



AKS REALTECH LLP

“SIMPLIFYING CONSTRUCTION”

A PROJECT DEVELOPMENT CONSULTANCY

www.chopras.co



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About Company

At AKS Realtech LLP, we don't just manage projects—we shape possibilities. Operating under the dynamic brand Chopras.co, we are proud to be a trusted partner in progress for clients across diverse sectors.

With strong expertise in design, construction, and turnkey project management, we have consistently delivered excellence in residential, commercial, and industrial developments. Our approach goes beyond execution; it's about crafting experiences that blend innovation, precision, and lasting value.

Through the years, we have built a reputation for integrity, commitment, and results-driven solutions. Each project we undertake reflects our ability to transform ideas into reality with efficiency, transparency, and unmatched technical know-how.

Today, we invite you to explore our journey—discover our capabilities, experience our impactful projects, and see how AKS Realtech LLP can bring your vision to life with innovation, dedication, and expertise you can trust.



Our Value

Mission

Our mission is to deliver end-to-end project management and construction solutions with precision, innovation, and integrity. We aim to build lasting relationships by ensuring quality, transparency, and timely execution in every project we undertake.

Vision

Our vision is to be a trusted leader in project management and turnkey construction, setting new benchmarks in residential, commercial, and industrial excellence. We aspire to transform client visions into reality through innovation, commitment, and sustainable practices.



Founding Partners & Visionaries



Kartik Chopra
(MANAGING PARTNER)

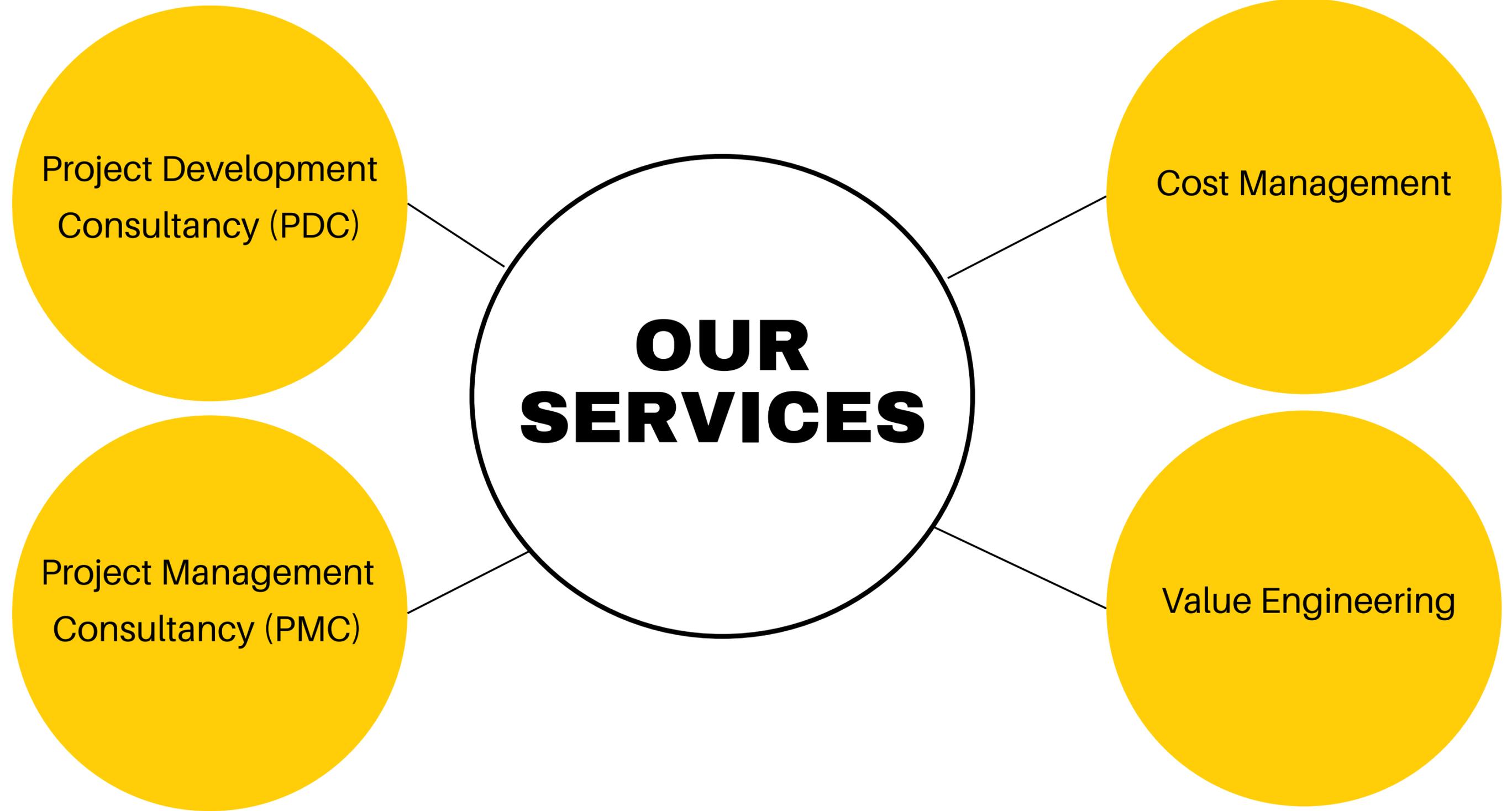
A seasoned professional with 17+ years of experience in design, construction, and real estate development, delivering projects worth over ₹250 Cr with expertise in marketing, branding, and strategic growth.



