

+91.22.3573 1679

mehulved@propertyatmumbai.com

**Rgtd Add:** No. 46, Building No.3, Vidyavihar Palmview CHS Ltd,  
Rajawadi Road, Vidyavihar East, Mumbai 400 077.



## ABOUT US

Ace Realtors is a professionally managed Real Estate Transaction, Advisory Services and Property Portfolio Management Firm with an exceptional blend of Knowledge, Research, Experience, Contacts within the Industry, integrity and a strong commitment to clients. It provides complete In-House Services like buying, selling and Leasing/Rental properties in Mumbai City, INDIA

Our core competency lies in servicing requirements of Corporate and Individual customers seeking real estate consultancy and property advisory services. Our focus at all times is to ensure that the property we source for you meets your needs and requirements. As property investment requires a deep understanding of demographic data and being local, we have a strong presence in MUMBAI city in residential, commercial and retail properties.

Our specialized services include buying, selling, leasing/rental transaction, Pre-Leased Investments and Portfolio Management for both Residential and Commercial Properties. Our market data and analysis services are a critical piece in understanding opportunities in real estate, enabling our clients to make sound and informed decisions concerning their property investments. With proper market research and information, our market data and analysis services are a critical piece in understanding opportunities in real estate, enabling our clients to make the right site selection as per their need and requirement and make sound informed decisions concerning their property investments.

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### Promoter/Founder

**Mehul Ved – “MRICS – CHARTERED SURVEYOR”**

*(Chartered Member – Royal Institution of Chartered Surveyors)*



*Headquarter: London – UK, Founded in the year 1868*

**Mehul Ved – CEO:** Mehul Ved – “MRICS” is a certified “Chartered Surveyor / Chartered Member of RICS – Royal Institution of Chartered Surveyors, headquartered in London, UK & Founded in the year 1868. A passionate & a Senior Real Estate Professional with a rare blend of expertise, comprehensive knowledge about the industry and hands-on 16 years of real estate experience in the real estate domain (on Real Estate Finance-P&L-ROI, Strategic Planning, Consultancy, Operations and Sales/Marketing side of the business) who strive for excellence and commitment to the client’s satisfaction.

Being a SENIOR PROFESSIONAL (MRICS) - Chartered Commercial Property Surveyor-RICS, Mr. Mehul Ved is also currently volunteering as a COUNSELLOR in RICS to guide and support potential new professionals by contributing my time & expertise in planning and reviewing candidates’ experience & prepare them for the final assessment interview to become an RICS qualified professional (MRICS).

Mr. Mehul has a strong academic background in Finance & IAPM (Investment Analysis Portfolio Management) having deep insight in Real Estate Investments and Finance along with pursuing "[General/Business Management & Leadership Program for Senior Executive](#)" from "[INSEAD - The Business School for the World - France & Singapore](#)", slated to graduate as [INSEAD ALUMNI](#) in July 2022.

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## ACADEMIC & PROFESSIONAL QUALIFICATION

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1) B-School: INSEAD "The Business School for the World" – France, Singapore, India



**COURSE:** PGP General Management and Leadership Program for Senior Executive  
**Specialization:** General Management and Leadership for Senior Management Role.  
**Year:** 2020-2021 (Slated to Graduate in July 2022 with INSEAD ALUMNI Status).

2) University: University of Mumbai, Mumbai City, India.  
College / Institution: K.J.Somaiya College of Arts & Commerce



**COURSE:** Bachelor of Commerce  
**Specialization:** Financial Accounting & Investment Analysis Portfolio Management  
**Year:** 1999 – 2001

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Organisation: RICS – Royal Institution of Chartered Surveyors – London, UK.  
Global Certification: MRICS – Chartered Surveyor  
Specialization: Commercial Real Estate  
Link: <https://www.rics.org/en-in/member-detail-page/6922327/>



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## SERVICES

We are pleased to offer you the following services in Real Estate Transactions in Mumbai:

### Industry-Specific Expertise:

#### **Real Estate Consultancy & Transaction Side – Landlord & Tenant representation**

- Commercial and residential property transactions for buying, selling & letting
- Strategic Real Estate Consulting & Advisory services
- Investments in rental yield generating assets
- Finance and Investments related to real estate
- Acquisition of Properties from Banks/NBFC's Stressed Asset Division under AUCTION Process.

#### **Property Portfolio & Asset Management Side**

- Property Portfolio & Asset Management of High Net Worth Individuals / Corporate Clients
- Market research and feasibility of the project
- Strategic consultancy on the utilization & development of Landbank for asset creation
- Planning & strategical analysis of Project lifecycle from inception till the completion
- Financial implication on cost of the project and expected revenues from sales
- Occupancy planning on letting commercial office and retail premises.
- Leading cross-functional departments i.e Operations, Sales & Marketing, Back-Office, Project approvals from Banks & Financial Institutions, Investments & Finance, Branding-PR & Corporate communication, Legal & CRM.

Should you have any queries, please feel free to call me. Looking forward to transacting with you soon & serve you.

