



GROUND II SKY 



**“WE DON’T
PROMISE,
WE DELIVER”**

**COMPANY
PROFILE**

COMPANY PROFILE

GROUND 2 SKYE is a flagship group of entities dedicated to providing high-quality solutions to its clients. We focus on delivering innovative, cost-effective and efficient solutions that are tailored to meet the needs of the modern world. The group is committed to ensuring complete customer satisfaction, which is their competitive advantage.

GROUND 2 SKYE and the subsidiaries offer a comprehensive end-to-end fully integrated solution to their clients. We have expertise spanning project conception, design, sourcing, bulk and link infrastructure, appointment and management of a professional team and final handover of the development. This makes us a one-stop-shop for our clients and enables us to handle every aspect of the project life cycle, right from its inception to its completion.



The group's USP lies in their collective skills and understanding of the market dynamics. This enables us to develop a unique value proposition for our clients by leveraging our expertise and knowledge. GROUND 2 SKYE is currently operating as a complete professional construction service unit and has a proven track record of delivering successful projects for the clients.



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MISSION BUSINESS STRATEGY AND VALUES

At the heart of our operations, we strategically position quality management to reinforce sustainability and deliver high-quality outcomes to all stakeholders. Our mission is to become a leading player in the Indian construction industry by providing innovative, reliable and sustainable solutions to meet our customers' evolving needs. We uphold our values of customer satisfaction, employee empowerment and community development to achieve this mission.

MISSION:

To be the reigning leader in the construction business and commit to building long-term relationships by providing exceptional construction services.

VISION:

- Our vision is to be a world-class construction company committed to total customer satisfaction, by capitalizing on our strengths.
- We strive to use superlative and best-in-class quality materials and cutting-edge technology to deliver projects on time.
- Our goal is to demonstrate the highest standards of workmanship and be the most reliable, trusted and efficient provider of construction services in the industry.



GROUND 2 SKYE 

**GROUND 2 SKYE
GROUP
BOARD OF
DIRECTORS**

Dipanjan Bhattacharjee

Chairman

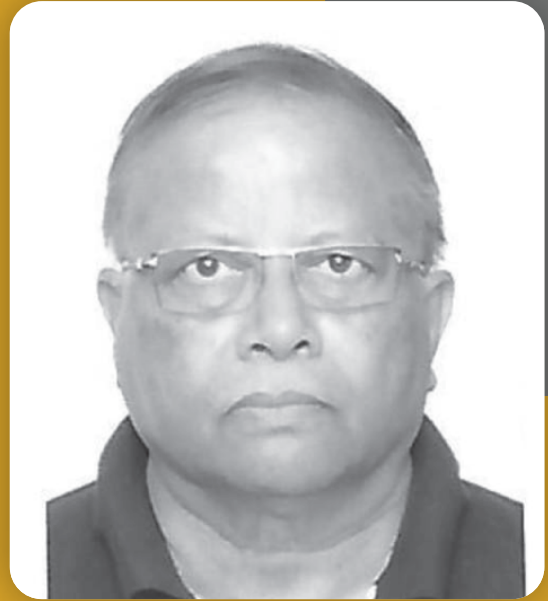


At Ground 2 Skye Group, our Chairman, Mr. Dipanjan Bhattacharjee, brings with him an exceptional level of business acumen and a prestigious MBA degree and a global experience of over two decades in the fields of investment banking. He has also established himself as a successful legal counsel, owing to his noteworthy education in the field of legal studies. Mr. Bhattacharjee's exhaustive experience in project management, coupled with his innate sense of discipline and unwavering commitment to work and delivery, has helped him carve out a niche for himself in his rapidly growing allied businesses.

Having excelled in the BFSI sector, Mr. Bhattacharjee was motivated to take on the role of an entrepreneur, leading to the formation of the Ground 2 Skye Group, the flagship entity in the domain of Real Estate Development and Construction services. His leadership and guidance have been instrumental in the growth and success of the Group, which is now well-positioned to take advantage of the significant growth opportunities in the Indian real estate sector. With his visionary leadership and a commitment to delivering exceptional customer satisfaction, Mr. Bhattacharjee continues to drive the Group towards becoming a premier entity in the real estate construction segment.

Amitava Bose

Director



Mr. Amitava Bose, a results-driven engineer by profession, has more than 40 years of expertise in Project Managements of large scale projects in various countries including Russia, USA, West Indies, Egypt and the Middle East. Joining as Director - Technical for Ground 2 Skye, he brings with him rich experience, knowledge and skill to the organization. For close to 4 decades, Mr. Bose has worked in the areas of Contracts, Engineering, Construction and Marketing of large projects of Steel, Chemical, Infrastructure and Buildings.

