E2 BUILD PVT LTD

Integrating 40-Year Contracting Heritage with Modern High-Rise Engineering, Aluminum Formwork, and Stalled Project Turnaround Capabilities

30 + LAKH SQ. FT.
Executed Across Commercial, Residential & Institutions

5 LAKH SQ. FT.
Annual Sustained Construction Delivery Capacity

230+ PERSONNEL
30+ Site Engineers & 200+ In-House Skilled Workforce

TURNAROUND PROVEN
Revived 04 stalled projects of 23 lakhs Sq Ft to release the Inventory value of over Rs 750 crores

Arihant VTN Presidency, North Usman Road, T. Nagar, Chennai | Active across Tamil Nadu & Karnataka | info@e2build.in

EXECUTIVE VALUE PROPOSITION FOR PROJECT DEVELOPERS

Four Pillars of Certainty: De-Risking Schedule, Quality, and Capital for Your Next Project

PILLAR 01

RAPID VELOCITY & SCHEDULE INTEGRITY

- **Aluform Mastery**
  Expertise in aluminum formwork systems ensuring rapid, repetitive cycle times for multi-storey residential towers.
- **Stalled Project Recovery**
  Proven capability to rescue stalled developments and releases the Inventory values over Rs 700 + crores
- **5 Lakh Sq. Ft. Annual Capacity**
  Structured project teams ready to run concurrent multi-tower sites without resource bottlenecks.

PILLAR 02

DIRECT CONTROL & ZERO BOTTLENECK

- **200+ Trained In-House Workforce**
  Eliminating reliance on volatile third-party labour brokers; guaranteed site mobilization.
- **30+ Qualified Site Engineers**
  Rigorous on-site engineering supervision, material reconciliation, and trade coordination.
- **Owned Machinery & Formwork**
  Direct ownership of JCBs, builder hoists, and scaffolding eliminates rental lag and operational downtime.

PILLAR 03

INDEPENDENT QA/QC & TRANSPARENCY

- **Group PMC Cell: MV Techno**
  Independent internal auditing ensures quality benchmarks, proactive inspection, and accountability.
- **500+ Method Statements**
  Standardized technical checklists for structural concrete, waterproofing, finishes, and MEP.
- **Live MIS Client Dashboards**
  Daily work-log updates, timeline tracking, and collaborative value-engineering support.

PILLAR 04

INDUSTRY ACCREDITATION & SAFETY

- **Preferred Contractor Status**
  Accorded preferred contractor status by Featherlite after executing 6 lakh sq. ft. commercial IT park.
- **Casagrand Winner of Winners**
  Awarded 'Best Contractor Award' (2019–2020) by Casagrand for exceptional project execution.
- **Jain Housing Best Safety Performer**
  Recognized for zero-accident protocols and strict site safety compliance across residential towers.

CORPORATE HERITAGE & STRATEGIC INTEGRATION

Merging 40-Year Field Experience with Corporate Governance Unlocks 30+ Lakh Sq. Ft. Scale

THE STRATEGIC MERGER: STRONGER TOGETHER

▶ E2 BUILD (Corporate & Systems Foundation)

Formed by industry veterans in 2025, evolving from the 17-year track record of Falcon Constructions (established in 2011). Brings institutional governance, PMP-led project management across 9M+ sq. ft., high-rise engineering, and large commercial contracting systems.

▶ CONSTRUCTIONS (40-Year Contracting Heritage)

Spearheaded by Kishore Kumar Sekar, continuing the multi-generational contracting legacy founded by grandfather Ramaiah Sekar. Brings 40+ years of ground-level contracting, direct labour mobilization (200+ workers), equipment ownership (JCBs, hoists), and proven relationships with Tier-1 developers.

▶ UNIFIED OPERATIONAL VALUE FOR CLIENTS

The combined entity offers developers single-point responsibility: from high-level value engineering, aluminium formwork tower execution, and MEP integration down to direct on-site labour supervision and rapid turnaround of stalled developments.

30+ LAKH SQ. FT.

