



VM CORP

Land Consultants and Liaison Architects

Address:

105, 1st Floor, Embassy Chambers

V M Road, Bangalore 560001

Tel : + 91 80 2222 4084, Mob : +91 98450 23594

Email vimalmenda@gmail.com

Introducing VM Corp – Vimal Menda



- Vimal is a **ex- Raheja / RMZ professional**, having been with **RMZ as Vice President Business Development**, an elite think tank that advises clients on various aspects related to development and land consolidation. Vimal's core competency lies in Land acquisition / consolidation and Liaison and has over **30 years of working experience across India, ie Bangalore, Mangalore, Chennai, Pune, Hyderabad, and Kolkatta.**
- Vimal Holds a Degree in Commerce and is a postgraduate in Business Administration, and is a keen golfer - member of good standing at the following clubs :

Karnataka Golf Association - Bangalore; Bowring Institute – Bangalore
Wellington Gymkhana Club – Coonoor ; Mysore Sports Club – Mysore
Kolar Gold Field club - Kolar
- First generation entrepreneur, believes in cooperative commerce; a win-win situation for all. VM Corp is an India-focused real-estate boutique services for Developers, Industries, Investors and real estate funds. Core competency lies in Land acquisition / consolidation and Liaison
- VM Corp advises, property developers, industries, investors and international real estate funds with their India investment strategy, and structures real estate deals for investors. It advises select Indian developers and obtains permissions for their projects, by liaison with Govt. With regulations changing, the nature of the investment opportunities in the Indian real estate market will increase significantly. The quality and the integrity of information on real estate transactions will drive the speed at which real estate transactions close

Team – VM Corp



- **Madhu Menda, Director**
Madhu is an interior designer. She has a degree in Commerce from Mumbai University and is responsible for expanding the allied business services / verticals of VM Corp ie home loans, insurance and interiors.
- **A S Harish, Associate Entrepreneur**
Harish is an ex-Raheja / RMZ professional, who turns creative and innovative thinking into reality. Experienced in Power Sector is responsible for the liaison services related to Power, including feasibility, sanctions, Contracts and Services.
- **Girish Khanna, Associate**
Girish is an entrepreneur, co-coordinator, will be assisting VM Corp for Land and Liaison.
- **Professional integrity:** While VM Corp is 100% committed to meeting its clients needs, it holds itself to the highest professional and ethical standards
- **Firm culture:** VM Corp is performance driven while engendering a working environment that is open and friendly. VM Corp culture encourages and fosters entrepreneurial thinking with a strong focus on results. VM Corp's team is empowered to take initiatives and the organization takes care to ensure that the team is constantly aligned to its objectives

Professional **Experience**

K RAHEJA GROUP – REAL ESTATE DIVISION 1994-1999



- Real Estate Division of K Raheja Group in 1994
- Sourcing and procuring land for Real Estate development, by interacting with Owners, Agents, Lawyers, Consultants, etc
- Negotiation of contracts for Outright Purchase, Joint Developments, Joint Ventures, Revenue Sharing contracts with a focus on legal matters pertaining to real estate development
- Liaison with government agencies for all approvals.

Professional Experience



RAHEJA GROUP – 1994 – 1999

ASSOCIATED PROJECTS: Land procurement & liaison



Raheja Paramount



Raheja Gardenia



Jade Garden / Club Cabana



Raheja Arbor



Raheja Regent



Raheja Residency

Professional Experience

RMZ CORP 1999-2007



- Vice President Business Development



- In a short period of 7 years was a involved in over a dozen projects, spread over six cities – Bangalore, Mangalore, Chennai, Hyderabad, Kolkatta and Pune.
- Responsibilities : Sourcing and procuring land for Real Estate development, by interacting with Owners, Agents, Lawyers, Consultants, etc to liaison with government for necessary approvals.

Professional Experience



RMZ CORP – 1999 - 2007

ASSOCIATED Projects: Land procurement and liaison



RMZ Millenia - Bangalore



RMZ Futura - Bangalore



RMZ Gateway



RMZ Eco Space - Bangalore



RMZ Centennial - Bangalore

Professional Experience



RMZ CORP – 1999 - 2007

ASSOCIATED Projects: Land procurement and liaison



RMZ Infinity



RMZ Titanium



RMZ NXT



RMZ Icon

Professional Experience



RMZ CORP – 1999 - 2007

ASSOCIATED Projects: Land procurement and liaison



RMZ Futura Hyderabad



RMZ Icon – Pune



RMZ Millenia - I Chennai



RMZ Millenia - II Chennai

Professional Development



- **VM CORP – 2007 – to Date**
- There comes a time in life where one has to take tough decisions. With my passion for land and fire in the belly, took the plunge to become an entrepreneur.
- Moved my portfolio out and set up VM Corp in 2007, from scratch.
- With a team size of 5 people, have operations in Bangalore, Chennai and Pune.