Mr. Bose has demonstrated ability to lead and contribute to multidisciplinary teams, successfully delivering complex projects from concept to completion. Adept at leveraging technical knowledge and analytical skills to identify and solve complex engineering problems. He has a proven track record of improving operational efficiency, reducing costs, and ensuring regulatory compliance. He has continually been committed to driving innovation and implementing sustainable solutions. Regarding softer skill sets, Mr. Bose has an excellent communication and interpersonal skills, fostering effective collaboration with stakeholders at all levels.

His salient professional achievements include, amongst others, the following:

1. Spearheaded the design and development of various projects/systems, resulting in favourable and quantifiable outcomes or achievements
2. Led a cross-functional team of engineers, ensuring efficient project execution, adherence to timelines and cost-effectiveness
3. Conducted comprehensive feasibility studies, risk assessments and cost-benefit analyses to inform project decisions and drive successful outcomes
4. Prepared detailed technical reports, presenting findings and recommendations to senior management and stakeholders
5. Collaborated closely with clients, understanding their requirements and translating them into technical specifications to deliver tailored engineering solutions
6. Managed project budgets, tracking expenses and implementing cost-control measures, resulting in major cost savings
7. Mentored junior engineers, fostering their professional growth and ensuring a high - performing team environment.

After retiring from M N Dastour as Chief Project Manager, Mr. Bose has worked as Commercial Head in a Chinese multinational and later joined as Chief Advisor with Saporji Palonji for their various projects.

On the academic front, Mr. Bose completed his Chemical Engineering from Jadavpur University and also holds a degree of Operations Management from Bombay University. In addition, he is also a Fellow member (FCMA) of The Institute of Cost Accountants of India.

Kajal Bhattacharya

Director



Mr. Kajal Bhattacharya is an experienced professional with a Bachelor's degree in Civil Engineering and over 20 years of expertise in various areas of project management and support. Currently serving as the Director - Projects for Ground 2 Skye, he brings with him an array of valuable knowledge and skill to the organization.

Mr. Bhattacharya has a strong background in project management, strategy planning, site administration and HSE (Health, Safety, and Environment) operations. He is well-versed in workflow management and possesses a comprehensive understanding of construction processes. His expertise spans multiple aspects of construction, including architecture, production techniques, concrete technology, finishing, and MEP (Mechanical, Electrical and Plumbing) work. This enables him to effectively oversee and coordinate all project-related activities.

Throughout his career, Mr. Bhattacharya has demonstrated a commitment to quality, attention to detail and adherence to regulatory standards. His projects have consistently been completed within budgetary constraints and delivered on time. He has worked on a diverse range of projects, including high-rise buildings, manufacturing plants, power plants, and infrastructure development, showcasing his versatility and ability to handle varying project requirements.

Some of the notable projects Mr. Bhattacharya has completed include:

1. 3X650 MW Super Critical Thermal Power Plant project at GMR Infrastructure (Raipur, Chhattisgarh): He led and coordinated all aspects of planning, execution, and delivery for this project.

2. World's largest lift irrigation system project at Sardar Sarovar Narmada Nigam Ltd: Mr. Bhattacharya successfully managed this project, ensuring seamless coordination between stakeholders and timely completion.

3. Jetia Steel Plant construction (Judgepur, Odisha): He oversaw the construction of the steel plant, handling project planning, resource management and quality control.

In addition to these significant projects, Mr. Bhattacharya has completed various other projects that highlight his expertise in project planning, stakeholder management, quality assurance and efficient workflow management.

Mr. Bhattacharya's exceptional project management skills, strategic planning abilities and comprehensive understanding of construction processes make him an invaluable asset to Ground 2 Skye. His dedication to delivering outstanding results and commitment to excellence contribute significantly to the organization's success.

Sanjib Banerjee

Director



A Cost Accountant with over 34 years of extensive experience in spearheading entire gamut of Accounting & Finance operations inclusive of financial planning, coordination with Banks, budgeting, accounting systems, audit, costing to achieve the desired financial performance across diverse industry spectrum. As Director – Finance, Mr. Banerjee is an invaluable addition to the Ground 2 Skye group.

Mr. Banerjee has been responsible for the overall financial management of the Companies, he has worked with, in the past. He has been instrumental in providing independent guidance and advice based on sound commercial, financial and accounting principles. He has exhibited leadership and coordination in the administrative, financial and business planning, accounting and budgeting efforts in those companies.

In the course of his professional journey, Mr. Banerjee has served in diverse industries ranging from Electrical Cables, Aluminium, White Goods, Turnkey project-based Infrastructure companies to Real Estate companies.

