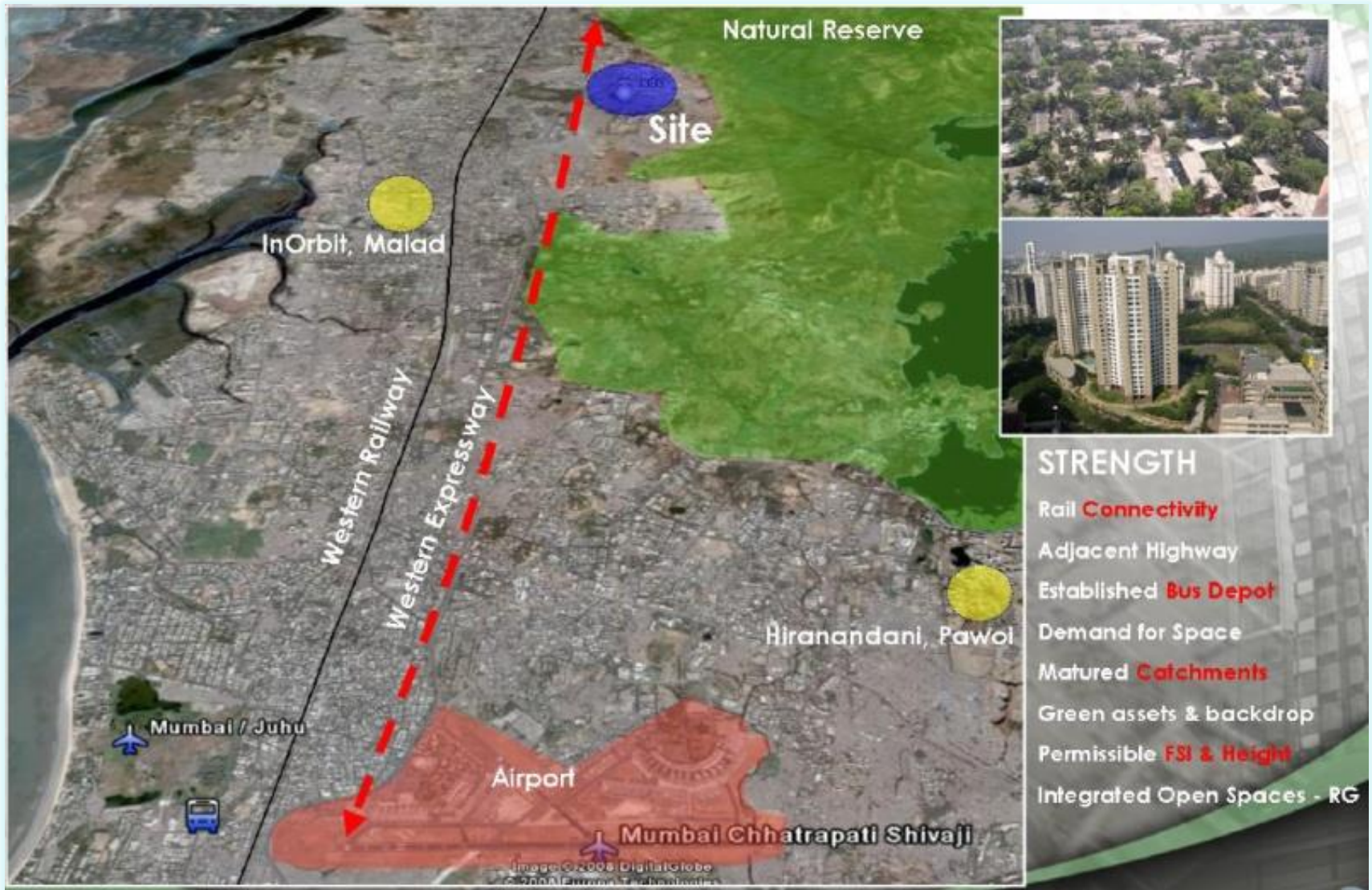
## Realty development, PMC, Sales & marketing

