



GREEN VISTAS INFRASTRUCTURE PROJECTS

Corporate Profile

Introduction

Green Vistas Infrastructure Projects, (Green Vistas), is promoted by the partners of Agarshans, a 42-year old company in the field of engineering and construction. Over the years, Green Vistas has consistently executed large, prestigious projects in a professional and cost-effective way while maintaining highest degree of quality standards. Green Vistas' core management team has vast experience, creativity and an innovative spirit that has allowed it to stay in the forefront of this industry.

Headquartered in Chennai, Green Vistas' parent company Agarshans began its operations as a government contractor taking many challenging assignments and completing those using innovative and often groundbreaking techniques. The scope of the company's work covered, and continues to cover, a broad spectrum of both public and private construction projects. It includes complex industrial and infrastructure projects like laying of oil pipeline, sewage disposal systems, large residential colony development, built-to-suit facilities, multi-storied commercial complexes, shopping complexes, roads, building foundations, factories, godowns and other varied real estate development.

Our Mission:

Green Vistas is a leader in providing value-added construction services to its customers by creating a successful partnership with them throughout the construction process. Our pledge is to establish lasting relationships with our customers by exceeding their expectations and gaining their trust through exceptional performance by every member of the Green Vistas team.

Our Vision:

Green Vistas will continue to enhance its efforts to grow profitably by successfully evolving into an efficient and performance driven organization. We will continue to develop new and more efficient processes to maintain a lead over our competitors. Our central focus will remain our customers and their needs. We will continue to serve our

customers diligently and strive to improve our processes by responding to changing market conditions; building a performance driven culture that continues to provide value-added construction services; by improving job site productivity through effective job controls; maintaining a safe workplace and utilizing the latest technology; and by creating an environment that fosters growth and development of our people.

Management

In today's competitive real estate market a strong and multi-faceted Management Team is integral to achieving success. The management team not only plays a pivotal role but a vital one to achieve higher growth by understanding and effectively meeting the ever-changing customer preferences. Skill and talent requirements include knowledge of real estate business, customer-focus and effective forecasts of market needs and trends. Green Vistas' team clearly fits these requirements.

Director, **Vijay Gulechha** is an alumnus of the prestigious Birla Institute of Technology and Science (BITS), Pilani (B.E Hons.) and the Indian Institute of Foreign Trade, New Delhi (Post Graduate Diploma in Business Management, International Trade). Since then, a period of 30 years, he has promoted and managed several successful business ventures and has access to a vast network of business and professional associates and links worldwide.

Director, **Vinita Gulechha** is an entrepreneur with over ten years experience in domestic and international trade. She has been involved in the areas of human resources and training in several ventures. She coordinates major projects and overseas administrative work at Green Vistas.

Director, **Vaibhav Gulechha** is an alumnus of Rochester Institute of Technology, Rochester, New York. Having graduated in Management Information Systems from the Business School, he brings new dynamism, vision, and focus to the organization. Having

worked with a Fortune 100 company in the United States of America, he has developed sharp project management skills, executing a variety of multi-faceted business projects.

Director, **Saurabh Gulechha**, is a graduate in Economics and Statistics, with specialization in forecasting market trends, from Rutgers University, New Jersey, USA. He is a vital source of new business and foresees new opportunities in various markets. Everyday interaction with venture capitalists and local investors has gained him great experience in marketing of projects and concepts to a varied clientele.

Operations

Individual corporate divisions are established to focus and develop the talents and efforts of construction professionals into highly experienced and trained work groups and teams. The different divisions, at Green Vistas, offer the ability to focus team talents and efforts towards effective management and execution of projects, a quality rarely matched by competitors. The divisions work seamlessly to allow rapid execution of projects, guarantee customer satisfaction, and maintain/ upgrade quality standards.

The Estimates Division is comprised of professional estimators (specialists) who are able to predict trends, identify projects, and prepare cost estimates on the most complex construction services provided. This team is an integral part of Green Vistas as it keeps abreast of the changing market environments, be it in commercial, residential, or government projects.

