



VR EXCLUSIVE PROJECTS

COMPANY PROFILE



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REGIONAL OFFICES & COMPANY CONTACTS

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S.Saikumar Managing Partner: 09916174764 (Technical and Project support)

Rajesh Mishra: 09953167610 (Project Manager- North)

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VR EXCLUSIVE PROJECTS – THE COMPANY



VR EXCLUSIVE PROJECTS

VR Exclusive Projects was established in August in Bangalore with an office in Delhi and Project site offices across the Country. VR Exclusive Projects has completed more than 30 projects in India spanning across various sectors.

Employees at VREP understand and appreciate the local conditions. Adaptation and utilization of our Project Management, Design & Construction service techniques that have been honed and refined over the years and upholding the VREP philosophy founded on the simple principle of customer service has helped VREP to grow continuously over the past three years.

- ◆ VREP owns complete responsibility for the project as single point accountability and also works with a qualified preferred architect of the client.
- ◆ VREP manages the design, project management, construction, all utility services, landscaping, specialist process engineering, approvals and clearances (under specific requirements) as part of their services.
- ◆ VREP suite of services covers the entire spectrum of the Property Life Cycle. Services are geared to provide clients with the necessary expertise at each stage of planning, development and implementation.

KEY PIONEERS:

S.Saikumar
Managing Partner

- Qualification: Mechanical engineering with 22 years of experience and background for setting up of Industrial project for beverages, breweries, dairy, garments, soaps & detergents etc.
- Specializing in quality engineering , executed lot of industrial projects like food and beverages, Very strong TEAM WORK ADVOCATE
- SAFETY AWARD for achieving ZERO ACCIDENT in the year 1998 and Till today.
- EXECUTIONAL EXCELLENCE AWARD for the year 1999 for overall performance.
- Contributed for obtaining Gold Rating for the plant for the PEPSI INTERNATIONAL QUALITY AWARD.
- Executed First green field project for Pepsi in Nelamangla Bangalore 600BPM glass and 200bpm PET line completed successfully and made first bottle produced marketable.
- Designed and managed green filed project for coca cola plant in Bhutan, 200bmp combi line and 200 PPM perform moulding line.
- Designed and managed green filed project for Coca cola at Kalahasti in Thirupathy AP 600bpm glass, and 200bpm PET line.
- Several brown fields at Dasana, Jaipur, Guwahti, Mumbai Wada, Pune, Hyderabad, Vijayawada, Bangalore Bidadi, Goa Verna, Bhubhaneshwar, Bhopal etc.
- Managed multiple projects for SAB miller, South African breweries ltd. At Meerut, Nimarana, Hyderabad
- Managed dairy plant at Ludhiana for Dumex in completion of project.
- ITC biscuits division in Nagpur



Vandana R. Kohli
Managing Partner

- Qualifications: Graduate in Arts with Sociology honours. Architectural interior designing course from Bangalore. Seven years of experience in architectural interior designing and quality management.
- Specialized in creative designing of residential project with a complete turnkey solutions
- Executed lots of project with purvankara and other major builders and also mock up flats was executed for Purva fountain square at airport road Bangalore.
- Managing company's finance and HR.
- She has been involved in 3 D designs for projects.
- Completely designed and executed Innovation centre lab for mother dairy fruits & vegetable Pvt Ltd. Delhi
- Completely designed and executed Beverage development Lab for Coca- cola India Pvt Ltd, Gurgoan

Kadambari Kohli:
GM Projects

Civil engineer experiences in design, scheduling, procurement management and site execution

Handled Trident hotel project at Bangalore international airport for L&T civil works

Handling Hindustan coca- cola beverages Pvt Ltd 600 BPM juice line at Bidadi Bangalore

- Experiences in the field of industrial, residential, commercial,
- Design and scheduling of projects,
- Procurement management handles complete design and procurement services for all over the country.