### ☐ MHADA/BMC/SRA

- **Samata Nagar, Kandivli** (3000 Tenants, 56 Acres Layout, 22L SFT Rehab, 8M SFT Saleable)
- **SVP Nagar, Versova** (3000 Tenants 73 acres) (acquired 900 tenants 29 scty, 16Lakh SFT)
- **Nehru Nagar, worli** (101 tenants, 2 lakh sft) Expandable to 700 tenants and 8 lakh sft.
- **Shivaji Nagar, Sewree**, 240 tenants, 2.20 lakh sft
- **Rahat Plaza, sion**, 172 to 500 tenants, 3.5 lakh sft to 14 lakh sft.
- **Tagore Nagar** (5000 tenants, 130 lakh sft)
- **The Imperial, SRA MP Mills Tardeo** (Tallest Towers in India 2700 tenants)
- **Sagar Vihar, SRA, Worli Sea Face** (106 tenants)
- **Swapna Sakar, worli, G-south ward**, (500+ tenants)



# Samata Nagar, Kandivli (3000 Tenants, 56 Acres Layout, 22L SFT Rehab, 8M SFT Saleable)

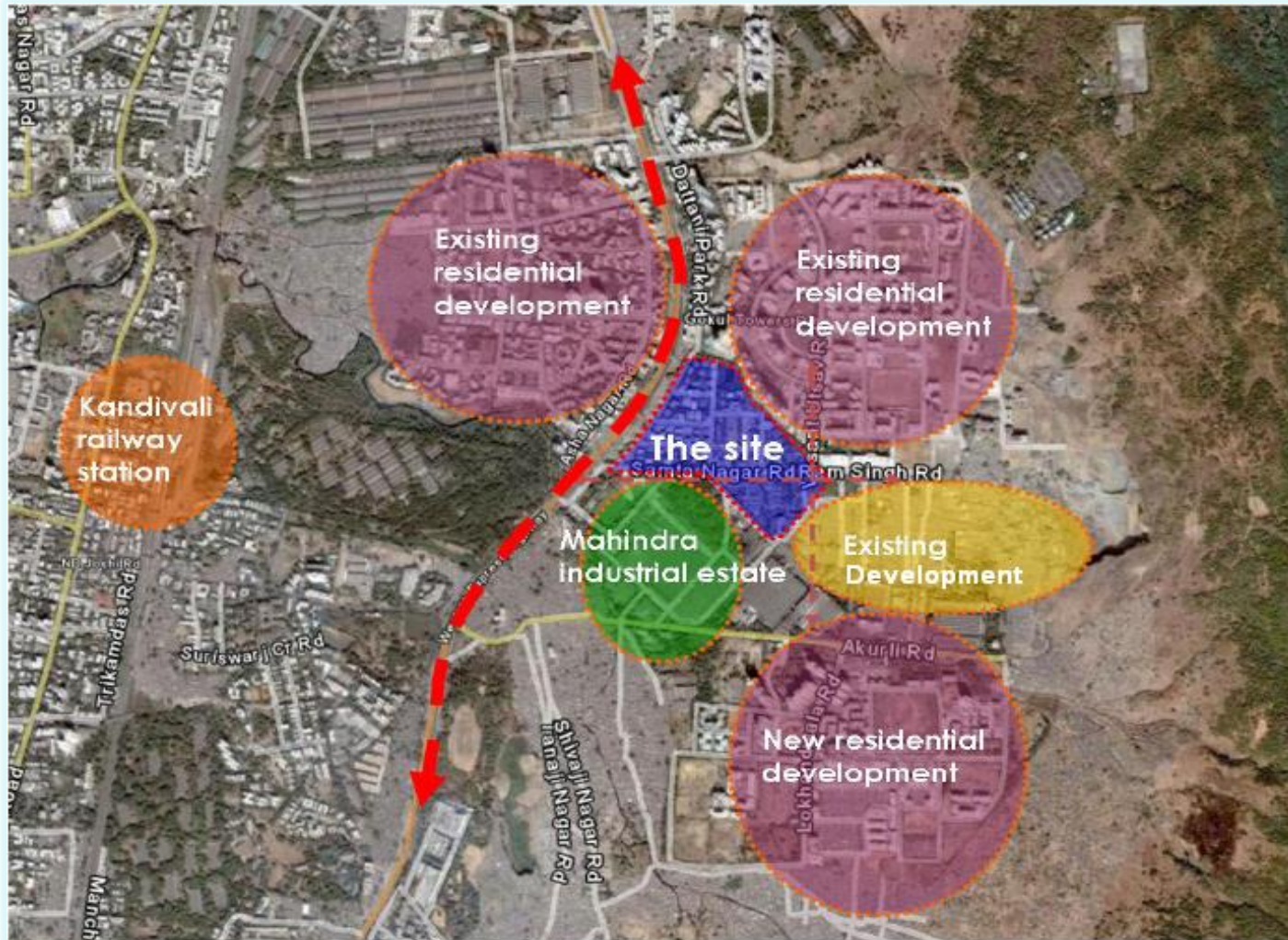


Samata Nagar, Near Mahindra & Mahindra, W.Exp Highway, Kandivli East, Mumbai – 400101, India.