The Procurement & Utility Division has an extensive network of local and national suppliers. This division ensures the supply and distribution of all necessary materials such as steel, bricks, blue metal, seasoned wood, sand, OPC/PPC cement and other critical inputs to all sites. This division manages and maintains adequate construction essentials such as scaffoldings, centering and shuttering, concrete mixers and other equipment required on site on a daily basis. This division is equipped to handle vendor

development, sourcing, tracking, transporting, and ensuring on-time delivery of supplies and machinery.

The Engineering Division has experienced consultants and technical personnel for planning, implementation, and supervision of all projects. Personnel in this division have many years of civil engineering experience and have successfully completed and managed different types of projects. A quality management professional, in this division, sets quality standards for each project and ensures these standards are strictly adhered to during the development stage. Personnel from this division continuously interact with architects and technical agencies.

The Marketing Division is comprised of highly skilled, multi-talented employees with the ability to perform many functions. The professionals in this division predominantly work on sales in addition to preparing brochures and advertisements, continuously interacting with customers, performing market surveys, and closely working with the *Estimates Division* to analyze and predict new markets and trends.

Projects Executed by the Promoters of Green Vistas

A. Residential

S. No.	Project	Quantum of Work Rs. In Lacs/No. Of Apts. / Built up area
1.	Residential Apartments, Phase II For Reserve Bank of India at Besant Nagar	172 Apts.
2.	Independent Housing Scheme Kalakshetra Colony, Chennai. Ownership basis turnkey project for various clients.	140 Apts.
3.	Residential Apartments For Reserve Bank Staff Co-op. House Construction Society	120 Apts.
4.	Residential and Non-residential accommodation for various government and quasi-government organizations like CRPF, TNHB, MAPP, CPWD, etc.	600 Lacs
5.	Senior Officers Bungalows/Apartments at Boat Club, Chennai For ITC Ltd. – Super luxury apartments in a campus style development with extensive landscaping and top class specifications.	24 Units.
6.	Residential Apartments For NABARD & IDBI officers at Besant Nagar	16 Apts.
7.	Officers Apartments For Unit Trust of India at Besant Nagar	14 Apts.

B. Commercial

S. No.	Project	Quantum of Work Rs. In Lacs/No. Of Apts. / Built up area
1.	Singapore Plaza Phase I, Ultra Modern Office Complex, Chennai. Ownership basis.	1,200 Lacs
2.	Maan Sarovar Towers, Commercial space on Mount Road, Chennai.	50,000 Sft./ 1,900 Lacs
3.	DMK Party Head Quarters on Mount Road, Chennai.	60,000 Sft.

C. Resorts

S. No.	Project	Quantum of Work Rs. In Lacs/No. Of Apts. / Built up area
1.	Rolling Hills – Phase I - Hill Resort at Kodaikanal, Tamil Nadu. 45 Independent Bungalows in a gated community on a 15-acre plot, in the midst of hills, streams, waterfalls, and exotic flora and fauna with a variety of amenities including a health club, departmental store, Medical store, round the clock security, etc., overlooking the Atuvampatti valley.	1,215 Lacs

D. Industrial

S. No.	Project	Quantum of Work Rs. In Lacs/No. Of Apts. / Built up area
1.	Wheel and Axle Plant For Indian Railways Wheel Shop, Yelahanka, Bangalore	Approx. 400,000 Sft.
2.	Factory Building For Adilabad cotton Growers Co-op. Spinning Mills Ltd., Adilabad	Approx. 200,000 Sft.
3.	Formulation Block Complex for IDPL, Balanagar Township, Hyderabad	Approx. 150,000 Sft.

E. Infrastructure

S. No.	Project	Quantum of Work Rs. In Lacs/No. Of Apts. / Built up area
1.	Buffer Godowns for the Food Corporation of India, Peelamedu, Coimbatore.	Approx. 150,000 Sft.
2.	Food Grain godown for Ayyancheri Warehousing Corporation, Chennai.	Approx. 30,000 Sft.
3.	Sewage Disposal System in Guindy, Velachery, Aminjikarai, Besant Nagar, and Arumbakkam areas.	About 60 Kms.
4.	Laying of 500 MM Diameter Oil product pipeline from Madras Refineries to Madras Port Trust for Indian Oil Corporation Ltd., Chennai.	About 10 Kms.