Rajesh Mishra Civil engineer
Project Manager (Heading North)

- Specialised Civil engineer and structural designer with 15 years experience.
- Hardcore civil engineer with the background of design and execution of various industrial projects for beverages, dairy, automobile, pharmacy, chemical, commercial and housing sector etc.
- Specialised in Architectural & Concept designs.
- Will provide Solutions to plant maintenance related issues on civil and mechanical

Dattatriya Belur:
Project Manager (Bangalore)

- Electrical engineer, Experience in the field of HT and LT side of the industrial projects worked in Singapore and Indonesia for 10 years , currently handling HCCBPL Bidadi projects in Bangalore, Specialised in Electrical & Mechanical engineering with 15 years experience in the bottling field and engineering industry.

Deepak - M Tech (Structural Engineering)-2001-(MNREC-Allahabad)

- Structural engineer expertise in Retrofitting works on RCC structure strengthening of the weak structure, floor treatments etc.
- Experience in the field for over 15 years, worked with engineering, food and beverage, chemical industries etc.
- Looked into the domain of Earthquake resistant Design & Construction, seismic Vulnerability of Building, Repair and rehabilitation structure, Health Monitoring of Important structure.
- Seismic Evaluation and Retrofit of Structure against Push over Technology.

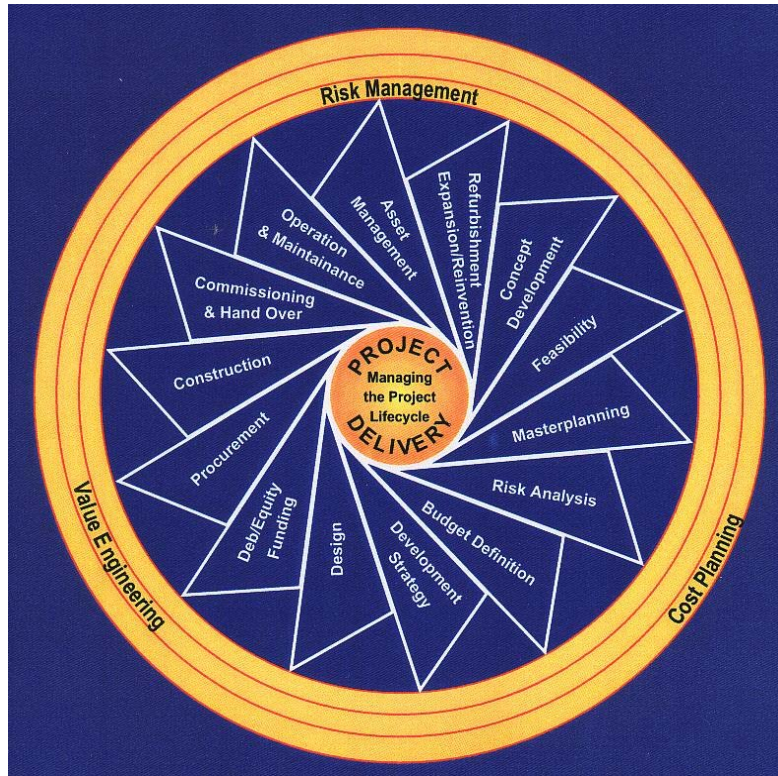


The hallmark of VREP's approach to any project is our ability to provide integrated business solutions that deliver better returns to our clients. VREP is organized around industry aligned centres of expertise that can provide skilled engineering, project management, design, cost planning and construction services across a broad range of market sectors.

VREP Scope of Services

Our services cover all aspects of Project and site development (including approvals under specified circumstances), financial packaging, property layout, project management, design and construction, project relocation, refurbishment, process services, clean room expertise, utility services, interior decoration and landscaping.

VREP can be involved from an early stage itself helping in the feasibility studies, conceptual planning, design and budgetary offer. Thereafter, VREP has the capability to offer turnkey design and construction services to its clients. VREP has the ability to underwrite all risks on cost, time and quality on behalf of the Client. Moreover, we are very competitively priced as a result of our "value engineering" and solid understanding of the Clients' needs and the local market conditions.

