



**SIMPLIFYING
REAL ESTATE & INFRA
DEVELOPMENT**



OneAccess

Over the years, the Real Estate sector has grown tremendously. However, this tremendous growth has resulted in making the industry unorganised and is lacking standardised processes or systems currently. It has also been observed that the sector is failing to appeal to the foreign investors as it lacks standard processes and management systems. As a result, it has become the earnest need to systemize the sector immediately.

We at Pentagon Pillars Pvt. Ltd. are determined to take the necessary steps to organise the Real Estate & Infra sector. We also resolute in providing the proper services and help on every step for the investors, Developers and owners by making them more efficient with the help of our OneAccess wing.

At OneAccess, we are highly skilled to adhere to a rigid timeline with the help of our legal team as well as staff who have high expertise and years of experience in this field. OneAccess is a name synonymous with Trust, Relationship, Customer satisfaction, Commitment to Quality, Professionalism, Integrity and Dynamic Spirit.

OneAccess is your ALL-IN-ONE STOP to get help for the process of development at every single step.

- Procurement of Real Estate & Infra Projects
- Legal Services
- RERA Consulting
- CA Services
- Financial Services
- Architect & Engineering
- Liasoning & Approval
- Construction Execution Agency
- Redevelopment and
Self Redevelopment Society

The Real Estate & Infra sector apart from the stock market has been the major source of wealth for this country, since the beginning of the 21st Century. However, the real difference lies in the type of assets that separates this sector from Stock Market. The general notion in the country is that the Stock Market has a better regulatory process as compared to Real Estate for the benefit of the stakeholders.

In order to make sure that the Real Estate sector encourages the stakeholders to confide in it and removes the data asymmetry that prevails on this market, the government has passed several legislatures. One of the biggest step that the government has taken for realising this goal and bring transparency as well as scalability to this sector, was the introduction of RERA which is considered as a revolutionary monitoring law,

OneAccess strives hard to play a crucial role to make sure that the Real Estate Industry grows rapidly as well as in an organised way.

We believe in the principle of **"YOU NAME IT, WE HAVE IT"** for the Rapid Growth of Real Estate Sector. We have the experience and expertise to undertake and deliver most of the tasks that haunts a real estate developer from the acquisition of land, development process till obtaining Completion Certificate. With our expertise and years of experience in this field, we are setting new benchmarks for the sector in terms of honesty and professionalism. Our goal is to ensure that our clients achieve their goals by completing the Project in timeline. We have a thorough understanding of the special needs of the Real Estate Industry.

Our mission is to streamline the entire Real Estate & Infra Sector by standardizing processes and professionalize the systems.

WHY ONEACCESS?

OneAccess is a facilitator firm available to the land & infra developers. Our services are completely solution based. Providing Procurement of Real Estate Project, Legal Services, RERA Consulting, CA Services, Financial Services, Architect & Engineering, Liasoning, Approval, Costruction Execution Agency, Redevelopment and Self Redevelopment Society. We help you in obtaining approvals or permission from statutory bodies with help of our excellent advisory body consisting of highly skilled professionals. We offer a myriad of services to the land & infra developers in various fields under one roof to obtain growth and sustainability.

We at OneAccess consider ourselves as a platform which is created with the vision of helping the developers as well as the Real Estate & Infra sector to grow sustainably. As a matter of fact, we aim at bringing an economic boom in our country and to expand our vision across the globe through our actions.

OneAccess is always working hard to provide the dream home to every individual.

We are completely determined to aid the land & infra developers to deliver the projects within the timeline through our extraordinary services and the hard work of our skilled professionals.

With decades of experience in Real Estate Sector, we set the industry standards for professionalism and integrity. Our goal is to ensure that our clients achieve their goals by completing the project on time. We have a thorough understanding of the special needs of the Industry. We are happy to contribute our mite to the growth of the Sector.





**OneAccess is fully dedicated
in setting new benchmarks in
terms of quality, transparency
and professionalism in the
Real Estate & Infra industry.**

THE TEAM





We boast a rich experience of over two decades. With this experience coupled with our indomitable will, we promise to make the real estate sector efficient. While procuring our services, you can be totally assured of the efficiency as well as the quality of our services.