Gaurav Chaudhary
(C.E.O & Partner)

Chartered Civil Engineer with a Master's in International Trade & Business Law (Indian Academy of International Law & Diplomacy), bringing global MNC experience in project management and cost advisory.





Project Development Consultancy (PDC)



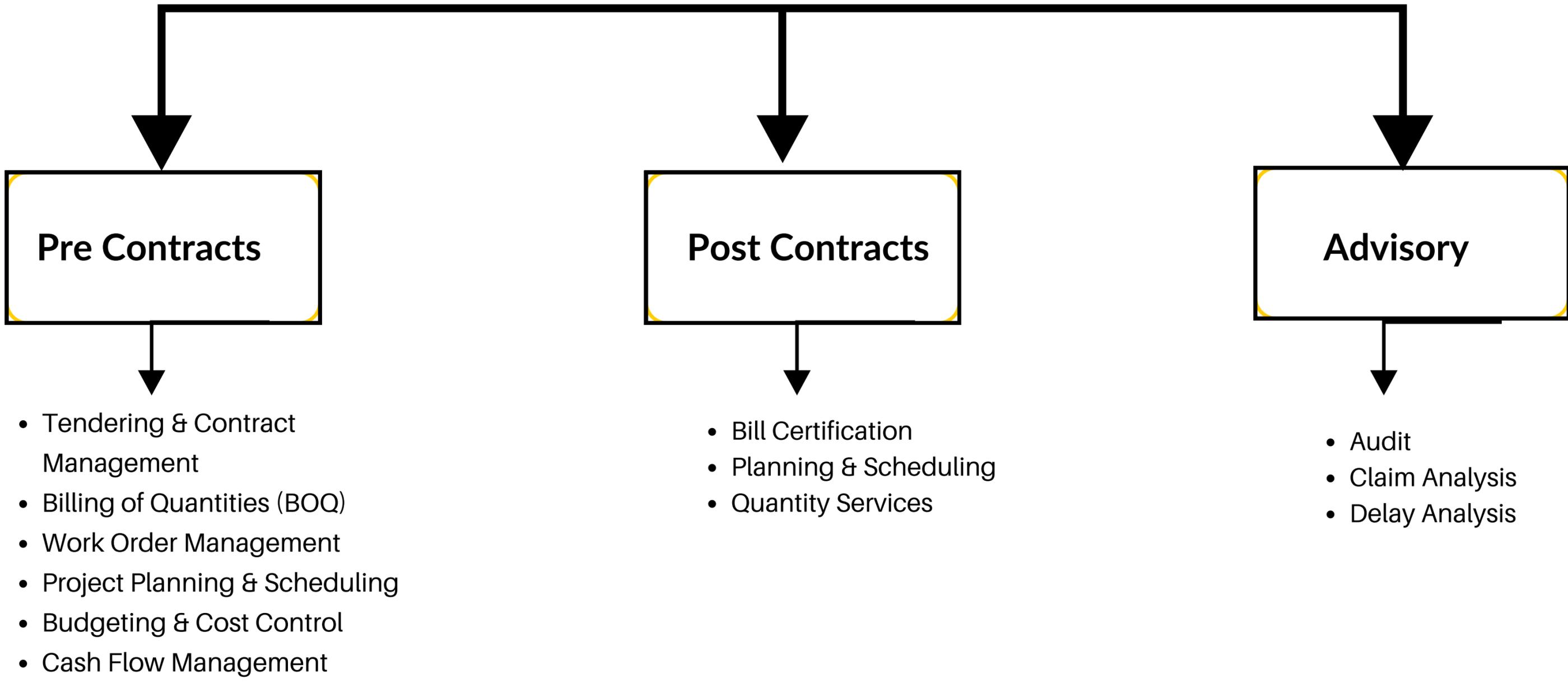
Preliminary work

- Project Land surveying
- Architect Finalization & SOP
- Documentations for project approvals
- Green Building Certifications
- Design finalization
- Budget preparations
- Tendering
- BOQ checking & preparations
- Planning & Scheduling
- Work orders drafting

Post Contracts

- Logistics site plan
- Vendor Management
- Site Execution monitoring
- Forecasting the delays in advance
- Material Inspections
- QA & QC
- Budget tracking
- Cash flow maintenance (Link to construction plan)
- Planned v/s Actual
- Bill Certifications
- Amendments & Extra Items
- Audit (theoretical v/s practical)
- Handover Snag list