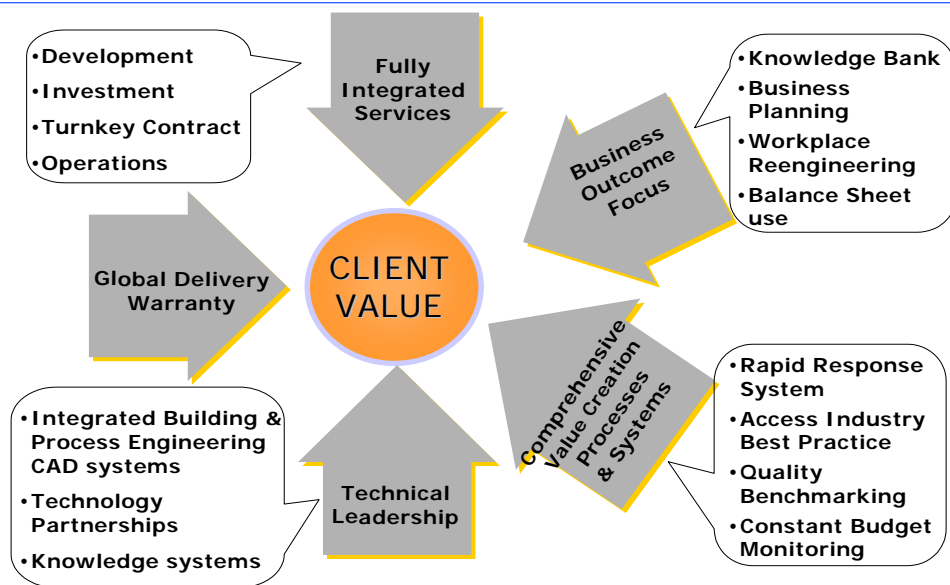


What does VREP Offer?

- Develop deep understanding of our Client's business objectives
- Integrate specialist technical knowledge with design and construction to maximize value
- Driven by finding new ways to create value
- Accept the risk for delivering the business solution we have developed with the client
- Combine specialist global best practice with local experience around

PROFESSIONAL SERVICES

- Project management
- Design of Utility services
- Landscape
- Costing
- Preparing TBA and CBA etc.
- BOQ and Rate Verification
- Quantity survey
- Interiors design and execution
- Design & Construct (D&C) Services with single point responsibility for cost and time &
- Turnkey projects which included design and execution of civil , utilities and external development



Project Management - The Discipline

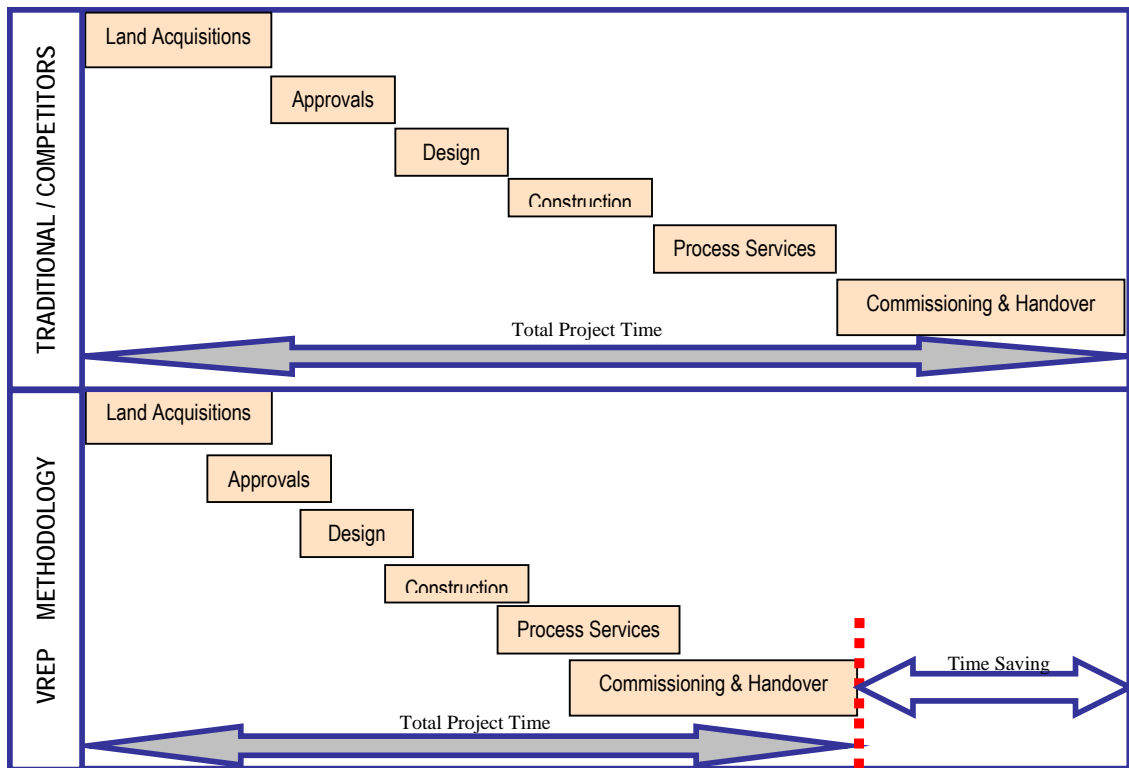
“Project Management” meant offering a complete package, which incorporated all the disciplines from design to finance to construction. It would start with a relationship with a client, assessing their needs taking the project right through to completion.

