



EXPERTS BEYOND AVERAGE

YOUR RELIABLE GUIDE IN NURTURING HOME



॥ श्री गणेशाय नमः ॥

## कर्मण्येवाधिकारस्ते मा फलेषु कदाचन । मा कर्मफलहेतुर्भूर्मा ते संगोऽस्त्वकर्मणि ॥

तुम्हारा अधिकार केवल कर्म करने में है, उसके फलों में कभी नहीं।  
इसलिए तुम कर्म के फल के कारण मत बनो और अकर्मण्यता (कर्म  
न करने) में भी आसक्त मत हो।

You have the right only to perform your duties, but  
never to the results thereof.

Therefore, do not consider yourself the cause of the  
outcome, and never be attached to inaction.

Team-eBa



# Proudly Aligned with



eBa<sup>TM</sup>



Ministry of MSME, Govt. of India



# "Raising Standards, Building Futures — Expert Beyond Average"



**Jyoti Singh**  
Account Manager



**Pratik Jadhav**  
Business Association Manager



**Rajiv Darji**  
True Believer



**Aalisha Mahadik**  
Assistant Partner



**Vivek Rai**  
Business Admin Manager



**Pranay Lad**  
UI & Graphic Design Head

## Our Official Onboard

T E A M

“ As a leading corporate entity, we stand united with one mission: to deliver transparency, commitment, and excellence in every project. With diverse expertise and a shared passion for creating value, we don't just build structures — we build relationships that last.

Designing Architect

Law Firm

RCC Team

Statutory Guidance

## Our Official Impanelment Team

Chartered Accountant

Company Secretary

Licensing Architect

# Our Vision & mission

## Vision

- To be the most trusted Development Management partner.
- To create future-ready, sustainable communities.
- To transform land into opportunity with integrity and innovation.

## Mission

- Empower societies, landowners & developers with end-to-end solutions.
- Safeguard member rights & ensure transparency.
- Deliver quality housing with modern amenities, on time.
- Maximize financial & social benefits for all stakeholders.
- Build trust through accountability & care.

“Turning Land into Opportunity, Creating Homes with Care.”

# About Company

1

Specializing in Comprehensive Development Management Services for Housing Societies, Slum, Mhada Redevelopment & Open Plot Development, *eba* acts as your strategic enabler & project custodian to unlock the maximum potential of your immovable assets.

2

At *eba* we believe in giving someone guideline & delivery of dream home as well as business premises are one of life's greatest blessings.

3

Caring aspect in every detail & integrity in each step to be taken for nurturing each stage of the development to create not just houses & business premises, but welcoming communities where dreams take root and lives flourish.



# Business Overview



## Comprehensive Services

*eba* offers turnkey solutions encompassing Technical, Financial, Legal, Architectural & Regulatory dimensions for the redevelopment/Slum Development process.



## End-to-End Management

Initiating Project Feasibility Analysis to Final Handover, we manage the entire lifecycle with transparency, accountability & professionalism for the real estate development.



## Relationship Driven Approach

For *eba* relationships are the true foundation of every project. We grow together with our clients, one bond at a time.

# Today's Market Landscape

The Need for a Professional Development Management Partner



## Enhanced Regulatory Oversight

Complex frameworks under RERA, DCPR 2034 & local municipal corporation laws.



## Developer Defaults

Rising instances leaving projects exposed to abandonment due to unavoidable circumstances & delay or for legal solution.



## Cost Escalation

Increasing construction costs & land valuation, reducing feasibility margins.



## Lender Preferences

Institutions favor professionally structured, legally compliant projects.



# *eba* - Your Trusted Partner

In light of the prevailing Real Estate & Regulatory Environment, Slum & Pvt Housing societies face numerous legal, financial & procedural challenges that shouldn't deter members from reclaiming control over their property.

*eba* offers more than just Counselling - we provide a committed, family-first approach grounded in professional excellence.

## Our Commitment:

*a.*

Legal clarity and transparency.