Mr. Tulsidas Nakrani - Managing Director **B.Com., LL.B. (Gen)**

Mr Nakrani is an energetic commerce graduate who joined the Real Estate Sector back in 1991. With an experience of over two decades in real estate development in the city of Mumbai, he also boasts great knowledge in different branches of the Real Estate industry. He has a vast knowledge of procurement of valuable projects, Accounting, Finance, Planning, Designing, Income Tax, Legal, Execution and Administration. Mr Nakrani is also highly proficient in collaborating with different Government as well as statutory bodies for obtaining necessary permissions and approvals till the fruitful completion of the project.

His motto is “DO IT RIGHT AT THE FIRST TIME” which perfectly resonates with the will of the company to offer efficient services in order to ensure utmost satisfaction for our precious clients.



Mr. Pakshal Sanghvi - Director **B.Arch., M.Sc. (UK)**

He obtained his B.Arch degree from NMIMS and later he also went on to procure his MSc Management degree from Manchester Business School in the UK. Being an architect, he heads the design and execution unit of Sanghvi Realty (which is reputed Company in Acquisition, Development, Construction and Management of Residential & Commercial Real Estate, which are having various on-going projects in Mumbai and Lonavala), balancing the art of designing buildings along with the science of construction.

He stands amongst the next generation of entrepreneurs. He has been associated with numerous Architectural projects. With his expertise and knowledge in the field of Architecture as well as management, he has been at the center of realizing some of the best architectural marvels around Mumbai. He is an expert in architectural design; township planning, resource management, research and experimentation with the building as well as infrastructure technologies for sustainable growth. He derives his inspiration from one particular quote- “In order to build a company, solely dedicated to the intangible values of hard work and perseverance is necessary. And it ultimately leads the organization towards its triumph slowly but certainly”. Being fully committed to the values of hard work and perseverance, he continues to remain at the heart of Sanghvi Realty. He strongly believes that ordinary people are capable of accomplishing extraordinary tasks when structured into highly charged and motivated team.



Adv. R.B. Singhvi - Non-Executive Director (Advocate)

—

He is a versatile individual who has rich experience of more than a decade in legal matters, especially in the property development domain. He is highly skilled in drafting various legal documents such as draft documents for SRA Projects & 33(7) Projects, land acquisition, incorporation of companies and societies. Mr. Singhvi is also proficient at representing clients in various courts and forums such as City Civil Court, MHADA Court, Co-operative Court, Magistrate Court, Consumer Forum and High Court. He specializes in arbitration and handling varied clientele and cases and dealing with the same in a simple and plain manner.



Mr. Yashwant Dhangave - Director B.Tech, M.Tech, LL.B.

—

The Real Estate Industry has been one of the biggest employment providers in India. It has played a crucial role in ensuring a sustainable growth for our country and presently the sector itself is growing positively. Real Estate industry demands a high degree of management to complete the project successfully at an optimum cost. Hence, now is an opportunity to streamline its systems. The basic purpose of our venture is to achieve this goal by building, adding and sharing the essentially required services among all those who are directly or indirectly related to this industry.



Mr. Mihir Nakrani - Director B.A.F., PGDM (Fin), LL.B. (Gen)

—

Mr. Mihir Nakrani is a young graduate in Accounting, Law and Finance from the business capital of India, Mumbai. Being the Director of the company, he is a man of many responsibilities. In order to achieve success in business, he supervises over all the divisions of the organization with utmost efficiency. He looks after every little detail and harbors an immense faith in hard work. So, his personal interventions to maintain the quality of the services has now become a part of the organization's work culture. Having the good command on RERA and legal work in Real Estate sector, his target is to accomplish and shape the Real Estate Sector with professionalism which will ultimately aid in boosting the economic growth of the country. 3 Pillars are our strength to fulfill your business expectation to choose Pentagon- Experience, Expertises and Excellence

OUR SERVICES

RERA CONSULTING

1. Registration of On-going and New Real

Estate Project:

a) Preparation of Actual and Estimated Cost Sheet.

b) Assistance in preparation of Architect's Certificate (Form - 1), Engineer's Certificate (Form - 2) and Chartered Accountant's Certificate (Form - 3) or Issue of the said Certificates as per requirement.

c) Assistance in preparation of Form - B to be submitted by Promoter.

d) Feeding of all required information and submission of relevant documents with RERA.

