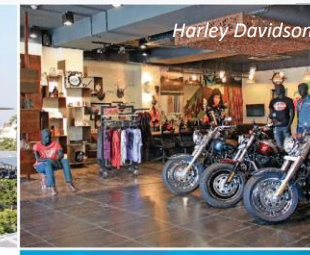




Hills Nursery



Ankit Gems-Diamond
Factory



Harley Davidson



Jainam House



Amrit -USA



Marina
Grand
Hospital-
Vesu



Nirmal
Hospitals



BluSki

ESSACT PROJECT MANAGEMENT LLP

HIGH QUALITY

IN BUDGET

ON TIME

- **Efficient Execution**

Great Projects need Great Planning

Indian Values | USA Systems | British Standards



Table of Contents

- Our Vision
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- Best Practices
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- Our Services
- Our Approach
- Our Process
- Impressive Track Record
- Client Testimonial
- Case Studies

our vision

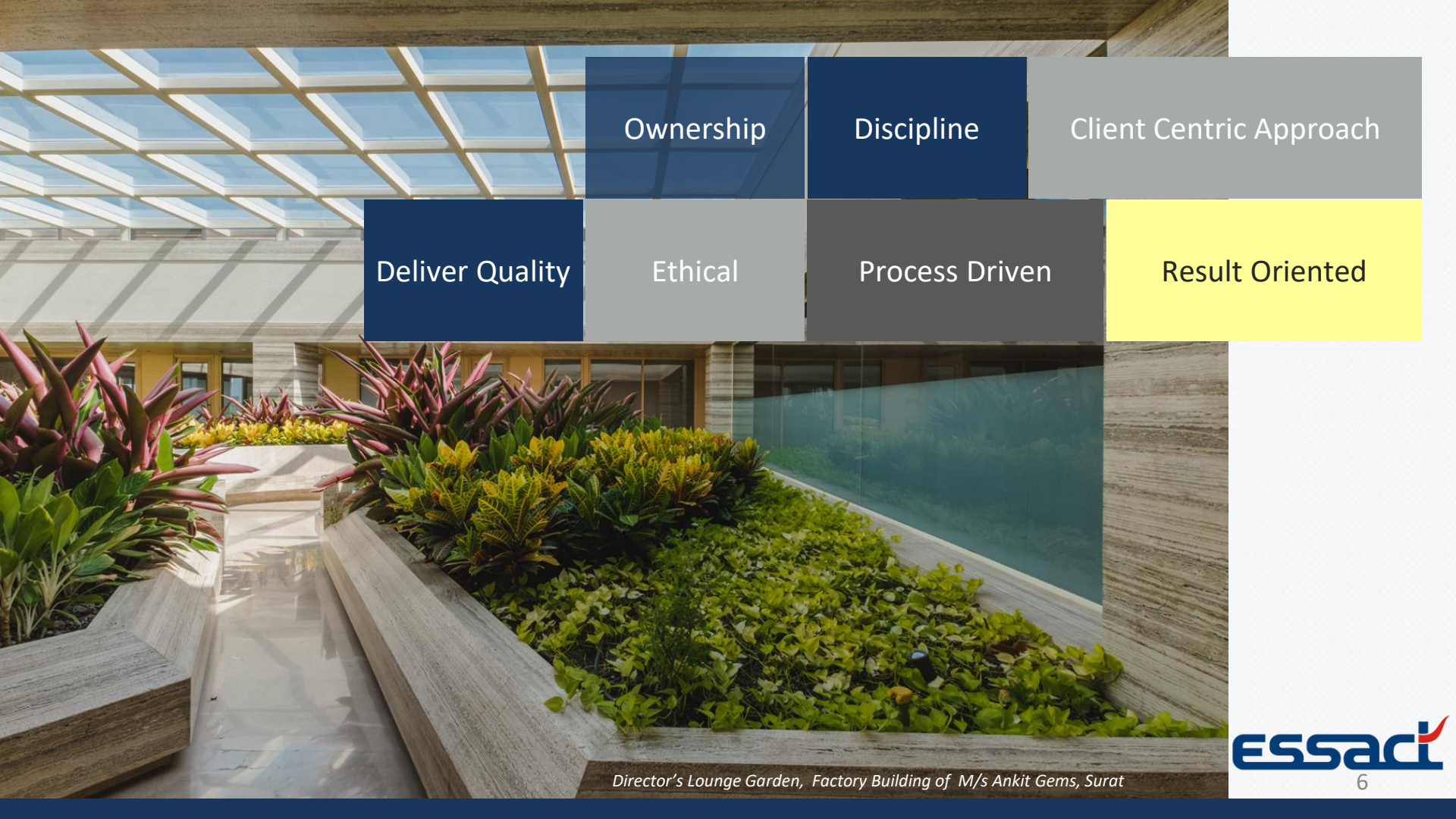
Pursuing excellence in the
Project Management space with
exceptional client service and
relentless quality control