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# Samata Nagar, Kandivli (3000 Tenants, 56 Acres Layout, 22L SFT Rehab, 8M SFT Saleable)



**Just 30 minutes  
drive from airports**

**Excellent  
connectivity through  
public and private  
transport**

**Just 15 minutes  
away from the  
suburban rail station**

**Within close  
proximity of all  
social infrastructure  
such as**

**schools, banks,  
residential pockets,  
commercial zones  
etc.**

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# Samata Nagar, Kandivli (3000 Tenants, 56 Acres Layout, 22L SFT Rehab, 8M SFT Saleable)



**MASTER PLAN -  
SHOWING LOCATION OF MIG REHAB BUILDINGS**



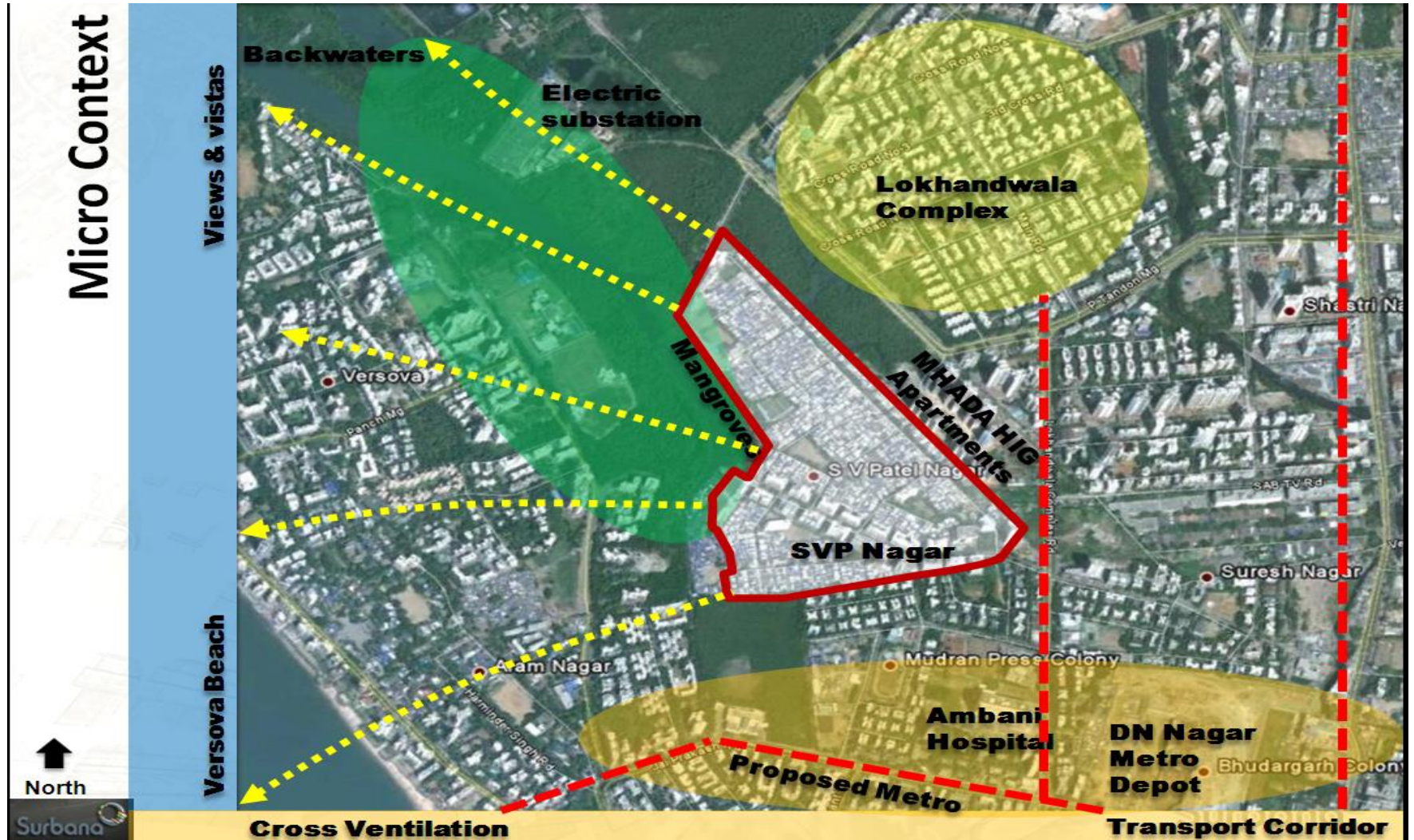
**Samata Nagar, Kandivli (3000 Tenants, 56 Acres Layout, 22L SFT Rehab, 8M SFT Saleable)**



