



BEAMS TRUST . . . NURTURES EXCELLENCE . . . DELIVERS VALUE



BUNIYAD IS A BENCHMARK IN REAL ESTATE SECTOR, LAYING THE FOUNDATION FOR YOUR DREAMS WITH TRUST, ETHICS, EXPERTISE AND LEADERSHIP. AS A SINGLE-POINT INTEGRATED SERVICE PROVIDER, THE EDIFICE OF TRUST WE HAVE BUILT ENSURES BOTH QUALITY AND COST EFFECTIVENESS.



As the Indian real estate industry grows in leaps and bounds, backed by robust economic performance, it has thrown new challenges for the service providers; and we are proud to claim that Buniyad, today, stands rock solid as a market leader.

While the transformation in real estate products and processes over the last 10 years is visible in expansion of both product type and location of corporate, retail, residential and industrial markets, not many in the business have been able to keep pace. Buniyad has not just met the expectations of its clients, but has also been at the helm of innovation – be it in offering improving product quality, ensuring transparency in pricing or streamlining related processes.

Aided by these strong fundamentals, Buniyad today is in a position to offer integrated real estate services under one roof, to meet all requirements of our discerning customers and also set new standards for the industry.

Kamal Batra
(Kamal Batra)

**BUNIYAD IS BACKED BY ITS
ESTABLISHED TRACK RECORD,
STRONG MANAGEMENT AND
TRANSPARENT OPERATIONS.
THE SIZE AND SCALE OF OUR
OPERATIONS ENSURE **LEADERSHIP.****

COMPANY OVERVIEW

Established in the year 1987, it has now been more than two decades that Buniyad has stood like a pyramid, weathering all vagaries of time, and market tides. With a workforce of 250+ committed experts from every realm of the real estate industry, we have ensured that no aspect of customer service remains neglected. The team of professionals working with and at Buniyad are of top-quality for their expertise, reputation and understanding that excellent service is not an exception, but a standard.

BUNIYAD is a thorough leader in retail and personal real estate ownership; we provide professional services for buying, selling, leasing and renting of commercial, industrial, institutional, retail and residential properties. Corporate Leasing is another feather in the cap of Buniyad. We also provide assistance in documentation, investment advisory function and property valuation.

Our vision and mission are in sync with the dynamics of the real estate industry, taking the levels of customer satisfaction and deliverables to new dimensions. Under the guidance of Mr. Kamal Batra, Buniyad has crossed many milestones in earning customer confidence and serving them beyond their expectations. Having grown in strength and experience, Buniyad has developed a wide customer base across India. Our network is spread all over the country and we are pioneers of the business in Delhi and the NCR.

**OUR VISION IS TO CREATE
VALUE FOR CUSTOMERS BY
DELIVERING WHAT
WE PROMISE.**

As a leader in the reality sector, we aspire to further enhance our services rendered to customers through innovation and professionalism at the micro level. In this endeavor, we wish to innovate services that can be customized to meet individual needs. At the macro level, Buniyad dreams to usher in a new era in infrastructure building, ensuring sustainability.





DELIVERING THE RIGHT SERVICE FOR THE CUSTOMER. IT IS ONE OF THE WAYS BY WHICH WE CREATE VALUE.

1 LEASING

Get more from your asset by relying on our expertise. As a property owner, you expect the highest returns from it and we can help in getting the best possible tenant for you. We very effectively screen, verify rental history, credit history and court history of real estate players to equip you with important information to make the right decision.

2 BUYING

Buying a property involves huge investment, and therefore, exerting caution comes naturally to protect yourself from fraud, legal hassles and undervaluation issues. Backed by a huge database of real estate properties and an expert team of professionals, we assure you hassle-free ownership of new property.

3 SELLING

Get the most from your real estate investment by relying on our professional expertise in evaluating your property and finding you the right buyer. We also assist in taxation counseling and other legal formalities while executing sale. Our database of real estate players ensures enough options for you to choose from.