Project Management Consultancy (PMC)



Preliminary Work



Project Land Surveying

- Detailed topographic and contour surveys
- Soil testing and geotechnical investigations
- Identification of zoning boundaries and site constraints
- Laying foundation for accurate design and planning



Architect Finalization & SOP

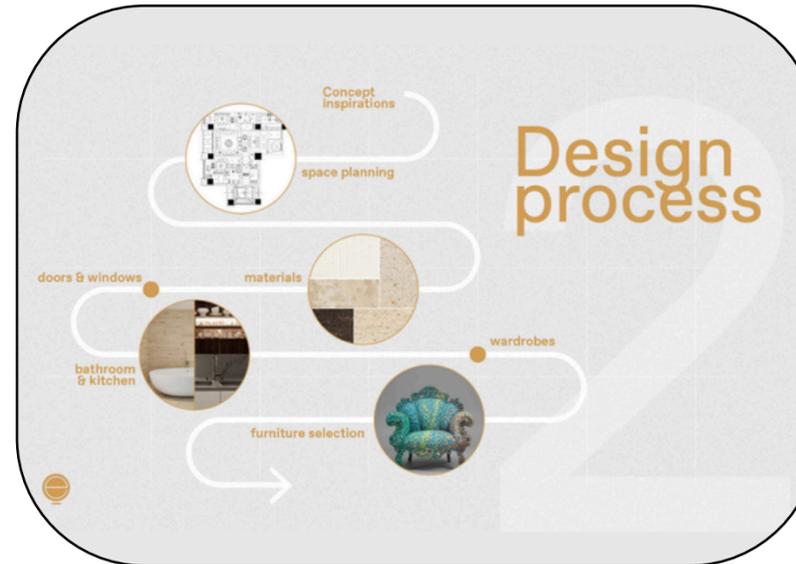
- Shortlisting and selection of qualified architects
- Drafting the architectural brief and vision
- Establishing SOPs for design development & approvals



Project Documentation & Approvals

- Coordinating with legal teams and local authorities
- Preparing and submitting documents for zoning, environment, and building approvals
- Help in managing RERA and other statutory filings
- Ensuring to provide necessary documents required for NOCs

Preliminary Work



Green Building Certifications

- Integrating sustainable and eco-friendly design principles
- Coordination with IGBC/LEED consultants
- Ensuring documentation for green certification

Design Finalization

- Coordination between architects, structural and MEP consultants
- Review of schematic designs, 3D models, and working drawings
- Value engineering to optimize cost without compromising design
- Final sign-off from stakeholders

Budget Preparations

- Creating a realistic and comprehensive project cost estimate
- Forecasting CAPEX & OPEX
- Allowances for escalation and contingencies
- Input from consultants and market analysis

Preliminary Work



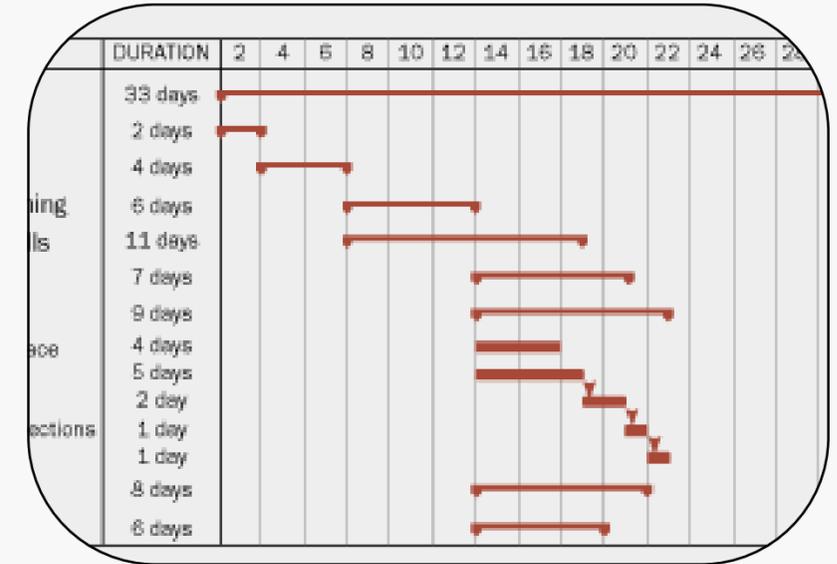
Tendering

- Preparing tender documents (technical & financial)
- Inviting bids from qualified contractors/vendors
- Evaluation of bids based on quality, cost, and timelines
- Finalization and negotiation with contractors



BOQ Checking & Preparations

- Preparation of detailed Bill of Quantities (BOQ)
- Cross-verification with design drawings
- Quantity verification for accuracy and completeness
- Input for cost control and tendering process



