



VRIDANTA





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Our take on the famous quote by Louis J Glickman:

The best investment on Earth is *Earth*
— *but only if it's managed well*

Rashima Mittal

CEO & Founder

25+ years of experience in Real Estate



AUTHORED BOOK

Don't Buy More Properties... Make Yours Work

Author: Rashima Mittal



HIGH IMPACT PROJECTS

Led projects valued at Rs 10,000 Cr+ - from Land Acquisition to Project Delivery.
Led cross-functional teams including BD, Sales, Design, Legal, Liaison, Marketing & CRM.



PAST PROFESSIONAL EXPERIENCE

1. Business Head (VP) - DLF Phase V, Gurgaon
2. Region Head, NCR - Aditya Birla Estates
3. Product Planning Head - Unitech & others



VISION

To manage Real Estate Assets of investors as seamlessly as their Financial Assets



EXPERTISE

Residential, commercial, retail, mixed-use, and branded investments – across strategy, execution, and asset management.



TRUSTED ADVISOR TO

HNI, NRI, business families, and institutional investors – providing strategic counsel and execution support across portfolios.



ACTIVE MEMBER

Naredco Mahi, North Wing – participating in industry forums, policy advocacy, and best-practice sharing for the Real Estate sector.



CONNECT ON LINKEDIN

Scan the QR code to view Rashima Mittal's profile.



Sahiil Verma

PRINCIPAL - CLIENT RELATIONS & STRATEGY



Scan the QR code to view Sahiil's profile.

The Team

50+ years of cumulative experience

21+ years of experience spanning Real Estate strategy, offshore & APAC investments, M&A, and fund raising. Sahiil brings deep domain expertise to every engagement at Vridanta.

He has a profound understanding of HNI and UHNI portfolio management ecosystems and specialises in high-end residential sales, retail leasing, commercial sales & leasing, and end-to-end turnkey Real Estate solutions for value-driven clients.



PAST PROFESSIONAL EXPERIENCE

1. Co Founder - IRIS Living Spaces
2. Exec. Partner, NCR - J. Brown International
3. Business Head - GK Elite (UAE)



TRANSACTION VALUE

1,414 Cr+

Successfully facilitated transaction volume across **residential, commercial, and premium developments**



CROSS BORDER INVESTMENTS

Providing cohesive Real Estate services across continents - **UAE (Dubai, Gold & Diamond DMCC), UK/London & India**



NOTABLE PROJECTS

Large-Scale Residential, Luxury Hospitality, High-Impact Commercial & Retail Developments

A Team of Experts to Serve You

A dedicated team of experts stands behind every Vridanta experience - committed to delivering custom-tailored solutions just for you.

WEALTH MANAGERS

Former private bankers and wealth advisors who understand how Real Estate sits within a larger portfolio. They look beyond the deal itself - weighing how it fits your overall wealth, risk, and long-term goals.

REAL ESTATE MANAGERS

On-ground market operators who live and breathe Real Estate. Backed by years of deal-making experience, they read market cycles, negotiate from a position of information, and know which opportunities are worth your time, and which aren't.

Supported by an

Integrated Ecosystem

One point of contact, a full spectrum of expertise – our empanelled network of specialists works as one team across every property and service, so you never have to coordinate between multiple providers.



01 Legal Advisors

Regulatory guidance and due diligence of ownership documents



02 Tax Experts

Tax-efficient structuring & compliance advisory



03 Architects

Development advisory for land parcels and feasibility studies



04 Wealth Managers

Advisory on managing financial assets of investors



05 Leasing Consultants

Commercial new leasing. Restructuring of existing leases



06 Succession Planners

Structured generational transfer of assets

WHAT OUR CLIENTS SAY

“



My investment style is to buy distress property in re-sale and then hold for few years and sell at premium.

Sahiil Ji's first step was to get all papers checked from lawyer. I never asked him to do this - he himself flagged off this point in our first meeting. He discovered this as High-Risk with my investment style.

Mr. Ravi

Noida

“



Staying at Singapore, with busy schedule - planning for properties was becoming too stressful.

Vridanta team came as a big help. Now they call me pro-actively every month. I can focus on my work now.

Mr. Shravan

NRI, Singapore

Exclusive Real Estate Desk for *Leading Wealth Firms*

In an era where Real Estate constitutes the single largest asset class on most HNI balance sheets, wealth management firms need a specialized partner who speaks both languages – finance and Real Estate.

Vridanta operates as a dedicated Real Estate Desk to leading wealth firms, seamlessly integrating property advisory into their practice with institutional-grade intelligence.

Strengthened Proposition

Partner firms deliver Holistic Wealth Advice spanning financial and property assets.

Increased Client Retention

Partner firms consistently report stronger client retention as advisors consolidate client's portfolio.

Activated Client Wealth

Structured property reviews convert dormant assets into high-value assets.



WHAT OUR PARTNERS SAY

“

★★★★★

I know Rashima for many years and she is an experienced, professional and extremely knowledgeable person on Real Estate management in Delhi NCR.

The services she provides can help anyone who wishes to diversify their portfolio with confidence and convenience. Real Estate is all about trust and local expertise – and that's what you get with Rashima.



Rajiv Jamkhedkar
Founder & Managing Director,
Serengeti Ventures

“

★★★★★

I help clients earn money through equity markets, but could never help them with properties.

After we partnered with Rashima Ji, we have referred 3 of our clients to them. Vridanta is using the same science and discipline as we use for financial investments.

Overall, they are doing fantastic work.