### CONTACT DETAILS:

Mehul Ved – "MRICS – CHARTERED SURVEYOR" (Chartered Member – RICS, London-UK)

CEO - Ace Realtors (Real Estate Transaction Services) | URL: [www.propertyatmumbai.com](http://www.propertyatmumbai.com)

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## CLIENTS

**Some of our Corporate clients & Individual professional clients from the following companies**

Gillette India Ltd	Johnson & Johnson Ltd
Hindustan Level Ltd	Cadbury India Ltd
Centurion Bank of Punjab	Axis Bank Ltd
Amarchand Mangaldas	BMR Advisors
JP Morgan	DKP Group
Coral Laboratories Ltd	DWD Pharmaceuticals Ltd
Sadbhav Engineering Ltd	Synise Technologies Ltd
Cybermax Solutions	Mission Biofuels Ltd
Amrop International	Aurion Pro Consulting
Magnum Equity Broking Ltd	K & A Securities
Café Coffee Day	Home Solutions Retail India Ltd
i-Flex Solutions Ltd	Union Bank of India
The Saudi British Bank	HSBC Bank Ltd
ITC Ltd	MUSC Institute of Psychiatry,USA
Xoriant Solutions Pvt Ltd	Bayer Diagnostic India Ltd
TNS India Pvt Ltd	Larson & Toubro Infotech Ltd
KOTAK MAHINDRA BANK LTD	Arcil Inc
IDFC-SSKI Securities Pvt Ltd	FinEng Solutions Pvt Ltd
Solitaire Software Solutions, LLC	LOREAL India
Crescent Group	KPMG
Beckman Coulter	Birla Lifestyle
Nina Concrete Ltd	Black Gold Group

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## HONOURS & RECOGNITIONS

**(A)** It was an honour to get multiple opportunities from leading Newspapers of India viz.



who published my articles and columns on real estate to impart my knowledge & research to readers.

- Date: 16<sup>th</sup> September 2020, Publication "Financial Express" – Column Heading "Is there any hope left for commercial realty post Covid-19?" -- (My views on commercial property demand)  
Link: <https://www.financialexpress.com/money/is-there-any-hope-left-for-commercial-realty-post-covid-19/2084626/>
- Date: 17<sup>th</sup> December 2011, Newspaper "TIMES PROPERTY – THE TIMES OF INDIA" – Column Heading "RISING DEMAND" (Residential Sale Demand growing in new suburbs)
- Date: 28<sup>th</sup> February 2009, Newspaper "TIMES PROPERTY – THE TIMES OF INDIA" – Column Heading "READY TO RENT" (Residential Leasing market of South Mumbai Region)
- Date: 19<sup>th</sup> July 2008, Newspaper "TIMES PROPERTY - THE TIMES OF INDIA" – Column Heading "DEMAND IS STILL RISING" (Demand of Residential Property)
- Date: 1<sup>st</sup> November 2007, Newspaper "ET REALTY - THE ECONOMIC TIMES" – Column Heading "DESTINATION OF THE FUTURE" (Commercial Property Development in one of the Central Suburbs of Mumbai City)

**(B)** It was also an honour to get featured twice in the magazines of India namely



- Publication Month October 2020 – Featured in the cover story "Home Buyers to avail best deals on offer" – OUTLOOK Magazine Link: <https://www.outlookindia.com/website/story/outlook-spotlight-homebuyers-to-avail-the-best-deals-on-offer/362831>
- Publication Month September 2012 – Featured in the cover story "Changing Face of Realtors"
- Publication Month January 2013 – Story "Realtors Profile–Adapting to the changing trends"

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## Major Projects & Transactions Concluded

### (A)Property Portfolio Management:

#### 1) Kailas Business Park, Vikhroli West, Mumbai City, India



Heading multiple divisions like Financial Planning and Strategy of the Project, Operations and Project Life Cycle, Sales & Marketing Strategy for ROI, Liasoning, Approving Project from Financial Institutions, Branding-PR-Corporate Communication, Back office/CRM and assisting other verticals like Legal Team and Architecture division for this prestigious business park in the suburbs of Mumbai having total construction possibility of 750,000 Sq.Ft including 75,000 Sq.Ft retail space, the building is 7 Levels of Parking + 20 Storey Business Park (Approx. Project worth INR.500 Crore). One of the remarkable achievements was sales turnover of INR.100 Crore with 12-month time frame as per the target schedule of ROI through sales.

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## 2) Kailas Corporate Lounge, Vikhroli West, Mumbai City, India



Property Portfolio Management of the entire building consisting of 60,000 Sq.Ft including 5000 Sq.Ft Retail space. Involved in various capacities to handle Sales & Marketing, Strategic Planning & Consultancy, Leasing, Back office and overall management of property inventory.



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## **(B) Commercial Properties transactions:**



Building Name: Windsor House, CST Road, Off. BKC  
Leased 4162 Sq.Ft Fully Furnished Office



Building Name: Godrej Coliseum, Sion  
Sale transaction of 38,000 Sq.Ft  
(Office Sizes ranging from 5000 Sq.Ft to 16,000 Sq.Ft)



Building Name: Lodha Supremus, Worli Naka  
Sale transaction of 22,000 Sq.Ft  
(Offices ranging from 2000 Sq.Ft to 10,000 Sq.Ft)



Building Name: Runwal Omkar Square, Sion  
Sale Transaction of 3600 Sq.Ft



Building Name: Marathon Icon, Lower Parel  
Leased 1500 Sq.Ft Fully Furnished office



Building Name: Naman Midtown, Elphinstone Road  
Leased 1100 Sq.Ft Fully Furnished Office

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### **(C) Residential Properties transactions:**



Building Name: Rustomjee Oriana, BKC, Bandra  
Leased premium 3BHK-1600 Sq.Ft



Building Name: Ashok Tower, Parel  
Sold 2 Flats of 3BHK – 2140 Sq.Ft Each



Building: Octavius, Hiranandani Gardens Powai  
Leased Premium 3BHK-1500 Sq.Ft Flat



Project: Godrej Platinum, Vikhroli West  
Sold 2BHK – 843 Sq.Ft Carpet Area



Project Name: Kalpataru Aura, Ghatkopar West  
Sold multiple flats of 2BHK & 2.5BHK



Project Name: Oberoi Splendor, JVLR  
Leased multiple flats of 2BHK & 3BHK

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**Thank You**



**MEHUL VED – MRICS  
(Chartered Surveyor - RICS)**

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