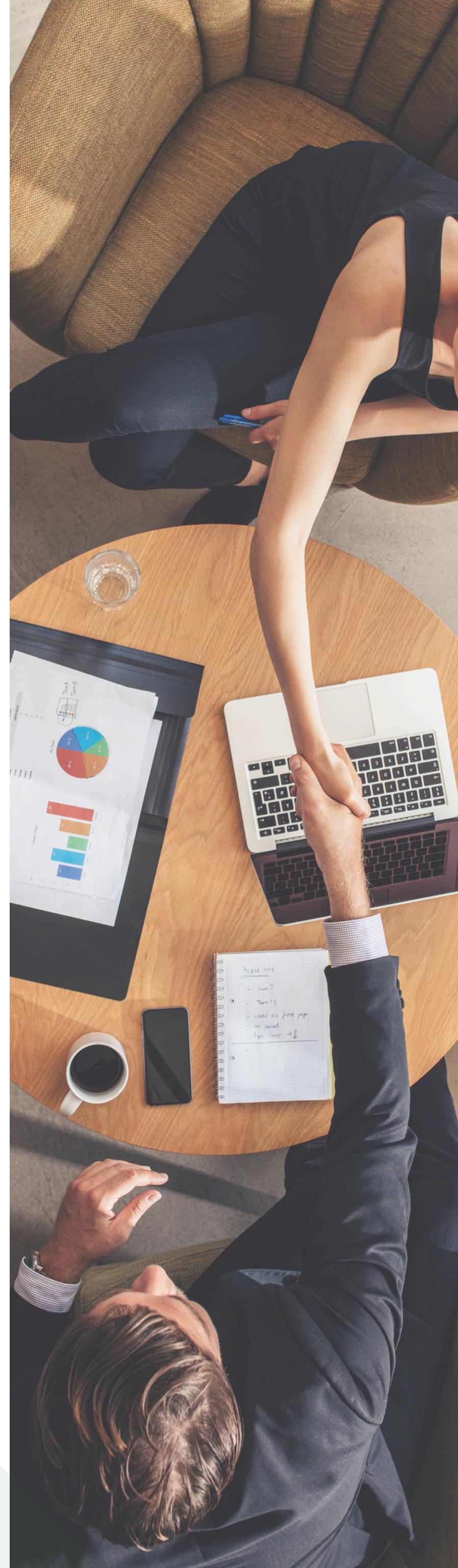
*b.*

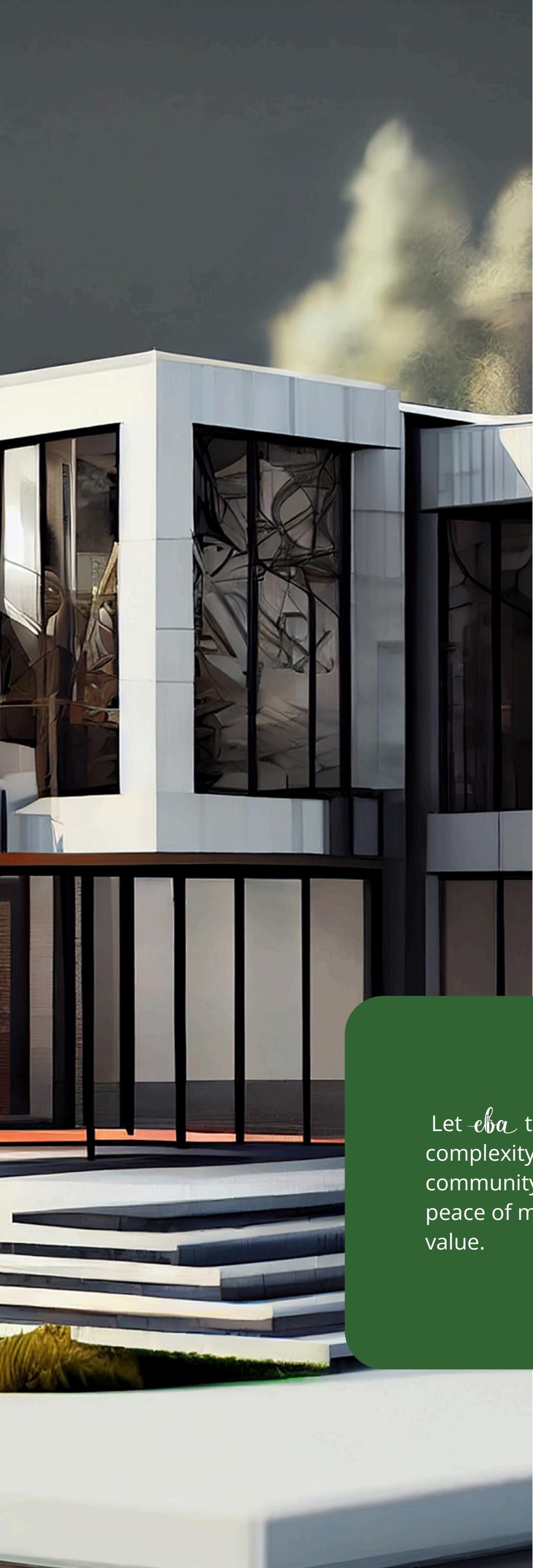
Compliance with all applicable statutory and municipal norms.