Planning & Scheduling

- Developing a Master Project Schedule (MSP or Primavera)
- Defining critical path activities and project milestones
- Integrating design, procurement, and construction timelines
- Identifying float periods and dependency chains

Post-Contract



Logistics Site Plan

- Planning site access, storage, and movement
- Coordinating with traffic, utilities, and safety teams
- Placement of cranes, material yards, and temporary facilities
- Ensuring smooth operations and minimal disruption



Vendor Management

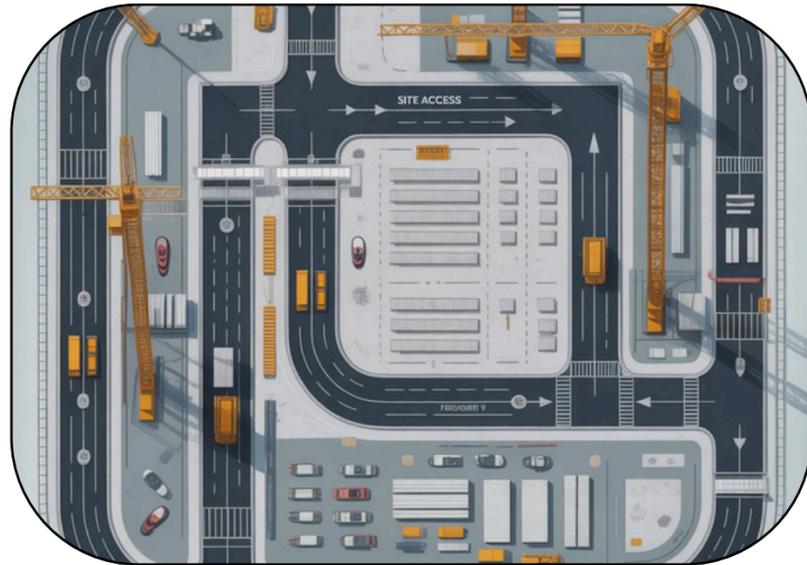
- Onboarding and coordination with multiple vendors
- Tracking delivery timelines and contract compliance
- Monitoring vendor performance and quality
- Communication link between project team and vendors



Site Execution Monitoring

- Daily site supervision and progress tracking
- Ensuring work is as per approved drawings and specifications
- Coordination with PMC/contractors/consultants/stakeholder
- Immediate reporting of site issues or delays

Post-Contract



Forecasting the Delays in Advance

- Reviewing progress against schedule
- Identifying risk indicators and bottlenecks
- Implementing corrective actions proactively
- Minimizing downtime and project overrun

Material Inspections

- Quality and quantity checks on site-delivered materials
- Conformity with technical specifications and test reports
- Approval from QA/QC team before usage
- Maintaining material approval log

QA & QC (Quality Assurance & Control)

- Implementation of quality plans and checklists
- Regular site inspections and testing
- NCR (Non-conformance Reports) and corrective action
- Documentation of quality audits and compliance

Post-Contract

Building Construction Invoice Template

LABOR CHARGES BREAKDOWN				MATERIALS & EQUIPMENT USED				
Labor type	Hours worked	Hourly rate (\$/hr)	Total (\$)	Quantity	Material description	Supplier (Optional)	Unit price (\$)	Total (\$)
Lead Painter	4	\$85.00	\$340.00	5	Gallons of interior paint (matte finish)	Paint supply	\$35.00	\$175.00
Painter	6	\$75.00	\$450.00	2	Gallons of primer	Paint supply	\$30.00	\$60.00
Apprentice	2	\$50.00	\$100.00	3	Rolls of painter's tape	Local supplier	\$8.00	\$24.00
			\$0.00	1	Box of sandpaper	Albert's Paints	\$12.00	\$12.00
			\$0.00					\$0.00
			\$0.00					\$0.00
			\$0.00					\$0.00
			\$0.00					\$0.00
Total labor cost			\$890.00	Total materials cost				\$271.00
Notes				Markup (optional)	10%	Adjusted total materials cost		\$298.10
ADDITIONAL COSTS & FEES (if applicable)		Cost		Total labor cost		\$890.00		
Permit fees		\$50.00		Total materials cost (after markup)		\$298.10		
Equipment rental (scaffolding)		\$120.00		Total additional costs		\$200.00		
Disposal fee (old paint & supplies)		\$30.00		Subtotal		\$1,388.10		
Travel fees (if applicable)				Sales tax (4%)		\$55.52		
Total additional costs		\$200.00		Grand total due		\$1,471.37		



Budget Tracking

- Monitoring expenditures vs budgeted amounts
- Identifying overspending or cost-saving opportunities
- Variance analysis on a periodic basis
- Reports for internal and client use

Cash Flow Management (Aligned with Construction Plan)

- Planning inflows and outflows aligned with project schedule
- Ensuring contractor payments and resource availability
- Avoiding cash crunch or payment delays
- Updating cash flow forecasts monthly