Total Area Constructed — Across high-rise towers, commercial IT parks, schools & luxury villas

5 LAKH SQ. FT.

Annual Capacity — Sustained capability to execute multiple high-velocity project sites

230+ PERSONNEL

Direct Workforce & Engineers — 30+ Site Engineers & 200+ In-house Skilled Labour (zero broker lag)

REGIONAL FOOTPRINT

Tamil Nadu & Karnataka — Active projects in Chennai, Coimbatore, Thiruvallur, Karaikudi, Bengaluru & Mysuru

Group Turnover depicts the aggressive business expansion

GROUP TURN OVER (in Crores) PAT						
S No	Entity Name	2022-24	2023-24	2024-25	2025-26	2026-27 (Signed)
1	Falcon Constructions	15	20	22	28	48
2	E2Build Pvt Ltd				4	12
3	Param Divyam Constructions	3	3	5	7	14
4	MV Techno Consultants				0.5	2
Total Contract value		18	23	27	39.5	76

EXECUTIVE LEADERSHIP & FIELD GOVERNANCE

Three Directors Personally Lead Strategic Execution, PMP Systems, and Direct Site Operations

MOHAMED ALI
Director

KEY CAPABILITY: OPERATIONAL FOUNDATION

- ✓ Construction professional leading project execution since 2011.
- ✓ Successfully directed Falcon Constructions, delivering challenging residential and commercial complexes on strict timelines.
- ✓ Hands-on expertise in rapid site mobilization, resource optimization, and strict budgetary control.
- ✓ Proven track record in turning around complex contractual scopes and maintaining developer schedule commitments.

A. MOHAN
Director

KEY CAPABILITY: PMP SYSTEMS & QUALITY

- ✓ Certified Project Management Professional (PMP) with institutional exposure.
- ✓ Direct management and developmental oversight across 9+ Million Sq. Ft. of real estate.
- ✓ Champions systemic project planning, contract management, and independent quality assurance (MV Techno Consultants).
- ✓ Specialist in value engineering, life-cycle material optimization, and client MIS reporting.

KISHORE KUMAR SEKAR
Director

KEY CAPABILITY: GROUND-LEVEL EXECUTION

- ✓ 40-year multi-generational contractor heritage.
- ✓ Direct supervision of 200+ internal labour workforce, specialized subcontractors, and owned machinery fleet.
- ✓ Extensive portfolio executing institutional campuses, 130+ luxury villas, and multi-storey apartment towers across Tamil Nadu.
- ✓ Recipient of Casagrand Best Contractor Award (2019-20) and Jain Housing Safety Award (2019).

HIGH-VELOCITY TURNAROUND CAPABILITY CASE STUDY

Rescuing Stalled Assets: Awarded Post-NCLT, Billed ₹35 Cr in 9 Months to Achieve CC Readiness

CASE STUDY: M ONE HIGH-RISE REVIVAL

Location: Ring Road, Ponniammanmedu / Kolathur, Chennai

▶ THE CRISIS (November 2025)

A major high-rise residential project that had become stalled and distressed due to insolvency and other reasons. Project was formally awarded to MV TECHNO to plan and complete the project, following the National Company Law Tribunal (NCLT) resolution process.

▶ RAPID MOBILIZATION & EXECUTION

Upon receipt of CTE and other statutory clearance, Our team immediately deployed dedicated site leadership in Jan 2026, full in-house labour gangs and other required resourses. Systematically cleared pending structural, civil, finishing, and MEP scopes against aggressive agreed milestones.

▶ MEASURABLE IMPACT & OUTCOME

Billed almost ₹35 Crores in just 9 months. Successfully transformed an abandoned structure into a fully completed asset ready for Completion Certificate (CC) inspection as of September 2026.

Lift license for part of LIFTS and FIRE LICENSE for entire project was obtained in Sep 2026.

STALLED → CC READY: 9 Months

Demonstrating unparalleled execution velocity on a complex high-rise development

ALMOST ₹35 CRORES: Billed in 9 Months

Proven financial, operational, and supply-chain bandwidth to handle intensive burn rates

POST-NCLT SUCCESS: Contractual Rigor

Deep capability to navigate complex statutory, legal, and multi-stakeholder project environments

De-Risked Partner

If we can revive and deliver a distressed post-NCLT high-rise on schedule, your new project is in safe hands. Client will gain enormously if we are involved in DESIGN stage itself.