*c.*

Financial prudence & maximum benefit to every concerned party.

We understand that housing societies are more than just legal entities - they are living communities of families who have invested their lives and trust in their homes.





# Benefits Of Choosing *eBa*.



## Transparent Model

Member-first & Developer oriented re-development approach with real-time updates.



## Single-Window Interface

Professional coordination with architects, legal advisors, planners & financial institutions.



## Conflict-Free Representation

Loyalty solely vested in the society, not in any third-party developer.



## Quality Delivery

Timely, high-quality delivery of new homes designed with dignity, planned with precision.

Let *eBa* take on the complexity while you, as a community, retain control, peace of mind, and lasting value.



# Our Re-Development Management Services

## Financial Structuring

Mobilizing initial capital & seed funding through various channels with structured drawdowns.



## Community Facilitation

Organizing meetings, ensuring alignment through educational sessions & facilitating legal documentation.

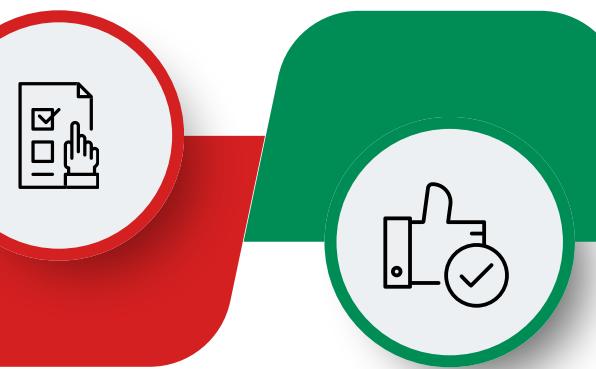
## Project Management

Implementing construction schedule & monitoring progress with superior quality control.



## Legal Title Regularization

Establishing clear ownership title & co-ordinating with SRA, MHADA, MCGM & relevant authorities.



## Planning & Approvals

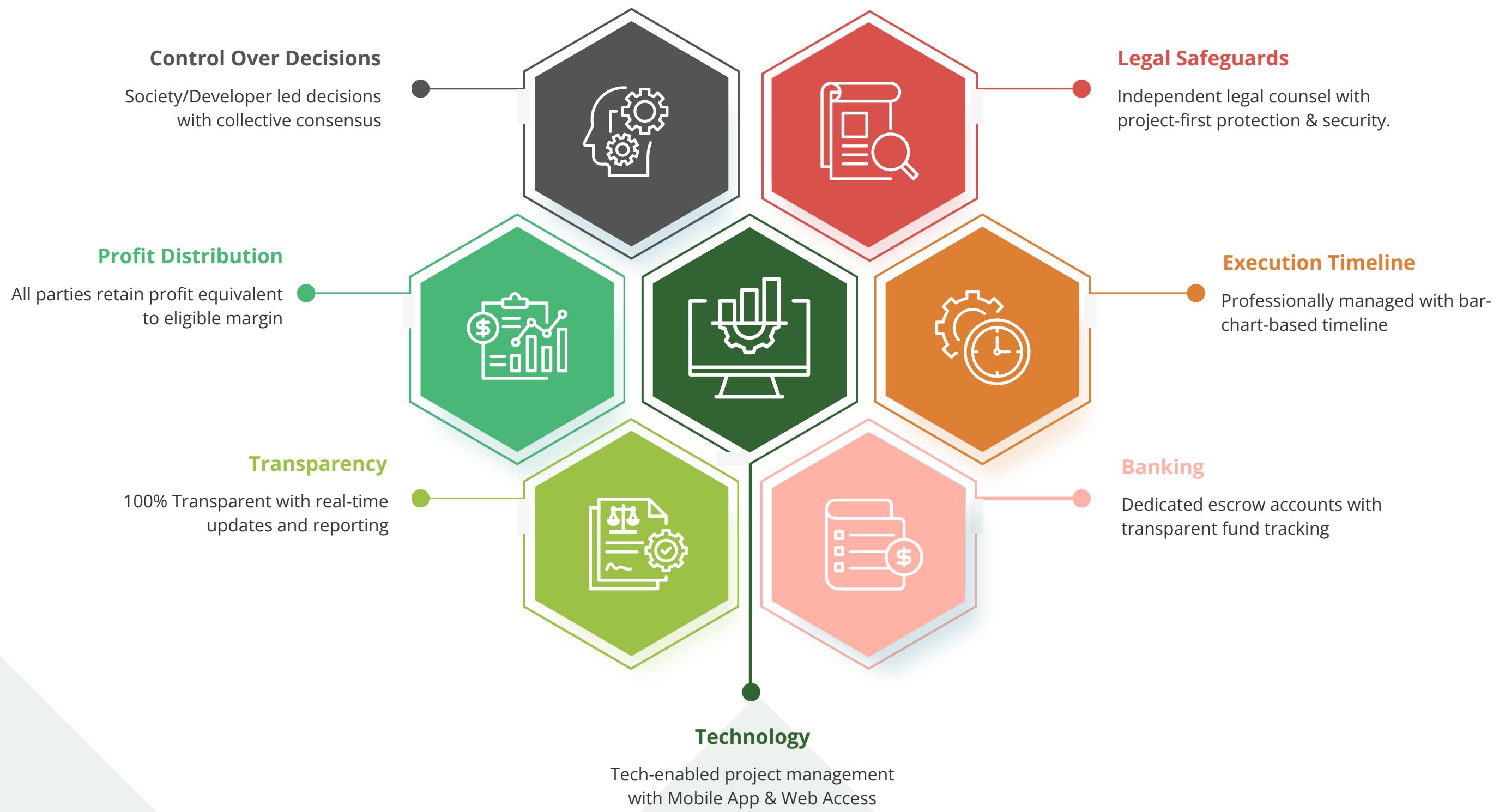
Engaging certified professionals for conceptual plans, layouts & liaising for all necessary approvals.