TRADITIONAL METHODS

The Traditional method of project management means that each phase is totally separate and often undertaken by totally separate companies. There is no overlap in time and very little interaction between the parties.

VREP PROJECT MANAGEMENT

Because project management is a holistic approach, offering a total package of services, it adds value by saving time on the overall project. And the overlapping of phases not only fast tracks the project but allows in solving problems before they arise without holding up the overall project.



Time Comparison
Traditional Vs VREP Methodology



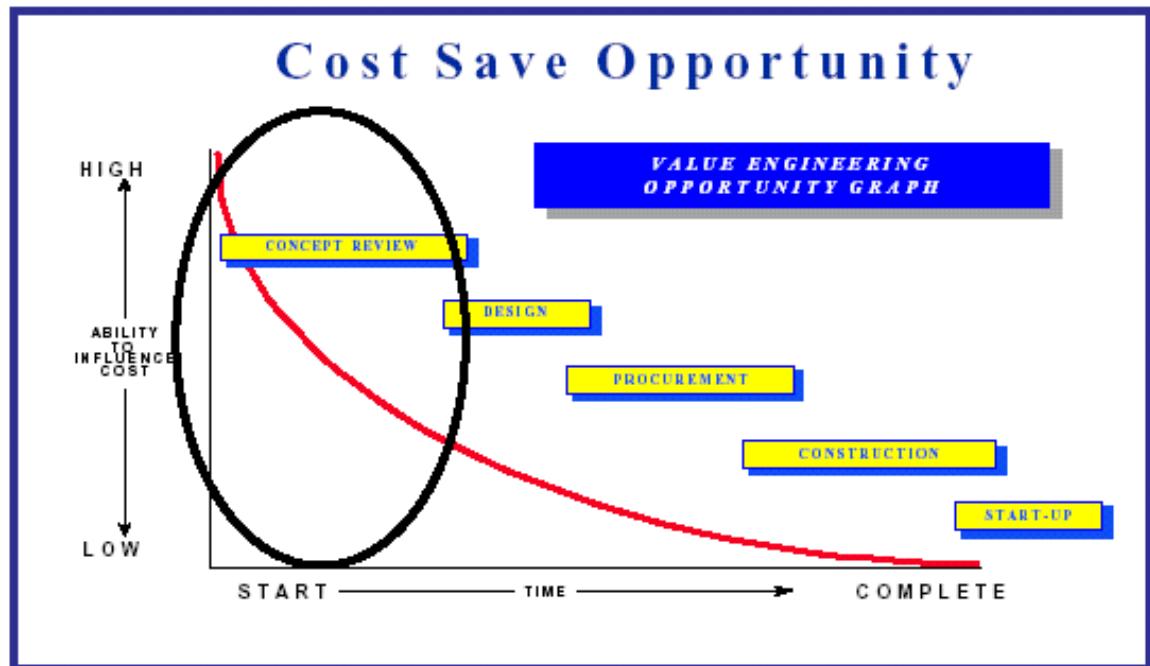
SERVICE OPTIONS OFFERED BY VREP

VREP firmly believes that – “Clients are best served when the delivery system best suits the project requirements”.

We offer the following services:

- ◆ Project Management (PM) Services;
- ◆ Construction Management (CM) Services;
- ◆ Design & Construct (D&C) Services with single point responsibility for cost and time &

VREP believes the cost save opportunity is maximum at the early stages of the project conceptualization and therefore the maximum values add happens when VREP gets associated with the project at this stage itself.



