

*A highly creative architect with over seventeen years of experience in Architectural Planning & Real Estate Infrastructure development & for global corporates. Versatile seasoned professional with extensive experience of highly engineered systems.*

*Customer focused and performance driven who adapts well to rapidly changing environments. Strong team leader with experience to handle large team and remote monitoring with Pan India network, excels in mediating multiple divisions of large organizations and maintains productive relationships with all peers and management.*

*An excellent interpersonal communicator and presenter with extensive software proficiency covering wide range of applications skilled in all major.*

**Areas of Expertise**

- Architecture & Interior Design
- Project Management
- Technical Analysis
- Workplace Strategy
- Statutory Approval Strategy & Documentation
- Lease Management & Asset Improvement Strategy
- Asset Acquisition & Monetization

**Professional Training**

- Six Sigma from QAI
- Fundamentals of People Management
- Certificate course in Leadership
- Team cum Personal Effectiveness & Influencing Skills

**Affiliation**

- Council of Architecture (COA)
- Indian Institute of Architects (IIA)

**Education**

- Bachelor of Architecture (Mumbai University-2002)
- Diploma in Interior Designing-Gold Medal (Mumbai)

**Awards**

- Young Achiever of the Year (Commercial Architecture Design)  
*Asia Real Estate Excellence Awards, 2018*
- Male Professional of the Year  
*Estate Awards, 2018*
- Young Achiever of the Year (Real Estate)  
*India Excellence Summit, 2017*
- Process Excellence Award  
*ICICI Bank, 2007*
- Best Team Leader  
*Religare, 2013*
- Indian Institute of Architects (IIA)  
*Prof. Claude Batley Memorial Award, 2003*
- Best Design Concept of the Year  
*National Real Estate Awards, 2019*
- Shelter for Economically Weaker Migrants  
*Top Ten Entry-Business World Future of Design Awards, 2018*

*Instrumental in achieving*

- Emerging Developer of the Year  
*For Prius Group at Estate Awards, 2018*
- Best Emerging Real Estate Company  
*For Prius Group at Realty Leaders Summit, 2017*
- Best Commercial Project  
*For Prius Gurgugram at India Excellence Summit, 2017*
- Best Commercial Project  
*For Prius Gurgaon at Realty Leaders Summit, 2017*
- Corporate Excellence in Infrastructure  
*For Religare at Amity University, 2010*



**Kunal Bavdhankar**

Graduated in Architecture from the Mumbai University and diploma in Interior Designing with Gold Medal. Kunal is a creative and seasoned professional with diversified experience in the field of Real Estate.

In his career span of over seventeen years he has been at various leadership positions in ICICI Bank, Religare and Prius Group. Being one of the first set of architects, joined renowned corporates at the dawn of need for new age corporate infrastructure, he strategically shaped infrastructure development within a short span of time nationally and internationally. He was acclaimed for projects managed in Australia, Hong Kong, Singapore, Russia, UK, US, Dubai and Bangladesh.

Kunal always created a niche for him in every organization he worked with and been a part of the Talent Pool Team who patented various infra elements and brought standardization and brand identity to the organizations. Being in-house architect he contributed in designing and managed fit outs and green field projects over 4 million square feet comprised of sustainable assets across all prominent sectors – retail cum corporate banking, offices, staff housing, healthcare, research and education. Kunal has an extensive experience in setting up infrastructure and specialized in categories like IT Parks, commercial office, data centers, retail banking including large scale back office operations. He has contributed ~ USD 10 million by spearheading cost optimization exercise in real estate. His inclination towards eco-sensitive development facilitated projects to implement the measures in order to achieve GRIHA and LEED certification.

Over the years apart from architectural projects Kunal has broaden his horizon by achieving experience in real estate fund and asset management in which he was instrumental in creating a strong pipeline of assets worth ~ USD 225 million and completed acquisitions across sectors like education, industrial and warehousing. Kunal has unlocked asset value worth ~ USD 22 million by managing revenue portfolio of over 1 million square feet, comprised of grade A level commercial office & IT parks by implementing strategies evolved from his understanding about the right blend of real estate services. He has scripted several process notes on project management and catalyst in introducing online platform as one stop technological solution to infrastructure needs of the organizations. At his current assignment he is working on the development of 1.7 million square feet and conceptualizing additional commercial development of 7.4 million square feet comprised of various product mix.