Office for Mr Vishnu Goenka, Surat

ABOUT US

Essact provides
**Single Point Project Solution with Complete
Integration of all Goods & Services**

From Discovery to Delivery



Ownership

Discipline

Client Centric Approach

Deliver Quality

Ethical

Process Driven

Result Oriented

Director's Lounge Garden, Factory Building of M/s Ankit Gems, Surat

Our Services

Discovery – to – Delivery

PMC | Quantity Surveying | Turnkey Contracting|

Office space for Sansar Industries

Enviable Track Record

Team of Technical Managers
supported by
Coordinators Projects | Project
Engineers | Project Supervisors

With **100+** years of collective
experience

100 + satisfied clients

5 million+ sqft delivered

Serving various sectors : Hospitality,
Healthcare, Retail, Industrial,
Education, Corporate Office,
Commercial and Residential,
Infrastructure

WHY US

Following Best Practices

Superior Team

Our Approach

Seamless Delivery

Process Oriented

Impressive Track Record

Hospital Building for NMS Charitable Trust, Surat

Why Us

1

Following Best Practices

Our Certifications

Adhering to International Best
Practices

Assuring Highest
Quality to the client

Quality Policy



EssAct Project Management LLP

Ref: EPM-ISO-MGT-003

QUALITY POLICY

To execute projects efficiently by optimising resources, with innovation like manpower, time, money, machinery and deliver with high quality and keeping the best interests of all stake holders involved (Clients, Designers, Contractors, Vendors, PMC).

We are committed to complying with the requirements and continually improve the effectiveness of the Quality Management System set up as per the ISO 9001:2015 standard.

We shall follow the following principles to achieve our Quality Policy

1. CORE VALUES INCULCATION:

Imbibe our Core Values in the entire team and it becomes the guiding light for day to day operations, decisions and strategic directions

- a. Integrity
- b. Transparency
- c. Efficiency
- d. Ownership

2. CONTINUAL TEAM COMPETENCE UPGRADATION:

Training our team to perform their work efficiently and frequently upgrading their skills by further training as per latest trends/technology

3. CONTINUAL SYSTEM UPGRADATION:

Frequently monitor our system efficiency and adapt/upgrade them per new requirements

4. EFFECTIVE CONTRACTORS AND VENDORS SELECTION:

Project contractors and vendors are selected competitively and by balancing Qualitative and Quantitative parameter. We shall also establish and review quality objectives periodically

5. INNOVATIONS IN DELIVERING QUALITY, SAFETY AND TIMELY COMPLETION:

Find out methods of effectively deliver project with at most quality, safety and timely completion which shall be helpful in overall growth of the organization.

Name: Mr Sumant Kochru
Designation: Partner
Date: 1 Dec 2015

**Essact is Experienced in
Green Building Projects
(IGBC)**

**Promotes Sustainability
Environmental Friendly
Buildings
Green Earth**

Notable Projects:

- Ankit Gems
- Nirmal Hospital- Vesu (In Progress)
- EssAct Office
- Hills Nursery
- Blu Ski
- Svasti-Residence for Snehal & Saloni Shah



ENVIRONMENTAL FRIENDLY- SUSTAINABILITY



'Svasti' - Snehal Saloni Residence, Surat

Why Us

2

Superior Team



Sumant Kachru

Vision

Mayur Chahwala

Mission

Snehal Shah

Core Values

Jigar Dalal

Systems

Founding Partners

Formidable | Experienced | International Best Practices | Passionate

Meet Sumant

Sumant is the driving force behind the organization



Sumant Kachru

Founder, CEO

MBA – University of Cincinnati , USA | B. Tech – CEPT, Ahmedabad

Sumant provides strategic direction for Essact and aims to build and motivate a formidable team to implement the vision