These Services Broadly Comprise Of:

PM

- Establish Project Brief
- Design Co-ordination
- Constructability & Technical Review
- Advise on Value Engineering
- Prepare Project Strategy
- Prepare Phasing Strategies
- Budget Preparation
- Master Schedules
- Procurement Strategies
- Establish Safety Standards
- Contract Administration
- Document Control System
- Client Reporting
- Cost and Time Risk with Client

CM

- Pre-Construction Strategies
- Construction Strategies
- Design Co-ordination
- Constructability Analysis
- Schedule Monitoring
- tender Evaluate and Recommend
- Contract Management
- Certification of Contractors', Suppliers' progress claims
- Establish Guidelines for Safety Management
- Ensure adherence
- Ensure Quality standards are achieved
- Client Reporting
- Cost and Time Risk with Client

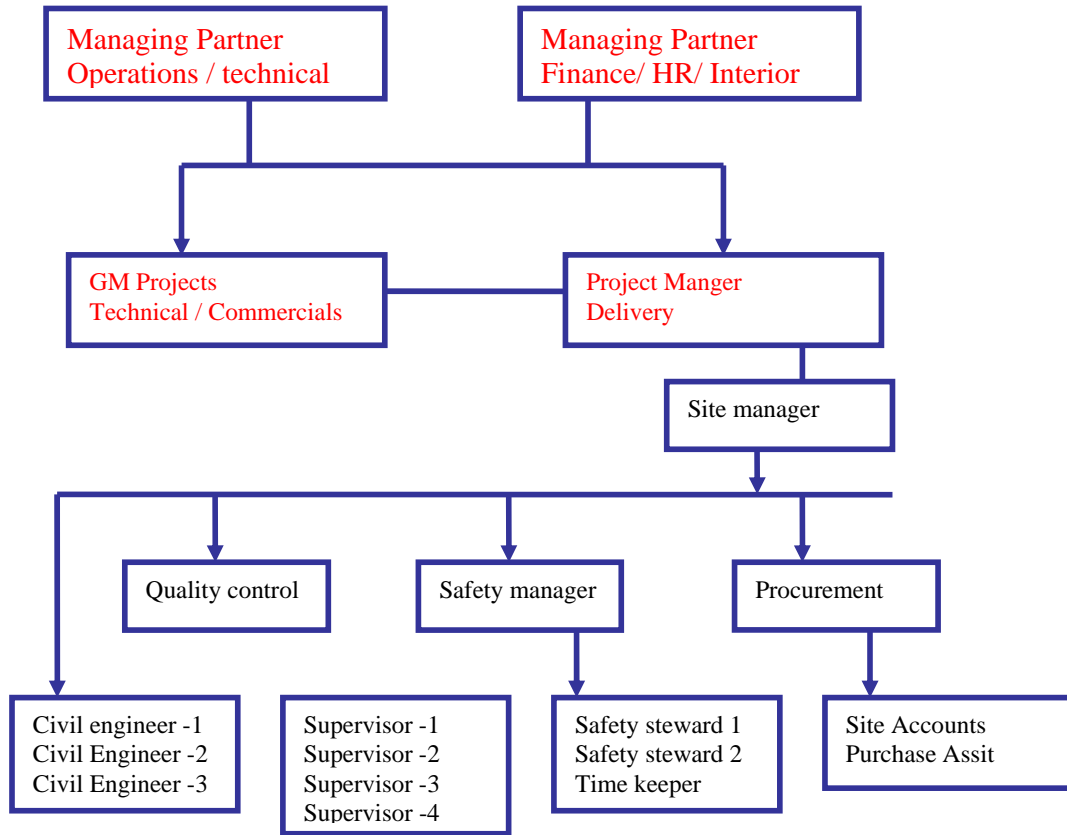
D&C

- Prepare Client Brief
- Appoint Design consultant
- Prepare Design Brief
- Develop Concept Design
- Co-ordinate Authority Approvals
- Agree Lumpsum price for a defined scope of Works
- Constitute PCG.
- Detail Design Development
- AFC drawings Development
- Procurement for the Project
- Mobilize and Construct
- PCG meetings
- Commissioning
- Handover
- Cost and Time rests with VREP