**Site Photos -  
Kandivali**



- SVP Nagar, Versova (3000 Tenants 73 acres) (acquired 900 tenants 29 scty, 16Lakh SFT)



▪ SVP Nagar, Versova (3000 Tenants 73 acres) (acquired 900 tenants 29 scty, 16Lakh SFT)

Aerial view of SVP Nagar



Surbana



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■ SVP Nagar, Versova (3000 Tenants 73 acres) (acquired 900 tenants 29 scty, 16Lakh SFT)

# Impressions



**Unplanned commercial developments**



**Inside view of plot**

## Open Spaces



**Narrow streets**

Surbana



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■SVP Nagar, Versova (3000 Tenants 73 acres) (acquired 900 tenants 29 scty, 16Lakh SFT)

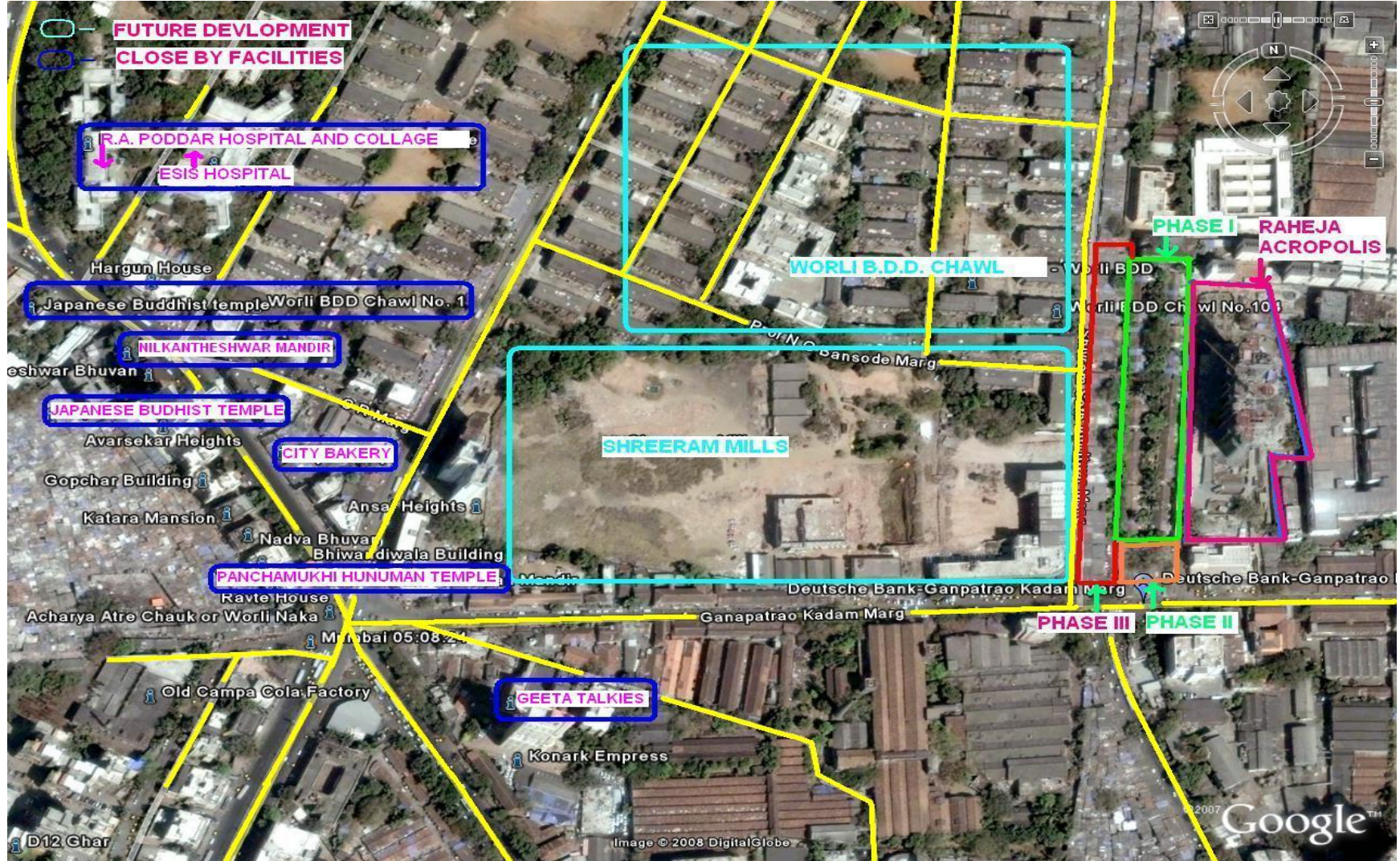


**Society Meetings, Banners, book distribution, Blood, eye cancer camps, social issues – Police, Political and CSR management**



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# Nehru Nagar Worli– Location `Map



▪Nehru Nagar, worli (101 tenants, 2 lakh sft) Expandable to 700 tenants and 8 lakh sft.



# Rahat & Lokmanya, Sion – Location



▪ Rahat Plaza, sion, 172 to 500 tenants, 3.5 lakh sft to 14 lakh sft.



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# G South – Location Map



▪ Swapna Sakar, worli, G-south ward, (500+ tenants)



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# What We Do

- Assisting in Formulation and Execution of Documents required from society / tenants such as:
  - Development Agreement,
  - Individual Consent Letter,
  - Power of Attorney
  - Project submission letter
  - Transit/rental arrangement
  - Re-shifting
  - All relevant application to various agencies, authorities from time to time.
- 





# What We Do

- Approval of Building Location, Layout and Individual plans from Members & Society
- Assist the developer in submission of relevant papers and applications to various statutory authorities.
- Assist and formulate solutions for internal tenant disputes, irregularities, incomplete documentation etc.
- Internal transfer of tenements from MHADA / MCGM
- Assistance in title transfer, conveyance and nomination
- Negotiating and settlement with dissenting members / groups