This comes from his rich and varied experience and exposure to International Best Practices in India as well as from his stint abroad where he was building apartment and condominium projects in Florida, Texas and Las Vegas while working as Development Manager in USA from 2002-2007

Meet Mayur

Mayur is the technical director of the organization



Mayur Chahwala

Founding Partner & Technical Director

B. Tech – CEPT, Ahmedabad

Brings strong technical background and operational expertise with 15+ years of on-the-ground experience. Mayur deftly manages EssAct's interior projects backed by formidable team trained by him over the years. His domain knowledge fits as an integral part into EssAct's D2D service offerings.

As a founding member of the company, Mayur seamlessly brings the corporate ethos and organizational skills to achieve EssAct's vision.

Together We Build..

ESSACL



Green Office Space

EssAct Office Building –Surat

Cohesive Working Environment..

IGBC Certified Platinum Rated Green Interior fit-outs (Existing Interior Category)

10,000 Sq Ft Office Space

Spacious work stations, organized meeting rooms, breakout space, formal and informal meeting space for team building activities



Why Us

3

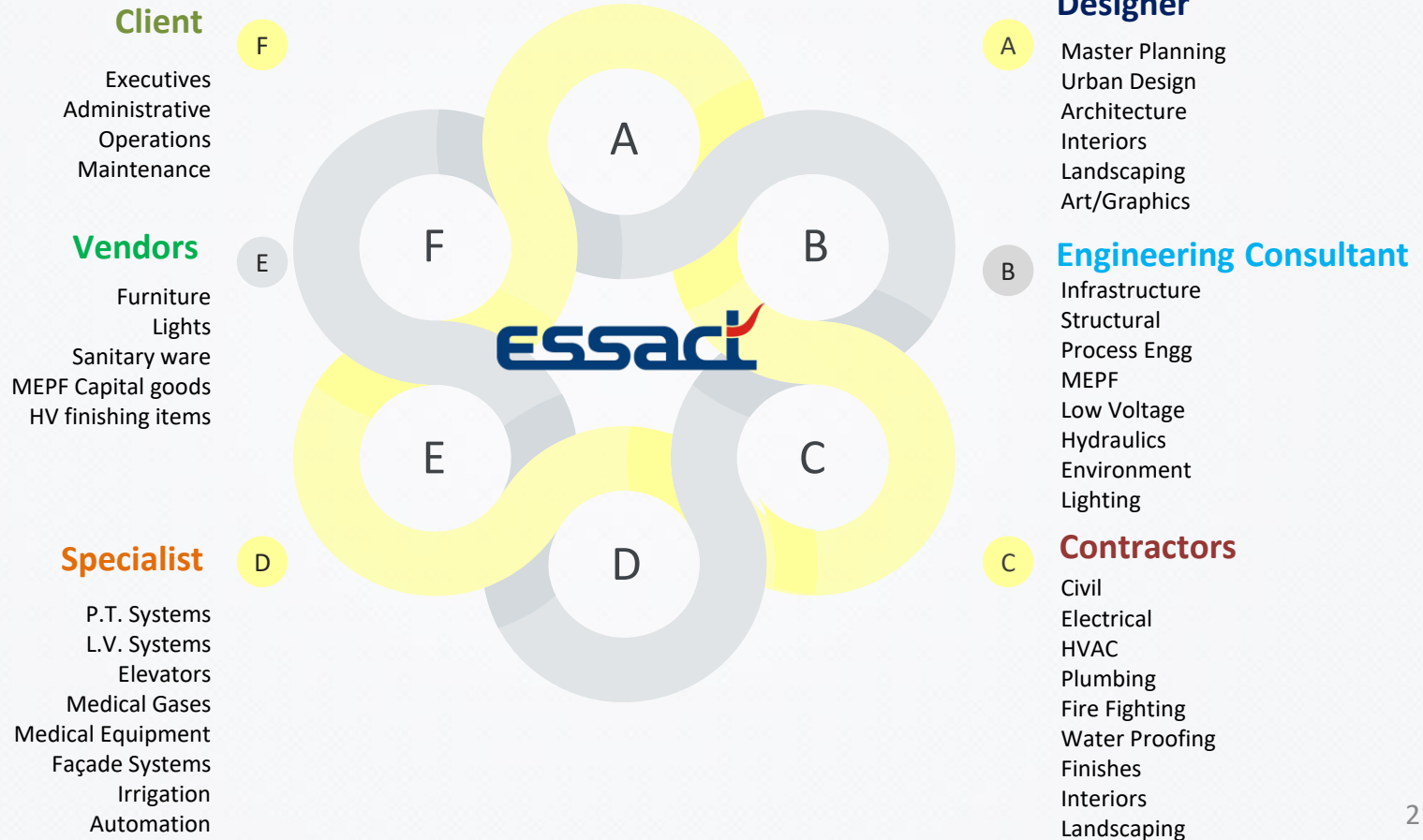
Our Services

Our Services



The Zen Garden, KGK Diamonds, Surat

Integral Project Leadership from Discovery to Delivery



Why Us

4

Our Approach

Our Process D2D

1

Discover

Create a project Vision document which captures client requirements



2

Define

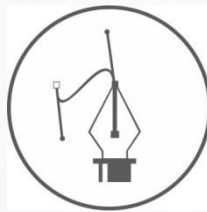
Establish Project Team, Design Brief and Macro Timeline & Budget.



3

Design

Lead the Design effort to achieve the project vision



4

Develop

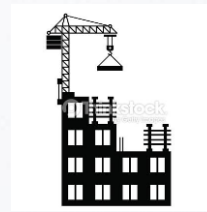
Plan 5M (Money, Methodology, Manpower, Material, Machinery)



5

Deploy

Monitor Implementation of 5M and interim corrections wherever required



6

Deliver