Planned v/s Actual Progress

- Regular comparison of baseline schedule with actual progress
- Visual dashboards and progress charts
- Highlighting deviations and reasons
- Enabling real-time decision making

Our Projects

Galgotias University

Saraswathi Institute of Medical
Sciences (SIMS)

BPTP – New Elite Floors
Project Value: ₹125 Crore

Starbucks- Hamilton House,
Connaught Place

BPTP Park Central (Commercial)
Project Value: ₹16 Crore

Mansha Vega Street
Project Value: ₹110 Crore

Evergreen by Mansha
Project Value: ₹310 Crore

Godrej- Nature Plus- Sohna
Project Value: ₹16 Crore

SBP Automotive Pvt Ltd, IMT FBD
Project Value: ₹7 Crore

BPTP Park Pride, FBD
Project Value: ₹70 Crore

Our Projects

Bonn Bread- La Americana

Fusion Pipes- head Office, FBD

Prakash Automotive (Industrial)
Project Value: ₹5 Crore

Starbucks- Hamilton House,
Connaught Place

Hindustan Footwear & Polymer
Project Value: ₹8 Crore

Industrial Plotting (JBM JV Shivalik Group)
Project Value: ₹110 Crore

Shiv Sai – The Solitaire
Project Value: ₹22 Crore

Tarang Heights
Project Value: ₹42 Crore

Shiv Sai – Ozone Centre
Project Value: ₹11 Crore

Taj IHCL- The Connaught Hotel,
New Delhi

Cost Management & Q.S Services



- Etihad Rail Stage 2-3 Project Sharjah -UAE
- Dhaka Mass Rapid Transit Development Project (MRT Line 1)- UAE
- Mumbai Coastal Road Project (BWSL Worlic ARM-3) - Mumbai
- Tata Cancer Center Yenepoya Local (Hospital Block Phase -1) Mangalore
- Bangalore Metro Rail Corporation LTD. (Bomsandra Station)- Bangalore
- Dream City Depot (Surat Metro)- Gujrat
- DEWA Electricity & Water Authority HATTA Cabel Car & Luxury Hotel Project - UAE