2. Project Tracking Details.

3. Preparation of Compliance and a Regular Update of the Registered Real Estate Project.

4. Retainer Ship Services - Entire Interaction and dealing with RERA.

5. An Interactive Training Session to the Clients.

6. Drafting and Vetting of Documents to fulfill the RERA.

7. Consultancy on Management and Withdrawal of the Fund from RERA Bank Account.

8. RERA Audit.

9. Providing the consultancy till obtaining the Completion Certificate of the project.

10. Looking after every compliance issue required for avail in Bank Loan.

11. Resolve all the responsibilities of Land Developers under RERA.

LIASONING & GOVT. APPROVALS

Assisting in various collaborations and obtaining Government approvals in relation to the Real Estate Sector as a whole.

CA SERVICES

1. Guidance in Maintaining Generally Accepted Accounting Principles (GAAP).

2. Consultancy on filling of Return as per Income Tax Act, 1961, Goods & Service Tax (GST) Act, 2017 and Registrars of Companies (ROC) as per the provision of Companies Act, 2013 time to time.

3. Assistance in Withdrawal of the Fund from RERA Bank Account time to time and may provide the Certificate at the time of withdrawals as per requirement.

4. Annual Auditing of Accounts as per the RERA Act.

5. Retainership Services.

6. Interactive Training Session to the Clients.

7. Statutory Auditor as per requirement.

8. Guidance in operation of RERA Bank Account.

9. Assistance in preparation of Feasibility Report of the Project.

LEGAL SERVICES

1. Co-ordination and Assistance in drafting and litigation in property matters with Legal team of Advocates and Solicitor for of the client.

2. Counselling on Deemed Conveyance.

3. Issue of Title Certificate.

4. Retainer Ship Services on redevelopment projects under Slum Act..

5. Arbitration and Conciliation in the matter for prospective Customer, Tenant and Landlord.

ARCHITECT

1. Co-ordination with Client's Architect in relation to Feedback with RERA time to time.
2. Provides service of the Architect for the fulfilment of compliance at the time of Withdrawal of from RERA Bank Account as per requirement.
3. Provide the Architect service for consultation with Planning Authority as per requirement.

ENGINEERING

1. Understanding the Project Construction management.
2. Co-ordination with the Client's Engineer in relation to obtaining feedback on the RERA from time to time.
3. Helping the Engineer to fulfill the compliance during the withdrawal of fund from the RERA bank account.

FINANCIAL SERVICES

1. Scheduling for Better Working Capital Management- Statutory Project Finance Management Consultancy.
2. Systematic Credit Lines from the Vendors.
3. Guidelines for Financial Planning so as to manage Cash Flows and Contingency Plan for Cash Flow mismatch if any.
4. Facilitating in the procurement of Loans from Financial Institution.
5. Facilitating the Credit Rating of the Land of developers.
6. Providing Finance Controller as per requirement.
7. Providing NBFC as per requirement.
8. Providing the Joint Venture Partner to meet the financial needs.

REDEVELOPMENT

1. The Redevelopment project includes several clauses, procedures, documents, etc. which need to be followed to obtain many permissions and approval from different authorities under redevelopment act.
2. Providing guidelines and services for a strategic approach to gain approval and permission from Government and Semi-Government bodies for the Redevelopment project.
3. Undertaking Redevelopment projects which are awaiting approval or have disapproved by the government bodies due to lack of tenants or document problems.
4. Assisting clients to follow the guidelines with our experience gained during executing several projects by obtaining clearance from various government bodies for better execution of the project.
5. Assisting in all kinds of documentation as per the guidelines defined by Government authorities which are required to be submitted after collection from individual tenants for the redevelopment project from time to time.
6. Providing counseling services by analyzing the project. We analyze whether the project fulfills and fits the standard and guidelines provided by the approval authority to commence the Redevelopment projects.

CONSTRUCTION AGENCY

1. Providing past proven track record of certified, highly experienced and well-educated construction execution agency.
2. Deliver unparalleled quality of workmanship and real value in the industry.
3. Maintaining and setting industry standards for professionalism and integrity.

PLEASURE IN THE JOB PUTS PERFECTION IN THE WORK.



— Aristotle

PENTAGON PILLARS PVT. LTD.

28, 3rd Floor, New Bansilal Building, Opp. Bombay House,
11 Homi Modi Street, Fort, Mumbai- 400 001.

Phone: 022 4973 6464

Website: www.oneaccess.in

Email: info@oneaccess.in