- Govt Liaisoning and approvals from government and local bodies (at extra cost)
- Managing Police Station / Local Politicians / Nuisance Values keeping close coordination with developer



# What We Do

- Attending to tenant complaints and site maintenance
- Periodic onsite tenants' meetings as and when required
- Tenants relocation, shifting, transportation etc.
- Demolition
- Review meeting with tenants
- Local MCGM issues
- Developer feasibility
- Working out Tax efficient disbursal as per company requirement
- Technical reach out and meetings with specialized consultants for services, for structure, façade, lifts, landscaping etc
- Understanding the co-operate/ developers in house working and sync according their requirements in terms of documentation, execution



# What We Do

- Experience and handling of various social & civic activities for tenants.
- Designing and planning inputs
- Marketing plans / Strategic planning / Financial closure
- Competitive Market Survey Study
- Project Marketing and branding (at extra cost)
- Coordinating various CSR activities, events functions, AGMS etc (CSR like notebook distributions, blood donation camps, cleanliness drives, cancer detection camps, education counselling, ladies training camps, eye camps etc...)
- Celebration of festivals in a bigger way, even after tenants have been temporarily shifted, so that they feel welcomed in new environment.



# Benefits to Clients

- Provide periodic review of site (tenants, competition etc)
- Manage entire site sync operations for developer as per his requirements
- VMISPL interest are fully aligned with Investor & are performance driven
- No staff required by the client for the Project
- Single agency to deal for end to end management
- Experienced & Proven Project Management
- Adherence to Schedule & Costs- minimizing delays & overrun



# Benefits to Clients

- Relationship with Master planners, Architects, Structural Engineers, Engineering consultants

- Engaging & negotiating with Architects, Master planners, consultants, Contractors, Vendors (Coordination by us)

Value Addition at every stage of the Project.

- Monitoring Compliances