## Final Handover

Facilitating OC issuance & ensuring each party receives equivalent benefits.



# *eba* A Smarter Choice for Your Project



Why compromise on control & value? *eba* ensures decisions are made in the collective interest, with complete transparency & legal compliance.

# Commercial Terms & Engagement Model

## Engagement Model

eba works as a Development Manager (DM), representing the project's interest as a consultant & manager. The Developer or Society retains ownership and control of finance with an Escrow Model while we manage execution with full accountability.



## Upfront Fee

No upfront fee except for a non-refundable Development Management (DM) fee of Rs. 20,00,000/-, payable only upon successful appointment of EBA as the DM.

## Flexible Commercial Models

### Option A

- Fixed percentage (15%) of total Project Revenue with additional 6% for sales responsibility.

### Option B

- Fixed percentage (11-15%) without sales responsibility.

### Option C

- Inventory-based compensation equivalent to 15% of total Project Revenue.

DM fees are payable in phases linked to project milestones (approvals, funding, construction progress, etc.) in Escrow Model.

# Self- Redevelopment Process



All processes comply with Maharashtra Cooperative Societies Act, MOFA, RERA, DCPR 2034, and other applicable regulations.



- MEETING & EXPLANATION
- CORUM COMPLETION
- LEGAL DOCUMENTS
- TECH PRESENTATION
- EGM / SGM
- REPORTS TO COMMITTEE/MEMBERS
- DM APPOINTMENT
- DM AGREEMENT
- CONSULTING & LIASONING ARCHITECT
- FINANCE MANAGEMENT
- SRA / MCGM
- FIRE NOC
- TRAFFIC / PARKING NOC
- AVIATION NOC
- MOEF / EV
- IOD / CC
- RERA APPROVAL
- SALE PLANNING / EXECUTION
- SITE VACATE POSSESSION
- CONSTRUCTION
- MONITORING & REPORTING
- FINISHING
- OC & HANDOVER
- CLOSER OF PROJECT IN RERA

# Let's Build Your Future Together

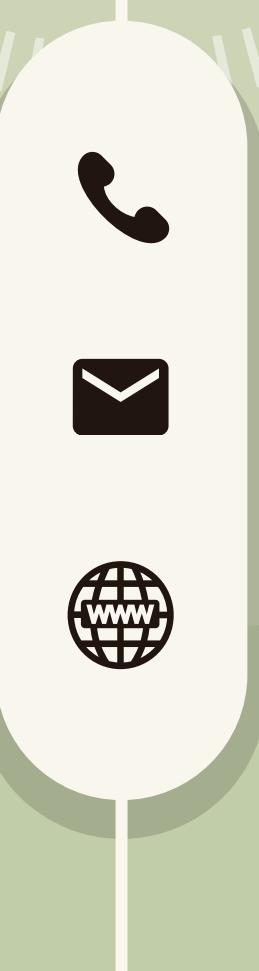


Your Redevelopment or Slum Development project is a valuable and appreciating asset. By placing such potential in capable hands like *eba* as your partner and guide, you ensure a development journey that is:

