



HEADWAY
DEVELOPMENT MANAGEMENT LLP

About us

Assess. Strategize. Plan. Execute

Headway is a Real Estate Consulting firm providing tailored Project Management solutions to Societies, Landowners, and Developers.

We analyze real estate projects' challenges and offer expertise to help you reach the finish line with minimal inconvenience. With over a decade of experience, a team of experts, and a strong network of professionals, we specialize in deriving the maximum value from your land/project.

Our partners are Naren Kuwadekar Architect (NKA), who are Architects, Interior Designers, and PMC's with 50+ years experience in pan-India projects.



Our Leadership

The Chief that makes Headway

Mr Jinay Dhanki is a seasoned professional with over 14 years of real estate development experience in reactivating dormant projects and seamlessly leading newer projects to completion.

He holds a Bachelor of Technology (Civil Engineering) - VJTI, Mumbai, Master of Science in Project Management - Northwestern University, and Diploma in Finance Management - Baruch College, CUNY.

He has previously worked at the Moinian Group in NYC and Tishman Construction in the USA, followed by Hubtown Ltd and associated partnerships in Mumbai for over 8 years prior to starting Headway.

Jinay brings together a wealth of experience in construction, planning, finance, and regulatory framework, as well as a strong network built over years.



- ✓ Are you a Society or a Landowner looking to make the most of your building or land development?
- ✓ Are you a Developer stuck on a Project?
- ✓ Are you looking to know what your land or stake is worth?
- ✓ Are you a financier looking for a risk manager or perform due diligence?
- ✓ Are you looking to revive a stuck project?

Real estate development and management is a tricky business.

We take over your problems and execute your plans



— Scale of Operations

Building on Success

35+

Society
Redevelopment
Projects

9+ mn

sq. ft. under
construction

5+ lac

sq. ft.
constructed
and delivered

8k+

Crores in
project cost

14+

years of expertise
in real estate
development

500+

Strong
network of
professionals



Focus on South Mumbai
and Western Suburbs

Our Services



Society Redevelopment
Consultancy (PMC) and
Advisory



Development and Project
Management for Landowners



Self- Redevelopment

The Process

Society Redevelopment Consultancy (PMC)

Redevelop old residential buildings into new-age communities through a transparent process-driven approach, with Headway's technical expertise.



Feasibility Analysis

Land, Title Assessment | Viability as per Various regulations | Risk Assessment | Project Finalization

Developer Finalization

79A Process Flow management | Tender Process | Developer Selection

Negotiation & Legal Closure

Negotiation | Legal Documentation | Material and Specification Finalization

Construction Phase

Project Supervision | Completion & Handover

The Process

Development Management for Landowners / Developers

We offer end-to-end Development Management services to Landowners and Developers. From land assessment to RERA compliance management and Project coordination, we streamline every process.



Evaluation and Strategy

Project Assessment | Feasibility Analysis

Deal Closure

Negotiations and Terms of Deal | Legal documentation | Statutory Approvals co-ordination | Land Clearance Activities - Slum/Society/Tenant Management

Construction

Conceptualization & Design coordination | Construction Planning | Project Supervision | Completion & Handover

The Process

Society Self Redevelopment

We offer comprehensive society self redevelopment services, empowering residents to get access to better infrastructural amenities and improve their living standards.



Construction Management

Project management | Contractor management | Quality assurance | Site supervision

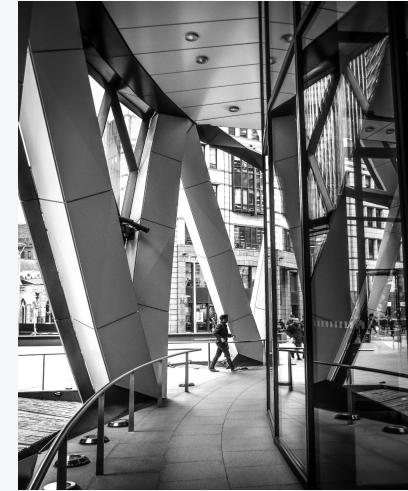
Financial Management

Cost projections | Cost optimization | Expense tracking

Sales and Marketing

Market analysis | Project promotion | Lead generation

Ongoing Projects



Project	Plot Size (Sqmt)	Constr Area of Project (Sqft)	Type of Project	Status
New Mona CHSL	2,350	2,75,000	Society Redevelopment	
Dafodils Society, Pali Hill	4,047	2,35,000	Society Redevelopment	Buildings under construction
Adarsh Navjivan, Purnima & Sudha CHSL (Patel Compound) - Cluster	3,000		Society Redevelopment	Cluster being worked upon
Green Park CHSL	2,284.20	1,16,700	Society Redevelopment	Tender stage
Land Breeze CHSL	3,200	2,79,000	Society Redevelopment	Tender Stage
Lovedale CHSL, Juhu	1,389	85,000	Society Redevelopment	Deemed Conveyance & Tender stage
Seema Apartment CHS	3,622.10	1,71,322	Society Redevelopment	Tender stage
Prabuddha Bharat CHSL	803	55,488	Society Redevelopment	Feasibility Stage

Project	Plot Size (Sqmt)	Constr Area of Project (Sqft)	Type of Project	Status
Deeplakshmi CHS Ltd	2,160	1,75,000	Society Redevelopment	Developer Finalised / DA in process
MSEB Holding Company's "Saudamani" building	2,800	2,10,000	Govt. building Redevelopment	Approval stage from MCGM
Miami CHSL	2,100	2,100	Society Redevelopment	Development Agreement Stage
Gold Coin CHSL	2,100	2,00,000	Society Redevelopment	
Sambhav, Dongersi road	850	67,014	Redevelopment	60% construction completed
D Y Patil International School	2,954	1,40,000	School Redevelopment	Feasibility Stage
Surya Apartment CHSL	6,798	7,90,000	Society Redevelopment	Tender stage