5.	Perimeter wall, road, watchtower, and fencing work for Military Engineering Service, HVF, Avadi, Chennai.	64.81Lacs
6.	Scrap shed, Scrap yard, Store/Office/Acid/Paint Chemical Stores and Canteen for Combined Engine Plant for the Military Engineering Service, HVF, Avadi, Chennai.	63.18 Lacs

Major Projects under Execution/Planning

1. Maan Sarovar Heights, Kottivakkam, Chennai

State-of-the-art Software Technology Park on the IT Corridor in Chennai as a Joint Venture with M/s Maan Sarovar Properties Development (P) Ltd. Total construction of 450,000 Sft

Approximate Project Cost – 207.00 Cr.

2. Prakrriti, Kakkanad, Kochi

Ultra-modern residential project only 600 meters from Infopark, KINFRA & Dubai Smart City. Development in over 3.75 Acres with a total built-up area of 8, 00,000 Sft.

Approximate Project Cost – 160.00 Cr.

3. Maan Sarovar Techno Creek, Semmancheri, Chennai

A state-of-the-art Software Technology Park on the IT Corridor of Chennai by group company M/s Maan Sarovar Properties Development (P) Ltd. Total construction of 400,000 Sft.

Approximate Project Cost – 144.00 Cr.

4. Residential Apartment Development, Yemalur, Bangalore

An ultra-modern apartment complex in one of the most upcoming and a very strategically located part of Bangalore city. Total land area of 2 Acres with a total built-up area of more than 200,000 Sft.

Approximate Project Cost – 40.00 Cr.

5. Residential Apartment Development, Kakkanad, Kochi

Ultra-modern residential project 2Km from Infopark and KINFRA. Development in 2.25 Acres with a total built-up area of 400,000 Sft.

Approximate Project Cost – 70.00 Cr.

6. Maan Sarovar Hiridaya Raja, Velacherry, Chennai

Residential – Commercial project of 5,00,000 sq. feet on Velacherry - Taramani Road on 4.72 Acres by group company M/s Maan Sarovar Properties Development (P) Ltd.

Approximate Project Cost – 170.00Cr.

7. Maan Sarovar Brindavan

Residential Township of 7,00,000 sq. ft. (700 apartments) near Meenambakkam Airport by group company M/s Maan Sarovar Properties Development (P) Ltd.

Approximate Project Cost – 130.00Cr.

8. Coimbatore

Ultra modern residential development. Total built up area of 1, 25,000 Sq. Ft. by group company M/s Maan Sarovar Properties Development (P) Ltd.

Approximate Project Cost – 20.00Cr.

9. Tiruchirapalli, Cantonment

Ultra modern residential development. Total built up area of 100,000 Sq. Ft. by group company M/s Maan Sarovar Properties Development (P) Ltd.

Approximate Project Cost – 18.00Cr.

10. Rolling Hills (Phase II), Kodaikanal

Rolling Hills is a gated community on a picturesque 15-acre estate planned on the lines of the best holiday homes in the world. Group Company M/s Vishva Resorts is developing this project.

Approximate Project Cost – 9.50 Cr.

11. Lakehills Park, Kodaikanal

Lakehills Park is a health spa that will be developed by the Green Vistas team. Lakehills Park will be established on a sprawling three-acre estate overlooking the Kodaikanal Lake.

Approximate Project Cost – 10.00 Cr.

12. Singapore Plaza, Phase II, Chennai

Construction of a modern office complex in the heart of Chennai city.

Total construction of 50,000 Sft.

Approximate Project Cost – 20.00 Cr.

13. Veperiy, Chennai

Development of an ultra-modern residential cum commercial complex.

Approximate Project Cost – 2.50 Cr.

Contact Details

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