Leadership:

- Responsible for Business Development and driving VM Corp to greater heights.

Decision Making:

- To plan & strategize real estate for businesses.
- Advise clients on various aspects related to development and land consolidation.
- Responsible for the P&L of the company.

Functional Structure



VIMAL MENDA

AS HARISH

Bangalore/Chennai/Pune/Hyderabad/Kolkata

- ELECTRICAL
- NOC for plan sanction
- Power sanction
- Servicing
- Inspectorate's approval
- Road cutting permission
- Pre-commissioning test

GIRISH KHANNA

Bangalore

- BDA
- BBMP
- FIRE SERVICES DEPT.
- BWSSB
- AIRPORT AUTHORITY
- FOREST DEPARTMENT
- VILLAGE PANCHAYATS
- NATIONAL HIGHWAYS

VIMAL MENDA

Bangalore

- KIADB
- KARNATAKA UDYOG MITRA
- Single Window Clearance for own land
- Single Window Clearance for land
- KSPCB
- Consent for Establishment
- Consent for Operation
- Renewal of CFO
- Public Hearing Assistance
- Proceedings of Public Hearing
- E- Waste Management tie-ups
- ENVIRONMENTAL CLEARANCE
- DEPT. OF INDUSTRIES & COMMERCE
- URBAN DEVELOPMENT

DEPARTMENT

GIRISH KHANNA

Chennai

- Chennai Metropolitan Development Authority
- Chennai Metro Water Supply & Sewerage Board
- Fire Force Department
- Tamil Nadu State Pollution Control Board
- Panchayat

Our Esteemed Clients



SHAHI

Architects we are associated with



Professional Experience



VM CORP – 2007 – to Date

ASSOCIATED PROJECTS– Land Procurement Assignments / Deal Structuring



Our client **SPACE MARTIX DESIGN CONSULTANTS Singapore**, nominated us in 2007 to procure 34 acres of Agricultural land near Nandi Hills, Bangalore.

Karnataka had the stringent laws and rules relating to purchase of Agricultural land – Refer section 79 A & 79 B of the Karnataka Land Reforms Act. Only an agriculturist and whose family income is less than Rs. 2 lakhs per annum are / were eligible to purchase agricultural land. (Rules have since been amended)

The client advanced us monies, and we procured the lands, after legal due diligence of title, and conveyed the property in the name of our nominee, We signed back to back sale agreements with our client. After obtaining Non Agricultural conversion of the land, we transferred the land back to our client.

Professional Experience



VM CORP – 2007 – to Date

ASSOCIATED PROJECTS – Land Procurement Assignments / Deal Structuring

- Structured a Joint Development for a Villa Project of 20 Acres, between the Owner of the land and our client **AZURE CAPITAL ADVISORS PVT LTD**
- The project Breeze is situated at Sarjapur, Bangalore.



Professional Experience



VM CORP – 2007 – to Date

ASSOCIATED PROJECTS – Land Procurement Assignments / Deal Structuring

- Structured an Outright Purchase transaction of 3 Acres, between the Owner of the land and our client **DECATHLON**
- Apart from concluding the sale transaction, we also obtained the necessary building approvals for Decathlon.
- The Sports store is situated on Mysore Road, Bangalore.



Professional Experience



VM CORP – 2007 – to Date

ASSOCIATED PROJECTS – Land Procurement Assignments / Deal Structuring

- Structured an Outright Purchase transaction of 3.50 Acres, between the Owner of the land and our client.



- The Proposed School would come up on Bellary Road, Bangalore.



Professional Experience



VM CORP – 2007 – to Date

**ASSOCIATED PROJECTS – Transfer of Development Rights (TDR)
Procurement Assignments / Deal Structuring**

- Procured 1,817 sq mtrs TDR for



- Procured 355 sq mtrs TDR for



- Procured 2,956 sq mtrs TDR for Sai Srushti Group Pvt Ltd

Professional Experience



VM CORP – 2007 – to Date

ASSOCIATED PROJECTS – Land Procurement Assignments / Deal Structuring

- Structured an Outright Purchase transaction of 25,000 Sq. ft., between the Owner of the land and our client



- Apart from concluding the sale transaction, we also obtained the necessary building approvals for IBIS Hotel.
- The proposed IBIS Hotel is now operational at Outer Ring Road, Bangalore