Project	Plot Size (Sqmt)	Constr Area of Project (Sqft)	Type of Project	Status
25 West + Concorde	19,000	8,10,000	Developer led Slum + Society Redevelopment	Under Construction
Premiere Residences, Versova	11,240	7,20,000	Developer led PPP Project	Part OC Received
Seasons, Chembur	40,000	12,00,000	PPP Project	Part OC Received. 4 wings Under construction
Mazda	2,800	5,00,000	Cessed Building Redevelopment	Tenant negotiations ongoing
Maheshwar Niketan & Ajanta Cluster	4,200	4,00,000	Society Redevelopment	Tender Stage
Manju Apartments	1,950		Society Redevelopment	Tender Phase
Kamal Pushp CHSL	5,100	5,60,000	Society Redevelopment	Feasibility Stage

Views of Various Redevelopment Projects



Views are tentative and for representation purposes only



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— Our best works

Reviving a stuck project Skairos, Mount Mary – SRA Project

Challenge

Disagreements and in-fighting among 564+ slum dwellers, stuck permissions, complex issues such as access road issues were just the tip of a challenging iceberg.

Solution

After stepping in, we achieved closure to access issues with the authorities. We also settled issues amicably with the slum dwellers, vacated the entire plot, obtained necessary permits, and commenced the construction of the Sale and Rehab building with 2,50,000 sq. ft. area and project cost of INR 300 Cr.

Result

The project comprising 4 Rehab and 1 building (with 3 wings) is under construction, with highly reputed contractors. One building has been handed over.



— Our best works

Accelerating a huge project PWD Govt Project + Sale, Chembur

Challenge

A 30-Acre Layout with a project cost over INR 700 Cr. in the heart of Mumbai (20 Lakh Sq. ft. for Govt. of Maharashtra. + 15 Lakh Sq. ft. for Sale) had only two small Govt. buildings completed when we stepped in. There was severe animosity from neighbouring slum-dwellers, and Govt. departments refused to vacate the plot.

Solution

With effective negotiation and closure of legal cases, we vacated the entire plot and prepared for development. We obtained all the approvals for Government buildings and acquired a Lease for 3 Acres of land for the sale buildings. We achieved the launch of the sale building.

Result

We have handed over 1.2 Lakh sq. ft., and are close to handing over 2 Lakh sq. ft. more of Sale, completed 5 Lakh sq. ft. of Govt. construction work and handed over 6 out of 14 buildings to GoM.



— Our best works

Accelerating a huge project PWD Govt Project + Sale, Chembur





Kedar Pathare

Architect, COA, PEATA

Graduated from LS Raheja School of Architecture and was inducted into the Council of Architecture India in 1996. He joined NKA in 1997 and is an Associate at NKA. Whilst with NKA he has worked on several residential townships, residential development projects and specialised building projects. Kedar set up Envisions in 2008 with a vision to handle and Project manage redevelopment projects within Mumbai. Kedar is a member of PEATA and his firm Envisions advises several residential societies on redevelopment.



Partners

Our Services



Architecture



Urban And Regional
Planning



Project Management
Consultancy



Interior And Landscape
Planning



Kunal Kuwadekar

Architect, R.I.B.A.II, M.ARC

Graduated from the A.A. London in 1997 after having successfully received his RIBA Part 1. He then went on to complete Masters in Architecture at the University of Westminster in London and received RIBA Part 2. Kunal was inducted into the Royal Institute of British Architects in 2000. Kunal joined NKA in 2001. Whilst with NKA he has worked and lead the design projects pan India. He is also a director of OPC Turnkey Solutions and partner in the groups property development arm known as VK Realtors.

— Our growth partners

Our Developers



Our Associates



PENTASPACE



AAKAR
REALTIES



THIRUVANANTHAPURAM DEVELOPMENT AUTHORITY



Naren Kuwadekar
and Associates
S I N C E 1 9 7 5

Architect
Hafeez
Contractor



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I was truly impressed by the way Headway led us through the entire process from the outset. Their prompt and clear communication and adept handling of technicalities made the journey so far seamless.

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What stands out is their remarkable work ethic and rapid response time. Their dedication came through in every interaction.

Above all, we have been able to trust Headway right from the start as they have been very transparent. Working with them has been a pleasure, and we're excited to continue witnessing our vision take shape.

Deepon

Chairman, Miami CHSL, Breach Candy

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My first impression of Jinay Dhanki was "Gosh, he's an Encyclopedia on Redevelopment!"

Very soon he was voted as our PMC after an impressive presentation. Jinay's easy and confident approach is backed by relentless hard work, swift turnaround time and unlimited access.

All this and most importantly, his unbridled energy and enthusiasm hold him in good steady against the more experienced and older professionals in the field. We are enjoying the work-in-progress with Headway.

Nita Sippy

Miami CHSL, Breach Candy





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I greatly appreciate Jinay's guidance and valuable insights during our building's redevelopment process. Their frank communication and explanation methods helped us clarify our needs and vision from the start.

I was truly impressed that all requirements were fulfilled in the minimum period and extra efforts were taken to ensure the feasibility of the same. Headway's network and knowledge of this industry have helped us make this a smooth project.

Anuj Shah

Mona Apartments



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Headway's exceptional real estate expertise, strategic approach, and strong professionalism brought remarkable outcomes for our redevelopment project.

Clear communication, quick responses, and integrity fostered our trust in them. Their market insights and technical expertise were evident in their recommendations.

I highly recommend Headway's services for anyone seeking property/real estate consultants.

Rahul Mehta

Lovedale CHSL



Thank You!

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