4 INSTITUTIONAL PROPERTIES

Our property management functions ensure professional handling of institutional properties, be it maintenance, accounting, customer service, marketing or leasing. We ensure proper handling of budgeting, financial and regulatory compliance. Our approach of providing direct, comprehensive management services enables us to maximize cash flows for you, and protect long-term value of the asset.

5 ACQUISITION

Real estate acquisition is today perhaps one of the most challenging tasks in the real estate sector. With our experience in the field and innovative solutions, Buniyad ensures hassle-free acquisition of land in a time-bound manner so that you may not encounter cost over-runs.

6 INVESTMENTS

Buniyad's cutting-edge research in real estate portfolios enables private equity players to choose from a wide array of options to park their money and be assured of handsome returns. Our legal team is well equipped to ensure regulatory compliance with financial legalities.

7 FINANCE MANAGEMENT

We understand the diverse and complex real estate finance sources right from pension funds, insurance companies, and private-equity firms, to commercial banks and credit unions. Buniyad can aptly guide you through the tedious process of locating potential lenders, making a presentation, ensuring creditworthiness and final utilization of cash flow.

8 DEVELOPER SERVICES

Buniyad offers professional expertise to address real estate project management needs. Our specialized teams guide you right from advisory, planning, design, and construction phases. Our streamlined work flow ensures methodical handling of risks to control cost escalations.

9 DATA BANK MANAGEMENT

Utilizing the right information at the right time holds the key to successful implementation of any project. With our enhanced skills at handling large bulk of data on the real estate sector, Buniyad is a leader in helping you get the best out of your knowledge resource. Also, our own pool of soft resources adds to the depth of information available to arrive at the best possible solutions.

10 DOCUMENTATION

Save time and money on property-related legal documentation by leaving the job for our experts. We offer readymade legal documents to help you in any aspect of real estate activities. Buniyad offers flawless legal documentation like agreement for sale, sale deed, lease deed, etc, in the most professional manner. We make sure that your project does not lose time and money due to legal glitches arising out of improper documentation.

11 LEGAL SERVICES (REAL ESTATE)

Buniyad's long experience in handling real estate issues give us an edge in dealing with any kind of legality arising out of any business process. Be it extensive paper work, documentation, legal terminology or just long statutory processes, we make sure that project implementation does not get hindered due to litigation.

12 PROPERTY VALUATION

Property valuation can make all the difference in execution of any project. As trustworthy real estate valuers, we provide valuation of all kinds of properties using the most scientific methodologies. Carrying in-depth market knowledge, our valuers offer clients the most realistic information based on well-researched property valuation systems.

SUCCESS FOLLOWS THE RIGHT **APPROACH** & ATTITUDE.

Buniyad's integrated approach in handling projects enables us to offer innovative solutions by taking advantage of natural overlaps that occur in a project, which are otherwise ignored. The result is seamless real estate management, cost cuts as well as effective time management. Our approach, consistent across all services, incorporates the following steps:

1 EVALUATE

We analyze every project and portfolio by gathering relevant information and valuable insight from existing data. We weigh opportunities and risks, scrutinize documents and agreements, evaluate usage requirements and monitor key performance indicators.

2 ACTION PLAN

Based upon this assessment, we develop strategies that establish realistic action plans. These plans are matched with business objectives, capital expenditure, technologies available and other project requirement.

3 IMPLEMENTATION

Once the plan is complete, Buniyad commences work to turn strategies into deliverables. We negotiate transactions, develop profit-maximization solutions and execute build-outs and relocations.

4 MANAGE

We take complete responsibility for the entire process and provide management support required at every step. We tap appropriate resources to provide the right combination of knowledge, skills and tools to accurately access the risks involved and the returns expected.

OUR MISSION

With clarity of vision, honesty of intent, and oneness of purpose, Buniyad has devised ingenious tools to execute its plans. These values are the building blocks of our company.