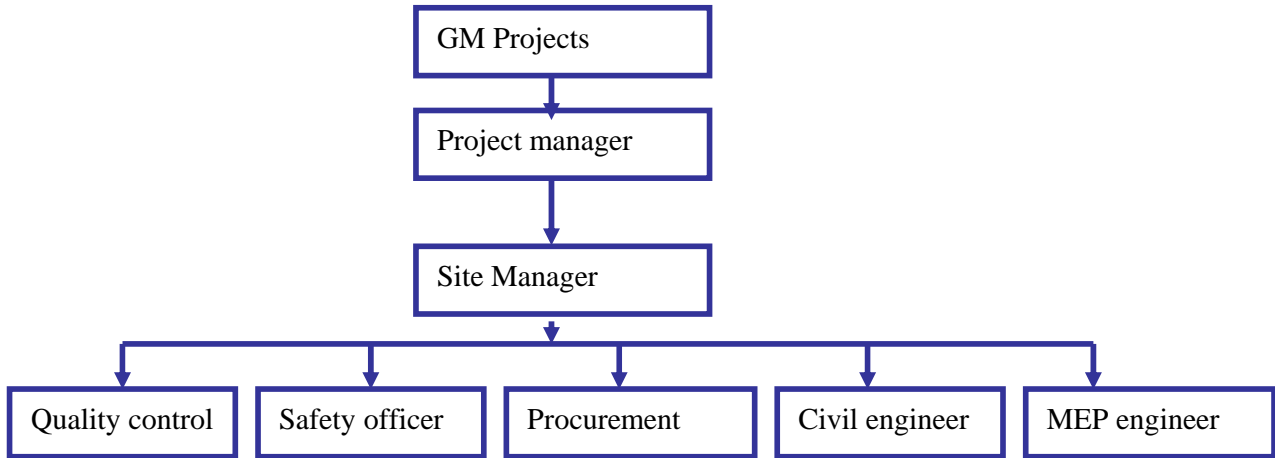
We are also open to tailor make Services to suit Client requirements



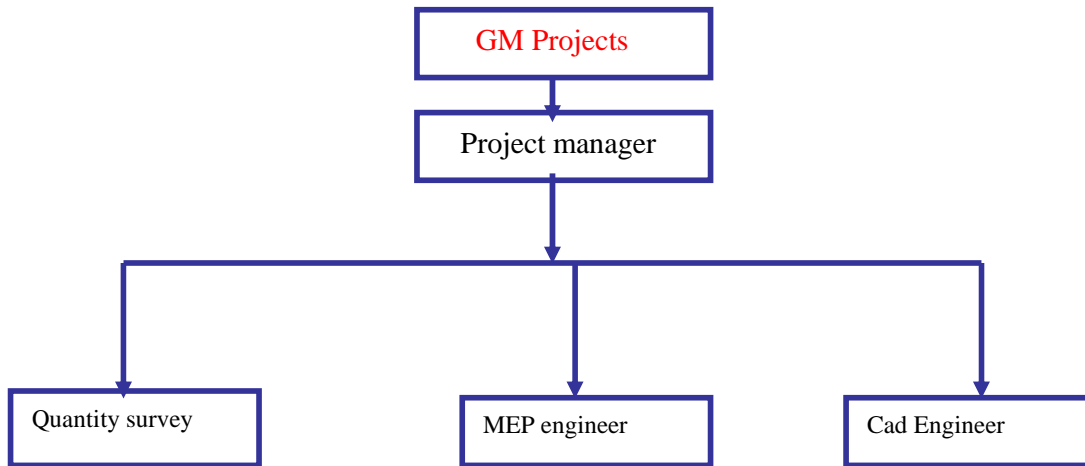
ORGANISATIONAL CHART FOR GREEN FIELD PROJECTS



ORGANISATIONAL CHART FOR BROWN FIELD PROJECTS



ORGANISATIONAL CHART FOR FEASIBILITY STUDY:



PROJECT MANAGEMENT SERVICES

Project Management offers opportunities to add “value” to a project. By maximizing site usage, designing-in flexibility to allow for future expansion or refurbishment, using innovative engineering methods, testing new materials or suggesting alternatives, using planned procurement methods, and introducing new financing arrangements, real value is created for the client. This creative management of a project delivers a more cost-effective facility and adds significantly to the commercial success of the project. VREP Project Management services have been developed and refined over many years and involves the control and direction of all stages in the life of a project. The Planning, design and construction phases are tailored to meet the individual needs of the client. There is less conflict, and all energies are directed toward achieving the best commercial outcome for the client.