- Legally Sound
- Financially Rewarding
- Structurally Transformative



# Contact Us



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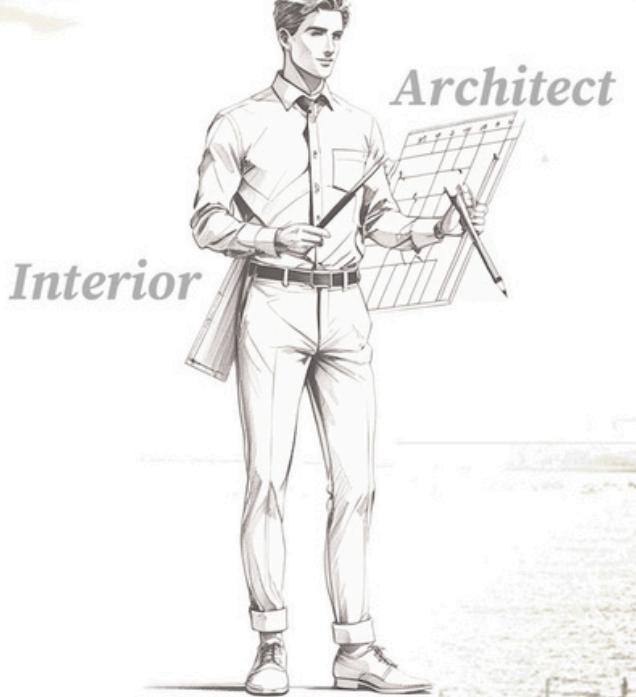
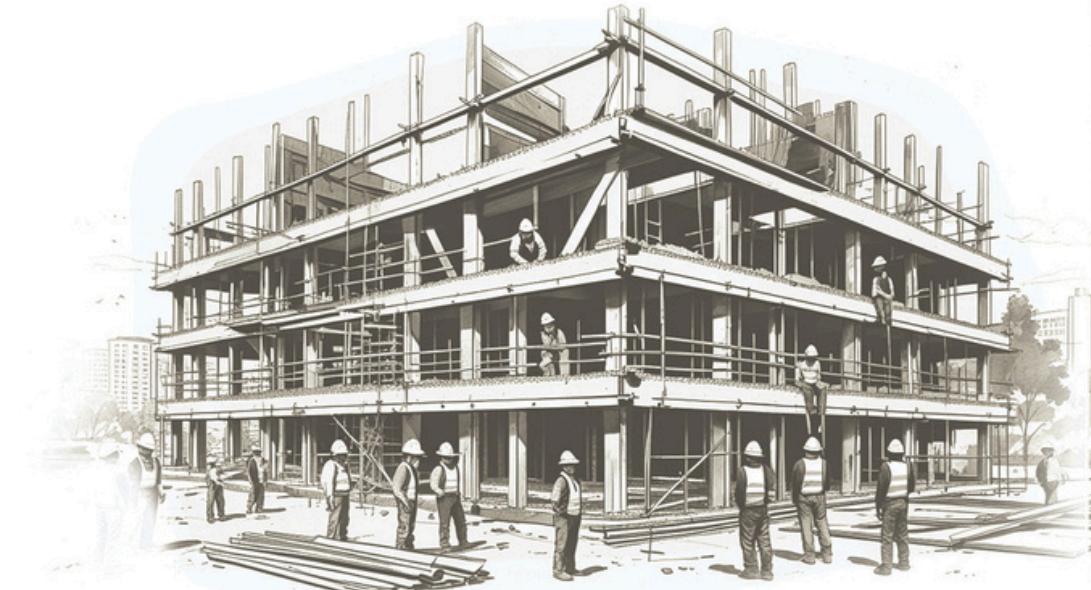
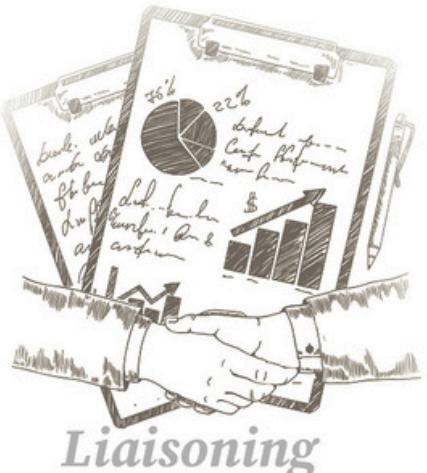
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## Stay Connected



Scan & connect with us





E X P E R T S   B E Y O N D   A V E R A G E

**"We stand on honesty, integrity,  
and strong foundations.  
Your dreams, our promise  
— the right choice every time."**

leading corporate entity,  
stands on honesty, integrity,  
and strong foundations.



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