COMMERCIAL, IT CAMPUSES & INDUSTRIAL INFRASTRUCTURE

Executing 6 Lakh Sq. Ft. Built-Up Area Earns Preferred Contractor Status with Featherlite

FEATURED COMMERCIAL: FEATHERLITE 'THE ADDRESS'

Comprehensive Civil, Structural & External Infrastructure Package

- **Built-Up Area & Structure**
  6,00,000 Lakh Sq. Ft. state-of-the-art commercial IT campus spanning two 10-storey office towers.
- **Civil & Structural Execution**
  Full RCC structural works, advanced framing, all industrial shed works, and internal architectural masonry.
- **Integrated Infrastructure**
  Site-wide road network execution, storm-water drain infrastructure, and heavy-duty external civil development.
- **Developer Satisfaction & Outcome**
  Executed to highest corporate standards, directly leading to E2 Build being awarded PREFERRED CONTRACTOR STATUS by Featherlite for subsequent works.

OZONE TECHNO PARK (OMR, CHENNAI)

₹5 Crore Structural Retrofit & Finishes: Industrial retrofitting, specialized structural fabrication, and civil finishes for a marquee IT/tech park on Old Mahabalipuram Road.

THE METRO ZONE PHASE III (ANNA NAGAR)

₹5 Crore Structural & Internal Finishing: Extensive architectural finishing, internal masonry, and structural fabrication inside one of Chennai's premier township developments.

BRIGADE XANADU (NOLAMBUR)

₹5 Crore Compound Infrastructure: Heavy-duty infrastructure execution delivering over 3,000 meters of compound wall and site perimeter civil works for Brigade Group.

CORPORATE PREQUALIFICATION ADVANTAGE

Multi-Package Competency: We handle complex external works, infrastructure, and retrofits concurrently with primary RCC structural execution.

SPECIALIST CONSTRUCTION TECHNOLOGIES & MODERN METHODS

Driving Project Velocity: 30+ Lakh Sq. Ft. Various Formwork and 100% Precast Wall-Frame Systems

ALUMINIUM FORMWORK MASTERY

Over 20 Lakh Sq. Ft. Successfully Executed

✓ Cycle Time Reduction

Compresses typical floor casting cycles to 7–10 days per slab, slashing developer debt carrying costs and accelerating handover.

✓ Monolithic Strength & Finish

Simultaneous casting of RC walls and slabs eliminates cold joints, ensuring superior seismic resistance and smooth concrete surfaces.

✓ Zero Plastering Requirement

Drastically minimizes reliance on manual wet plastering, reducing internal finishing schedules, labor headcount, and wall cracks.

✓ Scalability for Multi-Tower Schemes

Proven logistics and formwork cycle management across extensive multi-tower residential developments.

PRECAST WALL-FRAME & MODERN METHODS

1,200 Beds / 3.2 Lakh Sq. Ft. Student Housing, Bangalore

✓ 100% Precast Wall-Frame System

Successfully engineered a 1,200-bed student housing facility spanning 3,19,945 sq. ft. (Stilt + 9 Floors / 306 units).

✓ Factory Precision on Site

Off-site manufactured precast panels ensure strict dimensional tolerances, superior concrete curing, and minimal site debris.

✓ Ideal for High-Density Formats

Tailored methodology for institutional dormitories, affordable housing, hospitals, and repetitive hotel layouts.

✓ Structural Retrofit Engineering

Proven capability in structural strengthening, FRP wrapping, and industrial rehabilitation (e.g., O Zone Techno Park).