Mr. Banerjee has been adept at development of financial policies/guidelines for effective fund management and has been resourceful in developing internal control systems for improved organizational functioning. His knowledge purview encompasses Financial & Accounting activities, Planning & Implementation, Budgetary Control, Cash Flow Management, Banking & Financial Management, Taxation & Statutory Compliance, Contract finalization, Process development, Risk assessment & Troubleshooting.

Over the last couple of years, Mr. Banerjee has been focusing on financial consulting activities primarily in areas of:

1. Preparation of Detailed Project Reports (DPR) submitted to Banks/FIs/Private Investors for availing credit facilities. A number of such DPRs for Real Estate entities have been successfully submitted, that has resulted in sanction and subsequent disbursement of Term loan facilities. Similar Project Reports have been prepared for a couple of Engineering companies for their capital expansion programs, while recently a DPR proposal has been submitted to a State- Government agency for a start-up E-Commerce platform for Home appliances and Consumer Electronics on a PPP model.

2. Drafting of Joint Development Agreements (JDA) for Real Estate projects, in conformance with the provisions stipulated under Real Estate Regulatory Authority (RERA)

3. Registration of all ongoing/new Real Estate projects under the relevant provisions of RERA and ensuring their ongoing compliance from the Developer's perspective right from Contract drafting, monitoring of Cash flows to certifying the withdrawal of funds from Bank accounts, in line with progress of work, as mandated under the law.

4. Structuring various real estate transactions by way of drafting of various transactional documents with Banks/Housing Finance companies on retail home loans and Sale agreement/conveyance documents with customers

5. Contract finalization with Vendors including Suppliers, Clients & Third parties, keeping the most viable commercial interest of the company in mind



GROUND 2 SKYE 

GROUND 2 SKYE
GROUP
CORE TEAM



**Dipanjan
Bhattacharjee**
Chairman



**Amitava
Bose**
Director



**Kajal
Bhattacharjee**
Director



**Sanjib
Banerjee**
Director



Sheikh Basiruddin
Assistant Vice
President (AVP)



H. Mohanty
Assistant
General Manager



Saurav Podder
Senior
Manager



**Arnab
Mukhopadhyay**
Senior Manager

BUSINESS APPROACH

Our cumulative experience, innovation and our committed task force is our differentiating factor and enables us in delivering integrated quality management system that underlines every aspect of operation and also empowers our employees and builds the sense of corporate belongingness.

Our Cost-Effective strategy, can be summarized as follows:

1. Good Planning
2. Efficient scheduling of material and equipment
3. Properly organized work flow
4. Minimising of rework with timely quality checks
5. Continuous supervision
6. Well-trained workers and managers
7. Preventing accidents through safety mechanisms

VALUES GROUND 2 SKYE strives to live by its core values of:

1. People
2. Excellence
3. Transformation
4. Customer focus
5. Innovation
6. Integrity
7. Performance



CONSTRUCTION: BUILDING, HOUSING & PROPERTY DEVELOPMENT

GROUND 2 SKYE has commissioned a significant amount of general building projects thereby building a remarkable feat for itself in the industry. As we focus primarily on Civil Construction, we develop properties for our clients on a selective basis. This function entails the overall project management, from the sourcing of land, bulk and link infrastructure, appointment and management of the professional team and the physical delivery of the project, be it civil infrastructure/housing and/or both.



Our Key Services include:

1. Large Residential and Commercial complexes
2. Retail developments and Industrial premises
3. Refurbishments & Renovations
4. Corporate and Private sector Housing developments
5. Development and commissioning of plants for various industries.

PROJECT INVOLVEMENT

GROUND 2 SKYE boasts of a primary team comprising highly qualified individuals with a skillset to efficiently oversee Civil and multi-disciplinary projects as well as general building, housing and property development projects. This enables us to follow a strong integrated approach in order to ensure on time quality delivery. We have developed an association of Architects, Quantity Surveyors, Civil and Structural Engineers, Project Management Consultants (PMC) and other specialists which help us streamline our delivery and maintain our quality standards and innovate our approaches each step of the way.

Our Project Involvement includes the following:

1. Architecture
2. Construction Project Management
3. Civil Engineering
4. Civil works
5. Quantity Surveying
6. Site and Project supervision
7. Building services
8. Property development

Safety Is Our First Priority:

At **GROUND 2 SKYE**, safety is deeply ingrained in our culture and we prioritize maintaining effective quality management across all stages of design and construction. We firmly believe that high-quality services and workmanship are essential for sustainable business development. To ensure that safety is our first priority, we engage an independent professional safety consultant who provides regular training and education to all stakeholders. Our Safety Consultant conducts frequent job site inspections and safety audits to ensure compliance at all levels of the organization. We maintain strict standards for safety policies, and allocate ample resources for research and development activities to actively monitor and control all visual, physical, and technical quality aspects. We understand the importance of implementing safety measures at all given point of time and our commitment to safety is reflected in our work. At **GROUND 2 SKYE**, we are dedicated to maintaining the highest levels of safety, so that our clients, employees, and stakeholders can rely on us completely and can be rest assured knowing that their well-being is our top priority.