Handover project successfully to client's operations and maintenance Team

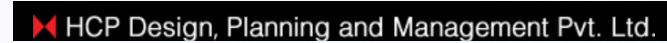


Why Us

5

Impressive Track Record

We have
worked with
Best in the
Industry



International

Our Clientele



Testimonial

JAINAM HOUSE



Jainam House

Corporate Office

Chirag Shah, Promoter Director

જ્યારે જૈનમ હાઉસ બનાવવાનું નક્કી કર્યું ત્યારે મનમાં ડર અને ચિંતા હતી, કારણકે અમને બિલ્ડિંગ બનાવવાનો કોઈ અનુભવ નહોતો.

જે ચેલેન્જીસ ધ્યાનમાં આવી તેમાં એજન્સીઓ નક્કી કરવી, જરૂરી અનેક વસ્તુઓ વ્યાજબી ભાવે ખરીદવી, ક્વોલીટી જળવાય તેવી રીતે કામ થાય છે તે જોવું, સમયસર પ્રોજેક્ટ પૂરો કરવો, એજન્સી અને આર્કિટેક વચ્ચેનું કો-ઓર્ડિનેશન જાળવવું અને આખો પ્રોજેક્ટ નક્કી કરેલ બજેટમાં પૂરો કરવો વિગેરે હતી.

ત્યાં અમારો સંપર્ક Essact PMC સાથે થયો. તેમણે ઉપરની બધી જ ચેલેન્જીસમાં તેમની સર્વિસ આપવાની ઓફર કરી. અમને તેમની વાતમાં વિશ્વાસ બેઠો અને અમે અમારું કામ તેમને સોંપ્યું. આજે અમારો પ્રોજેક્ટ પત્યાં પછી મારું માનવું છે કે Essact ને કામ સોંપવાથી અમારું કામ સમયસર અને ક્વોલીટીવાળું થઈ શક્યું છે. અમને ખુબ જ સંતોષ છે, જો અમે આ કામ એમને ન સોંપ્યું હોત તો અમને ઘણી ઘણી મુશ્કેલી પડી હોત એટલું જ નહીં, કામ પણ હજુ પત્યું ન હોત અને ખર્ચ પણ ઘણો વધારે થયો હોત.

When I decided to come up with idea of constructing Jainam House, there was this unknown fear and anxiety of how I will manage to complete the project within the budget, time and quality. Also finding right agencies to complete the project was another challenge especially smooth coordination with agencies and architect. Appointing Essact Project Management as PMC for the project, helped me overcome the fear and made it easy for selecting agencies and completing the entire project with at most quality, stipulated time frame and within budget. As a client, am very much satisfied with the services offered by Essact and I strongly believe that without Essact team on the project, I would have spent more than my budgeted cost and unsure of the finish timeline.