INSTITUTIONAL & EDUCATIONAL CAMPUS TRACK RECORD (PDC LEGACY)

Constructing Over 8,40,000 Sq. Ft. of Landmark Educational & University Infrastructure

Institution / Campus Name	Location	Built-Up Area	Scope & Engineering Highlights
VGR Dental, Nursing & Engineering College	Pandur, Thiruvallur	**5,00,000 Sq. Ft.**	Comprehensive multi-faculty university campus, academic blocks, labs & hostels
Chellappan Vidhya Mandhir (CVM School)	Karaikudi, TN	**1,40,000 Sq. Ft.**	State-of-the-art CBSE school campus, auditorium, administrative block & sports fields
Nagar International School	Viluppuram, TN	**84,000 Sq. Ft.**	Modern academic block, multi-purpose halls, structural framing & finishes
Chennai Public School (CPS)	Mogappair, Chennai	**80,000 Sq. Ft.**	High-density urban school campus, specialized laboratory blocks & classrooms
G.T. Alloga School	Neelankarai, Chennai	**60,000 Sq. Ft.**	Coastal zone academic building, architectural civil works & external infrastructure

WHY THIS MATTERS FOR INSTITUTIONAL & LARGE-SCALE BIDDING:

Educational institutions require uncompromising completion dates linked to academic calendars, strict structural safety protocols, and large-span execution (auditoriums, labs). Delivering 8.4+ lakh sq. ft. across Tamil Nadu proves E2 Build's capability to deliver large-span institutional projects on firm deadlines.

RESIDENTIAL TRACK RECORD ACROSS ASSET FORMATS

Building 130+ Luxury Gated Villas and 5+ Lakh Sq. Ft. of Contemporary High-Rise Developments

130+ GATED COMMUNITY LUXURY VILLAS

Turnkey Civil, Internal Finishes, and Individual Villa Handover

- **Casa Grande Elan (Thalambur) — 60 Villas**
  Full turnkey civil execution and premium finishes.
- **Casa Grande Bloom (Thirumudhivakkam) — 30 Villas**
  Gated villa community delivered with high quality compliance.
- **SANDP Signature Villas (Nedumkundram) — 20 Villas (₹5 Cr)**
  Turnkey project including civil, finishes, and external services.
- **DAC Vilva (2024–2025) — 20 Villas**
  Premium contemporary gated villa enclave currently completing.
- **Lifestyle Villa One (Kovilambakkam) — 70,000+ Sq. Ft.**
  High-end luxury villa enclave (2025–2026 delivery).
- **Arun Excello (Oragadam) — Individual Villas**
  Structural fabrication and individual villa packaging.

MULTI-STOREY & APARTMENT TOWERS

High-Density Urban Residential Projects & Senior Living Communities

- **Ayana95 (Chennai) — 2,68,000 Sq. Ft. (₹45 Cr)**
  B+S+5 floors major residential civil work package.
- **Pushkar Epica (Korattur) — 70,000 Sq. Ft. (9 Floors)**
  Multi-storey building (MSB) residential tower.
- **GTB Uptown (Senior Living) — 1,00,000 Sq. Ft.**
  Specialized active senior living housing community.
- **Appaswamy The Broadstone (Porur) — 1,60,000 Sq. Ft.**
  High-rise residential apartment project.
- **Sky Dugar & Glo Dugar (Vanagaram) — 1,25,000 & 80,000 Sq. Ft.**
  Major multi-storey apartment complexes delivered for Dugar Housing.
- **Pushkar Serinity & Sri Padam (Adyar) — 35,000+ Sq. Ft.**
  Premium urban residential development in South Chennai.

DEVELOPER CONTRACTING & ENGAGEMENT FRAMEWORKS

Four Flexible Delivery Models Tailored to Developer and Risk-Sharing Structures

MODEL 01
GENERAL CIVIL & STRUCTURAL (ITEM RATE)

▶ Scope of Works
Complete RCC substructure & superstructure, brick/block masonry, plastering, and waterproofing.

▶ Commercial Basis
Standard itemized BOQ rate contracts with strict material reconciliation.

▶ Developer Benefit
Ideal for developers maintaining central material procurement who want pure site execution excellence and schedule control.

MODEL 02
TURNKEY EPC

▶ Scope of Works
Integrated structural execution using 20+ lakh sq. ft. Aluform technology, finishing packages, and site infrastructure.

▶ Commercial Basis
Milestone-linked turnkey contracting with performance-guaranteed slab cycle dates.

▶ Developer Benefit
Fast-tracks delivery by 30-40%, sharply reducing developer financial carrying costs and RERA delay risks.