This integrated Project Management package includes:

- ◆ Analysing client needs
- ◆ Undertaking feasibility studies & master planning
- ◆ Cost planning
- ◆ Prepare design brief, project schedule & project engineering
- ◆ Management of design, construction & critical issues like safety, site issues, employee training, quality control & environmental policy



CONSTRUCTION MANAGEMENT SERVICES

Construction Management combines the benefits of Project Management with a method of procurement that has further advantages for the Client. VREP provides a management team to supervise the activities of the designers and contractors and provides an organization to carry out control activities on behalf of the Client. The construction is procured in a series of contracts called packages. Each package relates to a grouping of work items that make the most sense from an economic and organization point of view.

VREP's overall role as Construction Manager includes:

- ◆ The co-ordination of designers and consultants to ensure that the clients requirements are fully met and the design process progresses in line with construction activities
- ◆ Control of the site construction activities (works undertaken by others), quality controls and good site practices
- ◆ The preparation of the Master Project Program, the Cash-flow analysis, the Tender Schedule
- ◆ Completion of the works to the agreed time, budget and quality
- ◆ Safety and environmental auditing
- ◆ Certification of Works done by others
- ◆ Handover of buildings in commissioned form

DESIGN & CONSTRUCT SERVICES

Design and Construct is considered to be a procurement process where the Owner will employ VREP and cause a project brief to be developed. This will determine the Owners Project requirements and will typically include the functional requirements, performance requirements, quality requirements and design life requirements. The Project requirements will also include any constraints on the design, such as land acquisition, environment approvals and the like.

Owners and their advisors have a number of delivery strategies - reasons why Owners will choose D&C are:

- ◆ Shorten Program : A decrease in the overall duration of the project when compared to other procurement methods
- ◆ Fix Cost: To secure a total project outturn cost before the design is detailed fully.
- ◆ Reduce Cost: A decrease in the total project cost when compared to other procurement methods.



- ◆ Reduce Claims: Eliminates arguments/ litigation due to separate design and construct responsibilities
- ◆ Establish Program: To secure a project completion date before the design is detailed fully.
- ◆ Innovation: Introduce construction knowledge, constructability and innovation (design and construction methods).

In D&C Approach, VREP provides single point accountability for the design and delivery of the project through design and construction. The key point of difference for the D&C approach is the transfer of risk from Client to VREP for Cost, Time, Quality, Safety and Environment.

TURNKEY SERVICES

VREP's Turnkey Project Execution methodology can save time by completing construction documentation while initial works are progressing. The fixed Lump Sum Price will include all construction and Project management costs and includes design fees also. If VREP manages the design, the client can have as much or as little involvement in the whole process.

THE VREP VALUE PROPOSITION

VREP's Turnkey Project Execution methodology can save time by completing construction documentation while initial works are progressing. The fixed Lump Sum Price will include all construction and Project management costs and includes design fees also. If VREP manages the design, the client can have as much or as little involvement in the whole process.

The table proves a comparison of the benefits of the VREP Turnkey approach compared to the traditional consultant design, then tender approach:

Client Objective	VREP Turnkey Method	Traditional Method
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Guaranteed Price	Yes	No
Guaranteed Quality	Yes	No (Reports Defects)
Guaranteed Time	Yes	No
Single Accountable Organization	Yes	No
Consultant Co-ordination	Yes	Yes
Construction Input into Design	Yes	No
Guarantee Scope Complete	Yes	No
Minimum Construction Variations	Yes	No
Independent Check Quality/Price	Yes/Yes	Yes / Possible
Contractual Responsibility for PM's Risks	Yes	No
Ability for Reduced Budget Options	Yes	No