‘Quality Product Under Budget Constraints’

ESSACT

Testimonial



Harley Davidson

Retail Showroom

Pranav Nanda, Director

When we had to set up our retail showroom and workshop in Surat, it was a logistic challenge for us as all our operations are in Ahmedabad and North Gujarat. Handling multiple agencies and local issues seemed challenging especially as the Brand Architect and Brand Quality Control agency both were based out of Delhi. That time Mr Sumant Kachru provided us as a single point of contact and handled the entire project seamlessly. His team is organized, professional and proactive. They achieved our 'opening deadline' with high quality and tight budget. We highly recommend their services.

'End to End Solution in stipulated time frame'

Testimonial



Ankit Gems

Diamond Factory

Priyansh Shah, Director

EssAct team has been a blessing, our experience has been very good considering their expertise, knowledge and their work ethics. We could achieve our target schedule and budget without missing on the quality. Their team with their insights, analysis & various comparisons were extremely helpful in making hard decisions faster. I am very happy and content with their services and may consider them again if needed in future.

‘Ethical working and Analytical approach’

Testimonial



Ob/ique

Residence for Snehal & Saloni Shah

Saloni Shah-Partner, Oblique

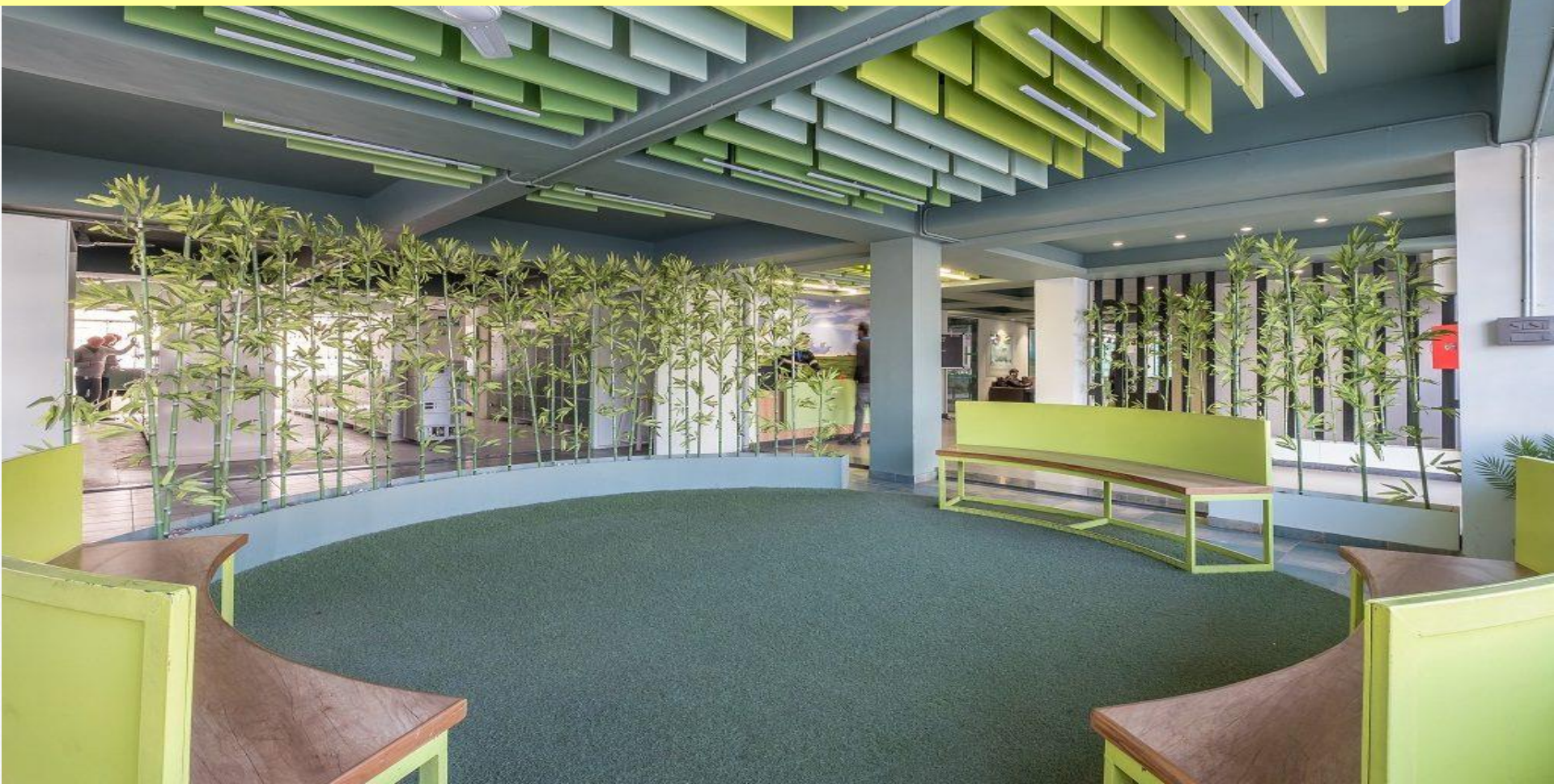
As architects we had a lot of apprehension in allowing somebody else to execute our dream project. But giving this project to Essact has changed our entire perception and paradigm about project management companies in our region and context. Completing such a complex exposed concrete structure in a period of just 14 months with all finishes and fit-outs is a huge achievement in itself. Along with this, we got lot of ideas and methods by which we could optimize the cost by making small changes in the decisions, which did not really affect the overall aesthetics or intent of the project. One more important thing I want to highlight, is that from day one it was decided that this was going to be a green and sustainable project, and that demanded lot of important documentation and records. As a growing company, having such a capability to document so many things was really a pleasant surprise. As a client too, I'am extremely happy with Essact's approach and systems, and wish them all the very best for the future.