MODEL 03
CONFIGURABLE FINISHING TIERS

▶ Scope of Works
PDC's proven three-tier finishing packages:
- BASIC: Core compliant finishes
- PREMIUM: Enhanced flooring & fixtures
- LUXURY: High-spec bespoke finishes.

▶ Commercial Basis
Customized specification schedules aligned to project sales realization targets.

▶ Developer Benefit
Enables developers to flex finish specifications according to micro-market buyer demand.

MODEL 04
STALLED PROJECT RESCUE

▶ Scope of Works
Site condition audit, structural stability checks, balance BOQ finalization,cost to complete working, accelerated mobilization, and CC handover.

▶ Commercial Basis
Fast-track milestone billing tailored to turnaround cash flows (e.g., M ONE , AYANA95, Vasathi Avante…).

▶ Developer Benefit
Unlocks stranded asset value, pacifies homebuyers, and clears statutory CC hurdles rapidly.

De-Risking Site Execution: 500+ Method Statements Backed by Independent PMC Audit & Safety Honors

INDEPENDENT & PROJECT MANAGEMENT CELL

In-House PMC Cell: MV Techno Consultants

✓ Independent Auditing Cell

MV Techno Consultants operates as an independent PMC cell within the group to verify quality, enforce checklists, and drive accountability without bias.

✓ 500+ Standard Method Statements

Strict Process driven system from excavation to Handover stage.

✓ Live MIS & Client Progress Tracking

Real-time management information system providing developers daily progress reports, material logs, and schedule variance tracking.

✓ Collaborative Value Engineering

Proactive engineering reviews of architectural and structural drawings to optimize steel consumption and accelerate build sequences. Keep Vigil on market for new material (for replacement) for substitution etc. Acclaimed Procurement team with National and Global procurement experience.

SAFETY PROTOCOLS & DEVELOPER AWARDS

Recognized by Premier Developers for Safe, High-Quality Execution

★ CASAGRAND WINNER OF WINNERS (2019–2020)

Awarded 'Best Contractor Award' by Casagrand for sensational performance across luxury gated villa communities.

★ JAIN HOUSING SAFETY PERFORMER AWARD (2019)

Awarded 'Best Safety Performer' by Jain Housing, acknowledging zero-incident protocols, PPE enforcement, and worker safety.

★ Zero-Accident Site Culture

Daily safety toolbox talks, mandatory scaffolding inspection tags, electrical safety compliance, and comprehensive labour welfare.

★ Client Roster of Reputed Developers

Trusted partner to Featherlite, Casagrand, Brigade, Ozone, Jain Housing, Appasamy, Pushkar Properties, GTB, DAC, and Dugar Housing.

Best restructure of Stalled projects – AYANA95

By GRI Real Institute- 2025

PRE-QUALIFICATION FACT SHEET & INVITATION TO BID

Partner with E2Build for Your Upcoming Construction Tenders

COMPANY PRE-QUALIFICATION PARTICULARS

- **Entity Name:**
  E2 BUILD PVT LTD
- **Corporate Identity (CIN):**
  U46639TN2025PTC178712
- **GST Registration (GSTIN):**
  33AAICE7719B1ZV
- **Registered Corporate Office:**
  No. 139/50, 1st Floor, Arihant VTN Presidency, North Usman Road, T. Nagar, Chennai – 600 017, Tamil Nadu, India
- **Group Turn over for 2026-27 - Rs 78 crore + Rs 55 crore CF to 27-28**
  Regional Mobilization Centers:
  Chennai, Coimbatore, Thiruvallur, Karaikudi, Viluppuram (TN) | Bengaluru & Mysuru (KA)
- **Plant & Machinery Ownership:**
  JCB earthmovers, high-capacity passenger/material builder hoists, specialized aluminium formwork sets, steel staging & scaffolding inventory

DIRECT LEADERSHIP ACCESS & BID INQUIRIES

- **Mohamed Ali (Director)**
  Email: mdali@e2build.in
- **A. Mohan (Director)**
  Email: mohan.a@e2build.in
- **Kishore Kumar Sekar (Director)**
  Email: kishore@e2build.in

NEXT STEPS FOR PROSPECTIVE CLIENTS:
Invite E2 Build for pre-qualification, RFP issuance, or confidential site technical review of ongoing or stalled developments.