Kunal is a fellow of the IIA (*Indian Institute of Architects*) and COA (*Council of Architecture*). He had occasionally lectured in an architectural institutes in the past. He holds certification for six sigma from QAI and attended various corporate leadership, behavioral trainings. He has been honored with several prominent awards at various stages of his career.

## Professional Experience

### A. Woodcreek Investment Advisors Pvt. Ltd. & RHT

RHT was the first business trust listed on the Singapore Exchange Securities – Trading Limited (“SGX-ST”) with India based healthcare assets. With investment mandate was principally to invest in income-yielding real estate related assets used or to be used primarily as business space in Asia and Australasia.

Post successful exit from RHT, investors showed interest to re-invest into new fund platform - “Dunraven” formed by ex fund managers of RHT which plans to invest in income-yielding business space and real estate-related assets in the healthcare, educational, commercial, industrial, warehousing and information technology sectors in Asia. and investment shall be done through Woodcreek Investment Advisors Pvt. Ltd.

RHT had a portfolio of strategically located Clinical Establishment and Operating Hospitals across India with gross value of approximately S\$1,086 million.

#### **Director – Projects & Investments** *(December 2018-Present)*

Role involves following responsibilities,

- **Pre-acquisition:** Nurturing deal pipeline, Business development, Asset ownership analysis, Technical assessment, Asset improvement estimation, Development potential analysis, Tenant profile evaluation and performance tracking, Lease documents review, 3<sup>rd</sup> party contract review, Asset level statutory & compliance review and asset acquisition related due diligence.
- **Post acquisition:** Strategy to unlock asset potential, Asset improvement, Brand identity, Technological enhancement, Extra revenue initiatives, Improvised social infrastructure, Lease Management, Fit out management, Assets level MIS and reports for the investors, Operational cost efficiency, Process and compliance, Green building certification
- **Asset Exit:** Deal documentation, Technical due diligence, completion of statutory and other asset level approvals

#### **Ongoing Transaction:**

Agri-warehousing RE portfolio valued at USD 104 Mn with rental stream of USD 11.37 Mn, spread across 10 locations in India with total land area of 442 acres, built up area of 7.5 Mn sqft and storing capacity of 1 Mn MT

### B. Prius Group

India’s leading real estate company that owns, manages and develop state-of-the-art office assets in key business markets of major Indian cities. With a portfolio spanning across India comprising over 1`million square feet of leased commercial office space, additionally 1.5 million square feet ready for leasing and land capacity to develop a further 6 million square feet.

#### **Director – Head of Projects & Strategic Development** *(July 2016-November 2018)*

- Development of 1.7 million square feet - USD 75 Million ultra premium, LEED and GRIHA certified commercial office space at Gurugram, Haryana
- Conceptual planning (in-house) of 19 acres with development capacity of 6 million square feet mix development
- .Initiating and driving strategic improvement in projects to enhance quality, efficiency and cost competitiveness
- Framing automation of Project and Procurement Management System (E-tendering)
- Identifying and implementation of Risk Management Module
- Lead “Cost Optimization Project” on various front and brought down overall budgeted cost by 10%
- Leading team of architects, engineers, vendors and other professionals for large scale projects
- Dealing with major IPC’s and in-house Leasing Team and developed in-house test fit out layouts for potential tenants.
- Spearheading designing, budgeting and execution of fit outs for tenants and introduction of “Tenant Fit out Manual”.
- End to end documentation and diligent processing of asset level “Statutory Approvals”.
- Managing internal and external audits and periodic detailed project report to the Promoters and Investors
- Strategizing development and unlocking the value of other real estate assets of the group. Spearheading acquisition and divestment of real estate assets
- Active participation as member of “Steering Committee” in all key decision of the Company
- Achieved “Emerging Developer of the Year” , “Best Emerging Real Estate Company of the Year” for Prius Group and “Best Commercial Property of the Year” in various industry excellence recognition forums

## Professional Experience

### C. Religare Enterprises Limited

Religare is one of the leading NBFC in India with Broking, Lending, Health Insurance, Capital Market and Wealth Management as its major arms

**Senior Vice President, Infrastructure** (2008-16: Growth Path - Senior Manager to Senior Vice President), Delhi  
“**Asset Acquisition**” at “Cerestra Advisors Ltd.”- A Real Estate Private Equity Fund.