‘Sustainable Solution implementing Effective Systems’

Past Projects – Case Studies



EGS Contact Centre Solutions Pvt Ltd - Etech, Channi - Vadodara, Corporate Office



Scope & Timelines

- Ground Plus Four Floor Corporate Office consisting of Work Station, Cafeteria, Conference Room and Corporate Guest House. It was a fast-track interior fit-out project | Floor Area: 30,000 Sq Ft.
- **Scope** : Interior Fit-out – Discovery to Delivery
- To lead the detail design and execution part as single-point-contact for all design, engineering and co-ordination aspect of the project.
- Timeline : 5 Months

Challenges

- To complete the project on time keeping in mind client requirement.
- Coordinating with external consultant's to meet client requirement and execute work.
- Managing , understanding and incorporating different operational and overseas client's requirement for architectural layout and quality standards.

EssAct Value Add

- Effective design co-ordination to incorporate client's operational requirement and delivering the end product as per international standard requirement.
- Single point of solutions for every aspect related to project.
- Co-ordination with every stakeholders and overall value addition.
- Effective time and cost control to deliver project within stipulated timeline.

Shree Prannath Hospital, Surat



Shree Prannath Hospital, Ved road - Surat

Scope & Timelines

- First Floor | Floor Area: 1200 Sq Ft.
- **Scope** : Interior Fit-Out Turnkey Execution
- Timeline : 40 Days

Challenges

- Carry out entire execution in working hospital premises.
- To achieve strict timeline without interference in hospital environment.

EssAct Value Add

- Smooth Design coordination
- Efficient Coordination with external client appointed agencies.
- Delivering clients international standards and aesthetics/decor to suit Indian context and usage pattern.

Coach for Life, Training Academy, Surat



Coach for Life-Surat - Training Academy (Motivational Coach)

Scope & Timelines

- Included workstations, training, meeting & conference rooms | Area : 4500 Sq Ft.
- **Scope** : Design Co-ordination, MEP Integration, Value engineering, Site Execution, Cost management. Quality Control
- Timeline : 4.5 Months

Challenges

- Double heighted space needed additional planning due to operational challenges
- No natural lighting and continuous breakdown of electricity supply led to work shut out regularly
- Had to be incorporated in time and cost budgeting
- Had stringent timelines as client had pre-planned the launch event

EssAct Value Add

- Essact's **experience** helped estimate timelines and cost better and managed several agents smoothly
- Smooth **coordination** with design team to translate the vision
- Strict **adherence to process and protocol** enabled achieving project completion and handover within budget and timeline
- Essact ensured an **energy efficient** and **green** project