Professional Experience



VM CORP – 2007 – to Date

ASSOCIATED PROJECTS – Land Procurement Assignments / Deal Structuring

- Structured an Joint Development transaction of 25,800 Sq. ft., between the Owner of the land and our client



- Apart from concluding the Joint Development transaction, we are also obtaining the necessary building approvals for residential project.
- The proposed project is situated on Mysore Road, Bangalore



LEGEND

SPACES

1. VERANDAH
2. LOBBY
3. LIBRARY/ CARDS ROOM
4. OFFICE
5. PARTY HALL
6. PANTRY
7. STORAGE
8. GYM
9. TOILET 01
10. TOILET 02
11. PLAZA
12. KIDS POOL
13. SWIMMING POOL
14. KIDS PLAY AREA
15. BOX CRICKET COURT
16. BASKETBALL COURT
17. OAT
18. LAWN

— BASEMENT ENTRY
— BASEMENT EXIT

Professional Experience



VM CORP – 2007 – to Date ASSOCIATED PROJECTS

- Structured an Outright Purchase of 31,800 Sq. ft., between the Owner of the land and our client **INNER**  **SPACES** and ourselves as Co-promoters
- Apart from concluding the Purchase transaction, we are also obtaining the necessary building approvals for this Service Apartment Project
- The proposed project is situated at Electronics City, Bangalore



Professional Experience



VM CORP – 2007 – to Date

ASSOCIATED PROJECTS – Liaison Assignments



Inorbit Mall and JW Marriot Hotel



Mantri Square Mall – Bangalore



Zuri Hotel



Vaswani Pinnacle

Professional Experience



VM CORP – 2007 – to Date

ASSOCIATED PROJECTS – Liaison Assignments



Novotel and IBIS Combo Hotel



IBIS Hotel – City Centre



La Pallazo Residences



Fairfield Marriot Hotel

Professional Experience



VM CORP – 2007 – to Date

ASSOCIATED PROJECTS – Liaison Assignments



Pri Tech IT Park



Decathlon



RGA Software Park



L & T Rain Tree Boulevard

Professional Experience



VM CORP – 2007 – to Date

ASSOCIATED PROJECTS – Liaison Assignments



IBIS Hosur Road



IBIS Coimbatore



Novotel – RMR Bangalore



IBIS Hebbal Bangalore

Professional **Experience**



VM CORP – 2007 – to Date

ASSOCIATED PROJECTS – Statutory Advisory Assignment



Siemens Healthcare SEZ and factory



Professional Experience



VM CORP – 2007 – to Date

ASSOCIATED PROJECTS – Statutory Advisory Assignment



Shahi Exports Private Limited

Client Testimonials



SRI SRINIVASA DEVELOPERS
402, Sri Krishna Apartments, Russarbagh Main Road
HAL Airport Road, BENGALURU 560 017
W: www.srinivasadevelopers.com
E: srinivasadevelopers@gmail.com
Cell : + 91 9886659549/739041339



To whomsoever it may concern

15.06.2021

Date: 16th May 2021

Subject: Note of appreciation for consultancy services provided by M/S Aria Consultancy services

This is to certify that M/s. InterGlobe Hotels Pvt Ltd has appointed M/S Aria Consultancy services owned by Mr. Vimal Menda to provide consultancy services for obtaining construction related approvals and operating licenses for its proposed Hotel projects at Hebbal & RMR road, Bengaluru, Karnataka. The professional services rendered by M/S Aria Consultancy services included necessary coordination & liaison with relevant Government agencies and getting the requisite approvals and NOCs for construction and operation of Hotel projects.

Mr. Menda's business conduct is found to be highly professional, reliable and transparent in nature. His commitment and ownership to resolve problems makes him a valued partner. IGH sincerely appreciates the services provided by him and wishes him well for his future endeavors.

Authorized Signatory

InterGlobe Hotels Pvt. Ltd.

TO: WHOM IT MAY CONCERN

Mr. Vimal Menda has been our consultant for the past 2 years for our liaison services pertaining to government approvals for our projects in Bangalore. He is well versed with all the local Govt. rules and regulations and advised us from the time we started our project planning. He is quite sincere and transparent in his approach and we are extremely satisfied with his commitment and professional services. We would also be availing his services for our future ventures. We wish him all the best for his future endeavors.

For Sri Srinivasa Developers

Mr. G. Sharath Reddy

Managing Partner

SRI SRINIVASA DEVELOPERS

MANAGING PARTNER

Client Testimonials



SPACE MATRIX

March 27, 2008

To Whomsoever it may concern

We have been procuring land using Vimal's services and are extremely satisfied with his commitment & professional services.