- Innovation is the basic tenet that held us deliver world-class customer service to all our clients.
- Standardize solutions as benchmarks for fast delivery of services.
- Focus on quality, understanding customer needs.
- One-stop solution provider for all real estate needs.
- Agility to integrate services to meet specific needs.

Buniyad strives to be a dynamic organization, relentlessly in pursuit of excellence achieved through successful adoption and implementation of professional and innovative policies to provide practical service to clients.





BUNIYAD LAYS ITS CLAIM TO SUCCESS ON THE STRENGTH OF ITS TEAM, WHICH HAS BEEN THE CORNER STONE OF ALL OUR ENDEAVORS.

Building reality infrastructure is an extension of building relationships for us.

With a strong workforce of 150 thorough professionals, we at Buniyad are dedicated to the cause of delivering the best of services in the real estate business.

Buniyad is not just a network of professionals but a family partnering to achieve a common goal. As a company, we focus more on intellectual capital rather than just financial assets to create further value.

An environment to excel and thrive amidst continuous training For intellectual growth has helped Buniyad retain the best of talent in the industry.

Our team is trained to work in diverse situations and challenging circumstances to bring out the best solutions, and thus gain an edge over other real estate companies.

Buniyad values teamwork, personal initiative and accountability.

WE ARE WELL POSITIONED TO MEET THE HIGH EXPECTATIONS OUR CLIENTS HAVE FROM US.

Disciplined work culture, innovation, strong accountability, focused and committed towards client satisfaction, effective communication, disciplined work culture, and accountability is what clients attribute to Buniyad. 'Buniyad' is the best organization for me and my company to establish my own office in Delhi area to explore new trade opportunities between Germany and India.

MR. BERNARD KOLECKO (Trans Conti Logistics, Gmbh Preman, Germany)

It was a pleasure dealing with Buniyad!

Thanks to 'Buniyad', I got the best deal and best price offer. The whole transaction was completed in a very short time. The staff was very forthcoming, helpful and took a lot of interest in getting the deal materialized. The services were highly professional and satisfying. They are the people I would like to do business with again. I wish them all the luck and success in their new ventures.

MR. SANJEEV NIKORE (HCL)

For me associating with 'Buniyad' was a completely satisfying experience. When I moved from USA to India, in 'Buniyad' I found a company that fulfilled all my real estate needs and a lot more. They were completely honest, resourceful and thoroughly professional. I have no doubts that in future I will continue to deal with 'Buniyad' for all my real estate needs.

MR. AHSHISH PASSI (Pascom Projects)

Buniyad is a great company to associate with. Dealing with them was a thoroughly satisfying experience for me and my organization. We got genuine corporate clients through them for our corporate leasing. I wish them great success in all their ventures and projects.

MR. SUNIL SHARMA (Advantnavis Business Park, Sector-142, Noida Expressway, Noida)

The list of our clients include:



WE REMAIN FOCUSED AND COMMITTED TO THE GOALS OF DISCIPLINED GROWTH, CREATIVE INNOVATION, STRONG ACCOUNTABILITY AND BETTER COMMUNICATION.



With expertise ranging from land identification, acquisition, project planning, marketing and execution, Buniyad has a portfolio to meet every requirement of our customer. Our projects do not end with just providing the needful, but extend to meeting any mindblock the customer may face even beyond execution of the deal. That is what makes Buniyad what it is today. We take up each assignment as a dedicated project in itself and the final handover happens only after each and every logistical formality is duly completed.

We undertake every project only after a concentrated and focused market research to identify consumer needs. The project is then designed and implemented according to consumer preferences. Our customer-oriented outlook has helped Buniyad establish itself as a name to reckon with in the real estate market in the country. Our network of 6 offices, including one in the US, helps us keep in contact with customers better and understand his needs with greater ease.

We cover a gamut of areas of operation, both in retail and corporate world. Our customers include residential land buyers, manufacturing units, export houses. BPO operators, hotels, resorts. Each happy customer who walks out of our doors is an ambassador for our superior level of customer service.

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