Harley Davidson, Surat - Dealership Retail Outlet



Harley Davidson, Surat - Dealership Retail Outlet

Scope & Timelines

- Interior Fit Outs adhering to global standards retail outlet for an International Bike Brand based on design intent from the Architect| Area : 9500 Sq Ft.
- **Scope** : Design Approval, Design Co-ordination, Value engineering, Site Execution, Cost management. Quality Control and Commissioning
- Timeline : 4 Months

Challenges

- MEP integration and co-ordination with several agencies across the country following global standards
- Launching Project in record time
- Translating a pre-defined vision of the global brand image of Harley Davidson in light of local constraints

EssAct Value Add

- Effective co-ordination with design and execution in liason with operation team
- Involved in Design of mural/lighting elements in the showroom out of scrap materials and successfully executing the same with approval from Architect
- Cost effectiveness and Budget control
- Co-ordinate with Developer to suit the requirements of the client and helped in façade modification to suit the overall look

Jainam House, Surat - Corporate Office Building



Jainam House, Surat - Corporate Office Building

Scope & Timelines

- Handling entire building development including parking amenities in basement & ground level, conference and training room, offices for different services in subsequent levels, top floor with executive director cabins, terrace featuring a break-out zone with lush landscape | Area : 20,000 Sq Ft.
- **Scope** : : Design Co-ordination, Value engineering, Site Execution, Cost management. Assist consultants/clients in getting the right information from all stakeholders of the project
- Timeline : 21 Months

Challenges

- Structural : High water –table & constant seepage of water affected the sub-structure construction and adjoining residence structures
- Strict Timeline
- Stringent Budget Control
- Variable Operational Needs which mandated layout and specification changes resulted in a dynamic Execution Schedule for Essact

EssAct Value Add

- Went out of the way to provide valuable inputs related to structure design and façade
- Out of scope value add in technical assistance for decision making and selection of contractors & mode of contract & its conditions
- Effective co-ordination for bridging two civil contractors to work on the same project – a unique management skill

Amrit Wellness Centre-Singer Island, Palm Beach City-Florida, SPA & Residential Development



Scope & Timelines

- Twin towers of twenty stories with beach front for residential and wellness purpose with world class amenities like Gym, restaurants, etc. It is a complex project with specialized systems| Area:1 Million.Sq Ft.
- **Scope** : Design Co-ordination, Value engineering & overall Leadership and Procurement Strategy & Quantity surveying
- To lead the detail design and construction document stage as single-point-contact from owner's side with feedback from three operators (Hotel, SPA and Residence) and Consultant team of 15 specialist disciplines in addition to the Architecture
- Timeline : 21 Months

Challenges

- Cross Border Support and time management given different time zones
- Coordinating with scattered team members across the globe Florida, California, London, etc
- Managing and understanding difference in standards and bye laws and adapting to American standards of drawings/codes

EssAct Value Add

- Inputs in decisions related to the design
- Technical assistance for decision making
- Effective co-ordination for bringing necessary inputs from respective stakeholders and overall value addition
- Coordinating using latest technology , project management tools and enhancing value of the project despite being remotely located

Ankit Gems-Diamond Factory, Surat



Ankit Gems-Diamond Factory-Surat

Scope & Timelines

- Diamond Factory, Gujarat Hira Bourse-Surat-1,45,000 Sqft Built up area
- Project Management from Design co-ordination, Tendering and procurement –cost management and construction Management
- 24 months project timeline
- Special focus on civil works in form concrete ensuring the best possible concrete and workmanship quality

Challenges

- Very high precision of form finished construction in two textures
- Very tight timelines
- MEP integration along with civil works, since the construction technique would not allow any changes at a later date.

EssAct Value Add

- Completing the project in such a short timeline, including civil works, civil finishes and fit-outs
- Facilitating documentation for Green Certification. The project is Platinum rated certification from IGBC

* Let's talk



4th Floor, Samanvay Building, Opp Agam Towers, Near Chandni Chowk, Umra, Surat 395 007, India / Contact: 99090 16610 / 261-2729127

Sumant Kachru, Founding Partner & CEO

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You can also find us at:



EssActProjectManagement