Our Projects Highlights



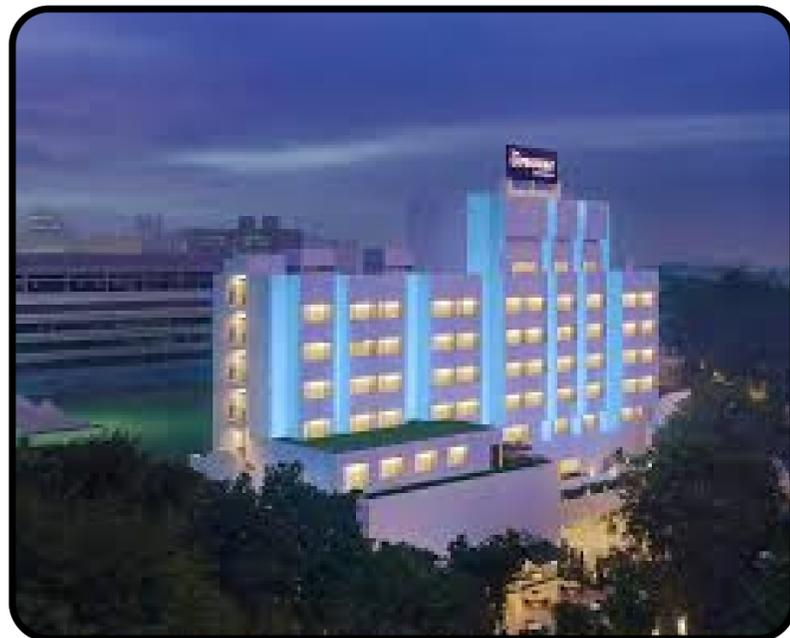
SHIV SAI – THE SOLITAIRE



SHIV SAI- THE OZONE CENTRE



PARKLANDS PRIDE SECTOR-77, FARIDABAD



THE TAJ- CONNAUGHT PLACE, NEW DELHI



PRAKASH AUTOMOTIVE PRIVATE LTD. IMT FARIDABAD



VEGA STREET

Our Projects Highlights



JAIN OUTHOUSE



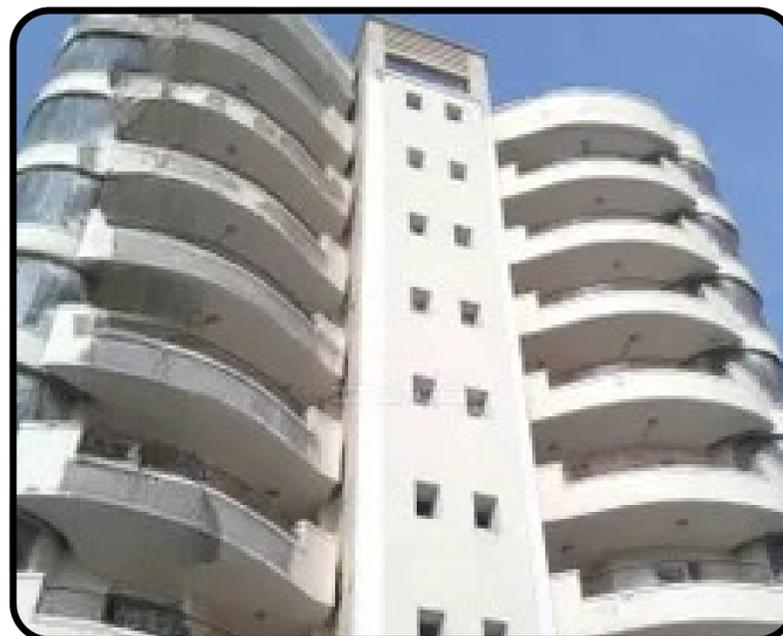
HOPELAND



MALHOTRA'S HOUSE



**STARBUCKS- HAMILTON
HOUSE, CONNAUGHT PLACE**



TARANG HEIGHTS



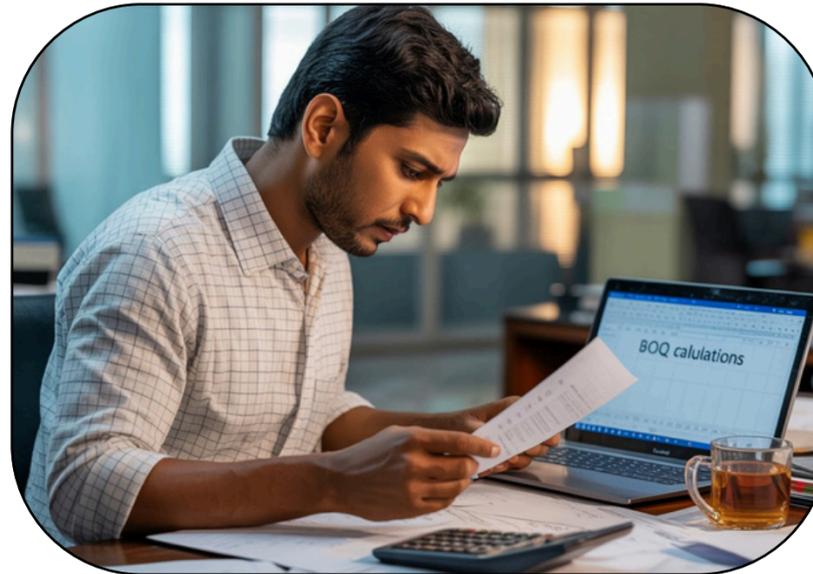
TATA CANCER HOSPITAL

Pre-Contract



Tendering /Contract Management

- Preparation of comprehensive tender documents
- Inviting bids from qualified contractors
- Evaluating technical and commercial bids
- Conducting negotiations and finalizing contracts
- Drafting and managing the terms and conditions
- Risk allocation and legal vetting of contracts



Billing of Quantities (BOQ)

- Preparing itemized Bills of Quantities based on approved drawings
- Detailing all work items, material requirements, and specifications
- Ensuring accuracy to avoid variations during construction
- Serving as the basis for tendering, budgeting, and payments



Work Order Preparation

- Drafting work orders aligned with contract scope and timelines
- Defining scope of work, payment milestones, and responsibilities
- Ensuring legal compliance and approval process
- Clear documentation to avoid disputes during execution

Pre-Contract

Status	Company	Billing Period	Gross Amount	Net Amount	Paid Amount	Invoice Date	Contract	Total Contract Amount
APPROVED	Hary Development Group	08/01/19 - 08/31/19	\$2,458,800.19	\$2,333,940.18	\$0.00	08/01/19 - 08/31/19	Varies Business Center	\$19,513,300.00
APPROVED	Hary Development Group	09/01/19 - 09/30/19	\$262,000.00	\$248,900.00	\$0.00	09/01/19 - 09/30/19	Varies Business Center	\$19,513,300.00
DRAFT	Hary Development Group	10/01/19 - 10/31/19	\$0.00	\$0.00	\$0.00	10/01/19 - 10/31/19	Varies Business Center	\$19,513,300.00
DRAFT	Hary Development Group	11/01/19 - 11/30/19	\$172,378.50	\$163,719.57	\$0.00	11/01/19 - 11/30/19	Varies Business Center	\$19,513,300.00
APPROVED	Hary Development Group	11/01/19 - 11/30/19	\$172,378.50	\$163,719.57	\$0.00	11/01/19 - 11/30/19	Varies Business Center	\$19,513,300.00
DRAFT	Hary Development Group	12/01/19 - 12/31/19	\$5,524,363.42	\$4,849,545.23	\$0.00	12/01/19 - 12/31/19	Varies Business Center	\$19,513,300.00
DRAFT	Z.E.D Properties	12/01/19 - 12/31/19	\$0.00	\$0.00	\$0.00	12/01/19 - 12/31/19	Future Care Children	\$0.00
APPROVED	Hary Development Group	10/01/19 - 10/30/19	\$14,070.00	\$139,366.50	\$0.00	10/01/19 - 10/30/19	Varies Business Center	\$19,513,300.00
DRAFT	All Inclusive Contracting	10/01/19 - 10/30/19	\$244,600.00	\$220,185.00	\$0.00	10/01/19 - 10/30/19	Future Care Children	\$19,513,300.00
DRAFT	Hary Development Group	N/A	\$0.00	\$0.00	\$0.00	08/01/20 - 08/31/20	Varies Business Center	\$19,513,300.00
DRAFT	Hary Development Group	09/01/20 - 09/30/20	\$0.00	\$0.00	\$0.00	09/01/20 - 09/30/20	Varies Business Center	\$19,513,300.00
DRAFT	Hary Development Group	10/01/20 - 10/31/20	\$0.00	\$0.00	\$0.00	10/01/20 - 10/31/20	Varies Business Center	\$19,513,300.00
			\$8,278,676.65	\$0.00				