Vimal has been very professional in his approach and his sincerity in managing the nitty-gritty is highly appreciated. His dealings are above board and transparent. One can trust Vimal with the complete transaction involving large sums of moneys too.

His firm is one of the finest real-estate consulting firms that provide advice, help and caring services throughout the transaction.

I believe that Vimal is providing true customer satisfaction. We started off as clients, but are now friends. I wish him the best in all his future endeavors.


Shagufta Anjum
26 Coles Road
Frazer Town
Bengaluru 560005

SPACE MATRIX Design Consultants Pvt Ltd
No. 1, Third Floor, St. Marks Road, Bengaluru - 560001
Phone: +91 80 236 1121 - 2360 1122 Fax: +91 80 236 1125
Website: www.spacematrix.com

CHENNAI | COIMBATORE | DELHI | GURGAON | HYDRABAD | KOLKATA | MUMBAI | PUNE | THIRUVANANTHAPURAM | VISAKHAPATNAM



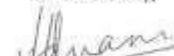
To Whom It May Concern

This is to inform you that we have engaged the services of Mr. Vimal Manda in the following activities involved in obtaining Government clearances like Building Plan Sanction, Occupation Certificate for completed buildings, No Objection Certificates from (a) Pollution Control Board, (b) Bangalore Water Supply and Sewage Board - BWSB, (c) Karnataka State Fire Services - KSFS, (d) Bangalore Electricity Supply Company - BESCOM etc. We appreciate his efficiency in planning these activities and obtaining clearances on time to ensure smooth progress of construction at our project sites. We have no hesitation in recommending his services of similar nature to all those who are looking to take the stress out of Government clearances.

Place: Bengaluru

Date: February 9, 2008

For Vaswani Group,


Authorized Signatory

33, VITTAL HALIYA ROAD, BANGALORE - 560 001
Tel: (91-80) 40800000 Fax: (91-80) 40400101
www.vaswanigroup.com

Client Testimonials



07th February 2008

M/s. Nikhil Consultancy Services,
G2, Aqua Forte, Kensington Road,
Ulsoor,
BANGALORE

Kind Attn. : Mr. Vimal Menda

Dear Sir,

We appreciate your effort for innovative thinking and providing us with the creative ideas in reducing the costs in our project "Mantri Mall". This would have not happened without you & your team's efforts.

Thank you once again for your good effort and look forward to associate in our future projects.

Sincerely yours,

Regards,

For ABHISHEK DEVELOPERS


RAMESH BABU K.N.
EXECUTIVE DIRECTOR

Abhishek Developers

Maharaja Road, 4th, 1st & 2nd Floors, Bangalore - 560 001 - Tel: 01 43 41 00 00 - Fax: 41 00 00 00 - www.abhishekdev.com



TO WHOM SO EVER IT MAY CONCERN

If you are looking for land for projects and to take the stress out of government clearances and other permissions, then Vimal is the man for you.

His service has been boon for Corporate and Hoteliers like us. We required services from an individual who we could outsource all the government clearances. He is efficient and meticulous.

Vimal has been very professional in his approach in land sourcing and his sincerity in managing is highly appreciated.

We believe that Vimal is providing true customer satisfaction. We wish him the best in all his future endeavors.

For Zuri Hotels & Resorts


Devendra Dave

Vice President – Development & Coordination

Place: Bangalore

Date: 31.05.2010

Zuri Hotels & Resorts: Ayaz Road, Indraprastha SM Text Park, Whitefield Road, Bangalore - 560 066, India.
Telephone : +91 80 402 55 293, Facsimile : +91 80 402 55 155, www.zurihotels.com

Welcome Back

Client Testimonials

NG KRISHNAMURTHY / Dr NG ANAND

2067, 16th D Main, HAL Ind Stage, Bangalore 560008

When we wanted to identify a builder / developer for our commercial project at HSR Layout, we looked at many options places for more than 2 years. Eventually we signed up a Joint Development with Vimal and all are worries disappeared.

Vimal's service has been a boon for us who find it difficult to build on our own.

Vimal has been very professional in his approach and his sincerity in managing the nitty-gritty is highly appreciated.

Vimal dealings are above board and transparent. One can trust Vimal with Money and Property. In fact there is never a rupee difference with our respective books of accounts.

I know of no other real estate consulting firm / developer that provides as much advice, help and caring service throughout the real estate transaction.

I believe that Vimal is providing true customer satisfaction. We started off as clients, but are now friends. I wish him the best in all his future endeavors.

Date: 21.11.2007

Best Regards

A handwritten signature in black ink, appearing to read 'N. G. Krishnamurthy'.

Thank you



VIMAL MENDA

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