GROUND II SKY 

QUALITY CONTROL

In Ground 2 Skye we believe "Quality is free. It's not a gift, but it's free" Hence, we are committed to delivering the project with the highest standards of quality and safety. Our team includes experienced engineers, project managers and skilled workers who ensure that the project is completed as per clients' satisfaction, with due adherence to all relevant codes and standards.

- Δ. Zero Defects is the standard expected by our Group and this is our aim
- Δ. We achieve enhanced customer satisfaction through cost-effective and on timely completion and delivery of our projects
- Δ. We motivate and train our staff for continual improvement on quality standards
- Δ. We invest in updated technology for better results and focus on cost - effectiveness
- Δ. We motivate our employees to learn and grow, thereby increasing quality productivity that promotes a healthier work environment for all
- Δ. We have established a Quality Control laboratory at every site for ensuring good quality work

**GROUND 2 SKYE
GROUP
ONGOING AND
COMPLETED
PROJECTS**



Ground 2 Skye PRIVY (off Southern Avenue): This is a high-rise residential building with 18 floors located at S P Mukherjee Road, Tollygunge, South Kolkata. The building is ultra-luxurious and offers a wide range of amenities and facilities to the residents. It overlooks the famous Rabindra Sarobar Lakes and is located in a prime area of the city. The building offers a range of spacious and well-designed apartments with modern fittings and fixtures.

Ground 2 Skye Town Square (Barrackpore): This is a mixed-use building that would offer both residential and commercial spaces. It is located at a prime location in Barrackpore and aims at providing a range of modern amenities to the residents. The commercial spaces cater to the needs of the residents and the local community, while the residential units offer comfortable and modern living spaces.



Extension of **B.P Poddar Hospital:** This project involved the project management consultancy work for extending one of the premium hospitals in Kolkata, B.P Poddar Hospital. The hospital is known for providing high-quality medical care and the extension carried out by Ground 2 Skye, has allowed it to expand its services and facilities.

Overall, the above-mentioned projects showcase the Group's commitment to quality construction and design and their ability to deliver on large-scale projects with various complexities. We also demonstrate the expertise in providing modern and comfortable living spaces and facilities to our clients, while meeting high standards of safety and quality.

UPCOMING PROJECTS

1. B+G+20 floors commercial tower in Chowringhee spanning approximately 150,000 sq. ft.: This upcoming project is a large-scale commercial tower that will span an area of approximately 150,000 sq. ft. The tower will have 20 floors plus a ground floor and will be located in Chowringhee, one of the most vibrant business districts of Kolkata. The tower is expected to provide state-of-the-art facilities and amenities to the tenants, including ample parking, highspeed elevators and advanced surveillance systems.

2. B+G+12 floors of mixed-use building at Pathuriaghat, Burra Bazar, Kolkata, that will have commercial space up to the 3rd. floor and residential units on the upper floors. The saleable area of the tower would be in excess of 120,000 sq. ft. This would turn out to be one of the most prestigious projects awarded to the Group and would help to significantly transform the congested business district and the skyline of Burra Bazar.

3. B+G+4 commercial-cum-residential building of 17,000 sq. ft. at Topsia Road: This upcoming project is a mixed-use building that will have commercial space on the ground floor and residential units on the upper floors. The building is located in an up-and-coming neighborhood in Kolkata and is expected to be a modern and stylish addition to the area. The commercial space on the ground floor will cater to the needs of the residents, while the residential units will provide comfortable and contemporary living spaces.

4. G+4 residential Cooperative building in New Town: This upcoming project is a cooperativeresidential building of around 12,000 sq. ft. with 4 floors plus a ground floor, located in NewTown, Kolkata. The building will provide modern and comfortable living spaces to the residents. The design of the building will aim to provide maximum natural light and ventilation to the living spaces.

5. G+4 residential building of 7,500 sq. ft. in Panditya Place: This upcoming project is a residential building with 4 floors plus a ground floor, located in Panditya Place, Kolkata. The building willspan an area of 7,500 sq. ft. and is expected to provide modern amenities and facilities to the residents. The building's design and layout will aim to provide ample natural light and ventilation to the living spaces.

6. G+4 residential building in New Alipore spanning approximately 7,000 sq. ft.: This upcoming project is a residential building with 4 floors plus a ground floor, located in New Alipore, Kolkata. The building will span an area of approximately 7,000 sq. ft. and will provide modern and comfortable living spaces to the residents. The building's design will aim to provide ample natural light and ventilation to the living spaces, while the amenities will include a gym and a community hall.



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