Bill Certification

- Development of project master schedules
- Establishing construction timelines, milestones, and critical paths
- Using project management tools (Primavera/MSP)
- Synchronizing procurement, design, and execution plans



Planning & Scheduling (Construction Phase)

- Preparation of project cost estimates based on BOQs
- Allocation of budgets across work packages
- Inclusion of contingencies and inflation factors
- Monitoring budget approval workflows and revisions



Quantity Services

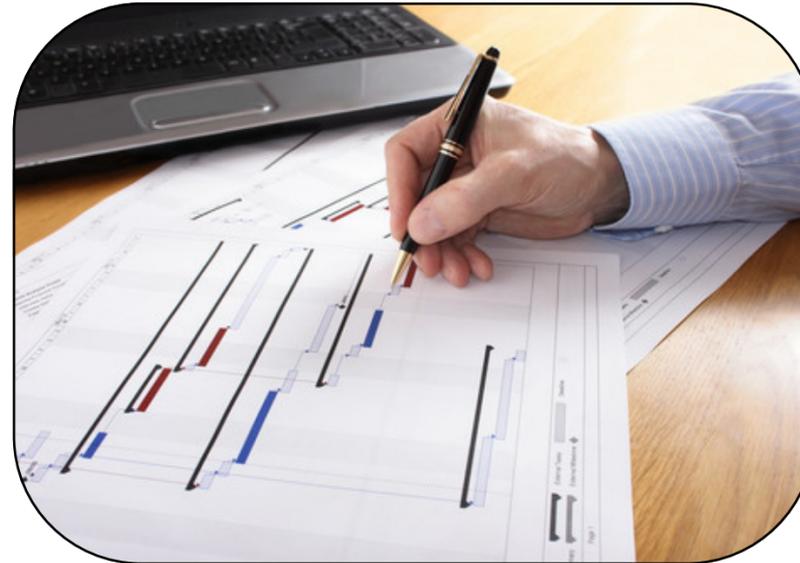
- Estimating financial requirements phase-wise
- Aligning cash flow with construction milestones
- Preparing cost loading and payment schedules
- Assisting clients in fund planning and disbursements

Advisory



Audit

- Independent review of contracts, billing, and project documentation
- Compliance check against approved plans and budget
- Identification of inefficiencies or cost escalations
- Reporting findings with recommendations for correction



Claim Analysis

- Reviewing contractor claims for additional time or cost
- Verifying supporting documentation and justification
- Evaluating eligibility as per contract clauses
- Preparing counterclaims or defense, if required



Delay Analysis

- Identifying causes of project delays (design, approvals, site issues, etc.)
- Analyzing impact on project timeline and cost
- Use of tools like CPM (Critical Path Method) or delay impact charts
- Supporting clients in extension of time (EOT) evaluations or legal proceedings

SIGNATURE PROJECTS

ONGOING DEVELOPMENTS

- **The Vega Street** – Commercial SCO | 5 Acres | ₹105 Cr | Turnkey PDC
- **Affordable Housing Project** – 10 Acres | 10 Residential Towers with Podium & Clubhouse
- **Gopal Garden Resort** – Premium Commercial Development