VR Exclusive Projects – Project Details

D&C - Design & Construction Services
 D/PM - Design/ Project Management
 Turnkey- Turnkey projects
 Contracting - Execution of projects

COMPLETED PROJECTS

#	Project	VREP ROLE				Location
		D&C	D/PM	Turnkey	Contracting	
1	Hindustan coca-cola beverages Pvt Ltd Hot fill line		☐			DASANA UP
2	Hindustan coca-cola beverages Pvt Ltd CSD fill line		☐			DASANA UP
3	Hindustan coca-cola beverages Pvt Ltd WAREHOUSE PEB		☐			DASANA UP
4	Hindustan coca-cola beverages Pvt Ltd CSD LINE		☐			WADA – Maharashtra
5	Hindustan coca-cola beverages Pvt Ltd warehouse		☐			DASANA UP
6	Hindustan coca-cola beverages Pvt Ltd MAZZA LINE EXTN	☐				NIZABABAD /UP
7	Hindustan coca-cola beverages Pvt Ltd Unloading shed		☐			JAIPUR
8	Hindustan coca-cola beverages Pvt Ltd WAREHOUSE		☐			JAIPUR
9	Hindustan coca-cola beverages Pvt Ltd WAREHOUSE	☐				PATNA / BIHAR
10	Hindustan coca-cola beverages Pvt Ltd WAREHOUSE		☐			VARANASI /UP
11	Hindustan coca-cola beverages Pvt Ltd Civil bill verification					Ameenpur / AP
12	Hindustan coca-cola beverages Pvt Ltd Civil bill verification					Meghalaya
13	Hindustan coca-cola beverages Pvt Ltd Civil bill verification	☐				Meghalaya
14	Hindustan coca-cola beverages Pvt Ltd 600bpm hot fill line				☐	BIDADI / Bangalore
15	L&T BIAL TRIDENT HOTEL				☐	Devanhalli Intl airport Bangalore
16	Coca- cola India Pvt Ltd Beverage development lab	☐		☐		Gurgoan / Haryana
17	Coca- cola India Pvt Ltd Beverage development lab extension			☐		Gurgoan / Haryana
18	Coca- cola India inc 5 th floor renovation office interior	☐				Gurgoan / Haryana
19	Coca- cola India inc 5 th floor renovation office interior EXTN	☐				Gurgoan / Haryana
20	Mother dairy fruit and vegetable Pvt ltd innovation centre LAB	☐				DELHI



#	Project	VREP ROLE				Location
		D&C	D/PM	Turnkey	Contracting	
21	Mother dairy fruit and vegetable Pvt ltd innovation centre LAB	☐				DELHI
22	Hamdard Wakf Labourites PMC WARE HOUSE		☐			Ghaziabad UP
23	Hamdard Wakf Labourites design warehouse		☐			Ghaziabad UP
	COMMERICAL AND HOUSING SECTOR					
24	Purvankara				☐	Bangalore
25	Purvankara fountain square				☐	Bangalore
26	Mantri Green				☐	Bangalore
27	Purva heights				☐	Bangalore
28	Prestige				☐	Bangalore

Ongoing Projects:

#	Project	VREP ROLE				Location
		D&C	D/PM	Turnkey	Contracting	
1	L&T BIAL Trident Hotel				☐	Bangalore
2	Civil works at HCCBPL Bidadi				☐	Bangalore
3	Hamdard (Wakf) India- PMC & Design In Ghaziabad (UP)		☐			Ghaziabad UP
4	HCCBPL Dasna	☐	☐			Ghaziabad UP
5	Hamdard Wakf Lab	☐				Ghaziabad UP
6	HCCBPL – Interior works	☐				Bangalore
7	Hamdard Wakf – Material Handling System	☐				Ghaziabad UP
8	HCCBPL Nazibabad – Roof sheeting works	☐				Ghaziabad UP

Our Core Values

!Respect - for all people, their ideas, views, culture, knowledge and their health and safety.

!Integrity - is non-negotiable. We do not do it if it compromises individual's or company's integrity

!Innovation - challenge and seek to find a better solution, think outside the box and dare to do things differently

!Collaboration - redefine the way we do things by sharing knowledge and building on it through teamwork

!Excellence - strive for excellence in our products, services and in the way we deliver them