- Key responsibilities include- Asset acquisition, deal evaluation, terms negotiations, due diligence and closure
- Instrumental in developing a strong pipeline of assets across all sectors (~ USD 225 Million) for acquisition
- Marshaled the development of a strong acquisition team and network of clients and consultants at Cerestra
- Sectors worked – Education, Student Housing and Healthcare

“**Head - Real Estate & Projects**” at Religare Enterprises Limited

- Spearheaded infra development at country and global level including development of signature capital market offices in Dubai, Singapore, Hong Kong, UK & Australia
- Responsible for Property Sourcing, Centralized Procurement Process, Project Management, Innovation & Strategy, Internal client relationship & Team Management
- Strategically planned infra growth and developed 2.5 million square feet across office, healthcare, staff housing & warehousing assets
- Framed automation of Project and Procurement Management System (E-tendering) and drove strategic improvement in projects to enhance quality, efficiency and cost competitiveness
- Lead “Space & Cost Optimization Project” under various segment across real estate portfolio contributed saving over USD 10 Million
- Few prominent developments which includes fit out management - “Corporate Office and IT Parks” at Noida, Pune, Mumbai & Ahmedabad
- Managed base build of “R&D Healthcare Facility and Housing spread over 7 acres” at Amritsar
- Successful monetization of premium office space at prominent commercial office building in BKC, Mumbai (deal value of INR 70 Cr)
- Achieved “Corporate Excellence Award for Infrastructure for Religare Enterprises Limited

“**Head - Commercial Office Lease Management**” at Religare Enterprises Ltd

- Managed commercial leasing portfolio of 1 million square feet – Grade A assets with USD 22 million annual revenue. **Prominent** tenants secured – LG, IIFL, CAM, Mitsui, SECI, H&M, Essel Group, Monotype, Emerson, Viacom 18, RateGain, Walter & Kluwer, Yardi, and TCS
- Dealing with major IPC’s broker network and developed in-house test fit out layouts for potential tenants.
- Spearheading designing, budgeting and execution of fit outs for tenants and introduction of “Tenant Fit out Manual”

### D. ICICI Bank Limited

ICICI Bank Limited is an Indian multinational banking and financial services company. The second largest bank in India in terms of assets and third in term of market capitalization.

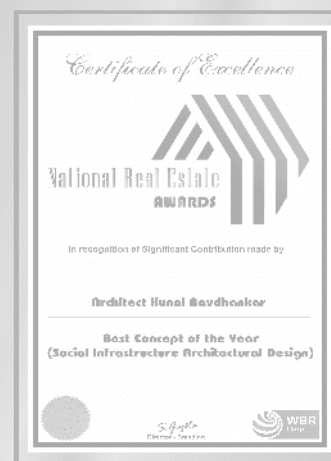
**Zonal Project Manager, Infrastructure** (2002-08: Growth Path: Project Manager to Zonal Project Manager), BKC Mumbai & Delhi

- Key member & first architect of the team responsible for designing revamping banks infra as per new age banking requirements
- Part of “Talent Pool Team” designed and patented various infra elements.
- Demonstrated excellence in setting up international offices at Russia and Bangladesh
- Designed and implemented over 1 million square feet retail branches and large scale back office space at pan India level
- Achieved successful implementation of over 250+ touch points in north region under P-475 in a record time
- Successful in achieving 197 sites in North region in P-475 in 4 months, which is almost 42% target of PAN India honoured with “Star Performer of the Year”
- Introduced e-bidding, e-RFP, online project approval process and tracking. Executed various cost optimization tasks in project management
- CMD’s special recognition and appreciation for designing and execution of “Learning Center” project, spread over 10 acres at Jaipur
- Played a pivotal role in winning the Process Excellence Award for department within the bank

### E. Architect Saleem Dawawala (Pvt. Architectural Company), Mumbai

**Architect** (2001-02: Growth Path: Trainee to Senior Architect)

- Designed and executed various projects across asset classes- residential, education, commercial and social infrastructure
- Key projects include - Maulana Azad National Urdu University, spread over 233 acres at Hyderabad; District Sports Complex at Maharashtra, Kangaroo Kids Schools and Housing for Earthquake prone zones
- Lead team of architects and engineers to oversee effective planning and delivery of Pre-Design and Design phases, including Due Diligence, Programming, Layouts, and Finish sign offs for assigned region  
Manage design resources to ensure region is properly staffed to achieve goals



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