MAJOR DELIVERIES

The Taj Hotel – Connaught Place

Shiv Sai Ozone Centre

RSA Residence – Sector 15, Faridabad

Mansha Oaks – Sector 98, Faridabad

IMT Industrial Factory, Greater Faridabad

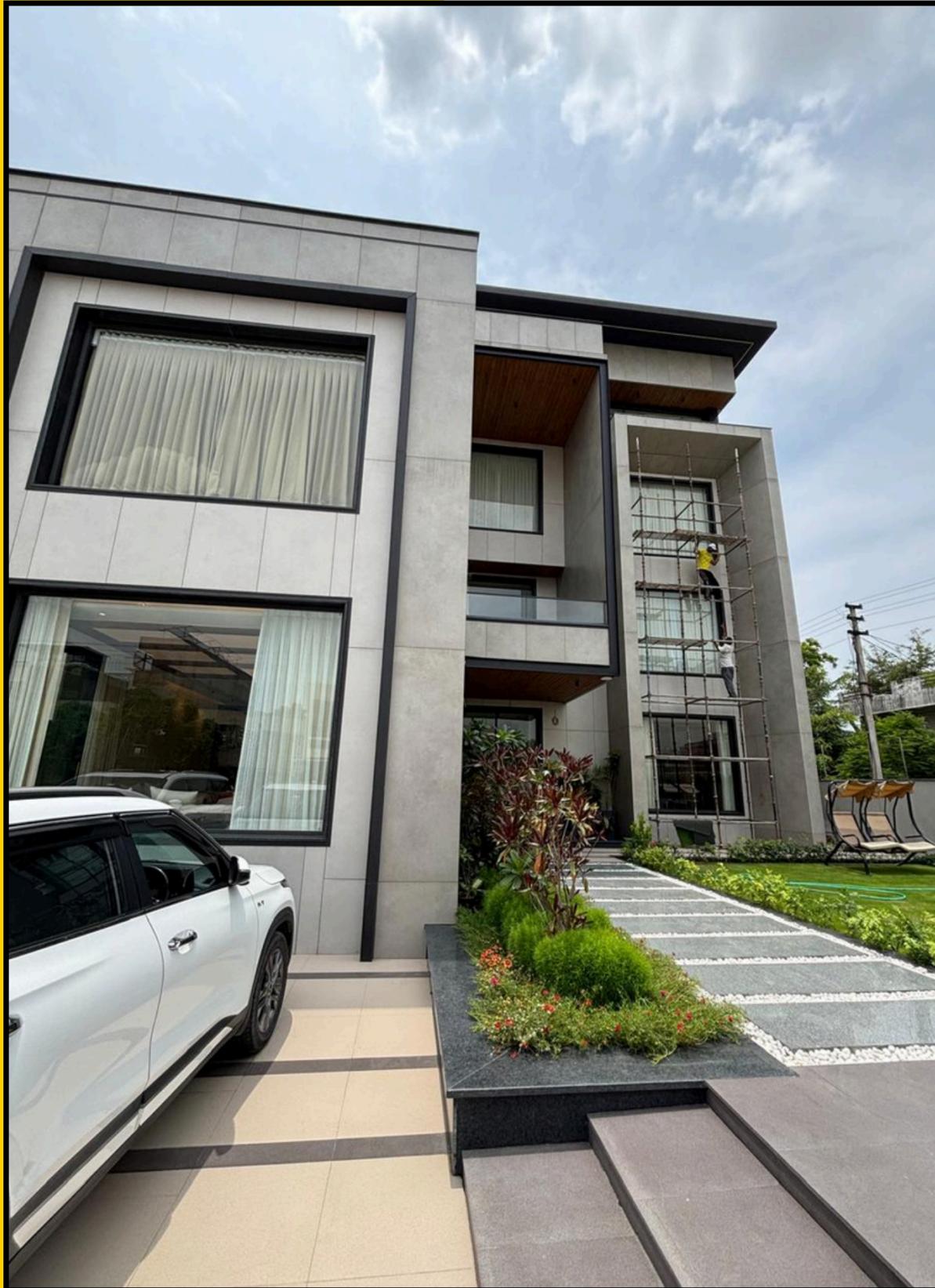




Our Framework

DESIGN, BUILD, DELIVER - SEAMLESSLY

- Concept to Completion - End-to-end solutions from design development to final handover.
- GMP Model - A cost-control strategy that ensures budget discipline while minimizing client risk.
- Expert Collaboration - Seamless coordination with internal teams and external stakeholders to enable smooth project execution.



Technology Meets Execution

- ERP-Driven Forecasting & Procurement - Optimized material planning and resource allocation.
- Billing & Site Audit Tools - Transparent monitoring and accurate reporting.
- Research-Backed Feasibility Reports - Data-driven insights for informed decision-making.
- Advisory for Claim Analysis - Expert evaluation to safeguard client interests.
- Advisory for Delay Analysis - Proactive solutions to mitigate project delays.
- Innovation & Integration - Smart technologies seamlessly integrated into execution.



SARASWATHI

INSTITUTE OF MEDICAL SCIENCES

Our Motto "Service to Mankind is Service to God"



ON GOING PROJECT



BUSINESS SCHOOL



ON GOING PROJECT



UPCOMING LANDMARK PROJECT

Delivering Tomorrow's Excellence, Today

THANKYOU

“Simplifying Construction”

Let's Build Together

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Partner with us to experience excellence from concept to completion.