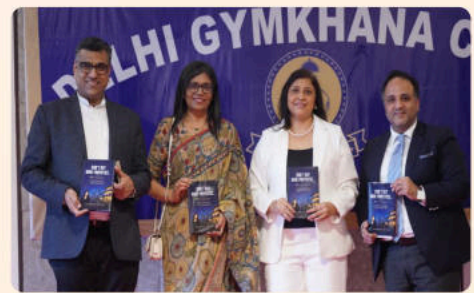
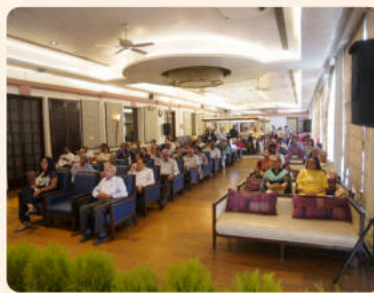
Pawan Mehar
Founder, Unicorn Investment Managers

Thought Leadership

Vridanta is actively shaping the future of Wealth Management in Real Estate through:

01 Events

Large Events, Round Table Events



02 Webinars

Investor webinars across India, the Middle East, Europe and Asia



03 Featured in The Economic Times

Vridanta was featured in The Economic Times for pioneering a strategy-driven approach towards generating predictable returns through active Real Estate Wealth Management.



Featured Article in Estate Magazine



Sahiil Verma's Remarkable Real Estate Journey That Inspires Investors

REAL ESTATE • 1 week ago

Sahiil Verma is reshaping the way high net worth individuals and Non-Resident Indians invest in Indian Real Estate. In a market often dominated by speculation and rapid deals, Sahiil Verma has built a reputation for disciplined, portfolio focused investment advisory, particularly for ultra-wealthy clients with portfolios of twenty crore rupees and above.

As the Principal of Client Growth and Relations at VRIDANTA Advisory, Sahiil leads Property Portfolio Management Services, a first of its kind offering in India. Through this service, he oversees high value property portfolios, combining title verification, risk management, and long-term asset stewardship.

04 Featured in Estate Magazine

Sahiil Verma was profiled in Estate Magazine for his disciplined approach to high-value Real Estate portfolio management — offering ultra-wealthy clients and NRIs a structured, risk-managed path to long-term property wealth through VRIDANTA Advisory's pioneering portfolio services.

Why is Wealth Management required in Real Estate?

Real Estate is the largest asset on most HNI balance sheets — yet it remains the *least actively managed*.

Most properties are managed personally — or not at all.

Without active management, challenges compound silently until value is lost.

Structured Real Estate Wealth Management is the continuous process of monitoring, optimising, protecting and monetising Real Estate portfolios throughout their lifecycle.

Just as financial portfolios require disciplined oversight, governance and periodic rebalancing, Real Estate portfolios deserve the same institutional approach.

Real Estate Investors When They Choose

Self-Management &

Passive Ownership

01

Ownership papers
are incomplete



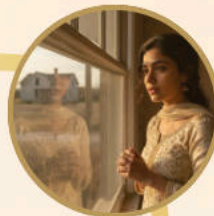
02

Projects stuck
mid-way



03

Properties stay
vacant



04

Single digit
Returns



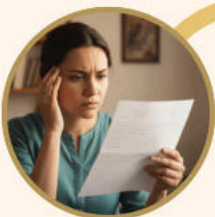
05

Operational burden
of rental properties



06

Properties turn
illiquid



Benefits of Moving From Passive Ownership to *Active Wealth Management*



01

Stable Income

Assets are leased, optimised and generate steady income.



02

High Liquidity

Clear ownership documentation and positioning ensure assets remain attractive to buyers.



03

Reduced Burden

Operational responsibilities are handled professionally, reducing owners' botheration.



04

Strategic Decisions

Decisions are based on data, micro-market insight, and long-term goals. Emotions are ruled out.

What Clients Say

“

★★★★★

*Vridanta ki team is superb...
They helped me get 25%+ returns
consistently for last three years.*

*I had no idea how much extra returns
I can get with thorough planning.*

Ms. Savita

Nagpur

“

★★★★★

*For the first time in my life, with the
help of Vridanta, I have created a
plan for my investments. I was just
collecting properties till now – never
planned what to do with them.*

Now I have a real strategy.

Mr. Rohit Goel

Director, Reva Cranes

“

★★★★★

*I have sizeable investments in properties. But when I needed money for sponsoring
my elder daughter for higher education in culinary arts from France, these
investments didn't help!*

All brokers told me that it will take time... I had to eventually take a loan.

*Rashima Ji demonstrated to me later how property liquidity is possible – provided we
have done advance planning. This is a life lesson for me. I'll always continue with
their services.*

Ms. Apeksha Nangia

Co-Founder and Principal Designer, MDA Pvt Ltd

CLIENT EXPERIENCE

How NRI Doctor Couple Activated Their *Real Estate Portfolio*



NRI doctor couple had built a ₹11.25 Cr. India real-estate portfolio. On paper, it was wealth. In reality, delayed handovers, idle assets and weak inflows had taken away the confidence to act.



Client Profile



Lives in - Abu Dhabi



Profession - Senior Doctors in Job



Age - 49 & 45 years



Kids - 2 Daughters (22 & 16 years)



Client Specific Needs

How can I release my stuck property and unlock funds?

I want to lease shop and get inflows

Should I keep apartment, giving minimal inflows?

I am not able to sell the plot

Portfolio Status Before Vridanta

₹ 11.25 Cr.

ASSETS OWNED

VALUE

CURRENT STATUS

4BHK Luxury Apartment NH8

3.00 Cr.

Stuck and delayed

Shop at Golf Course Extn

1.30 Cr.

Possession delayed

Plot at New Gurgaon (350sqy)

1.75 Cr.

Lying Vacant

Own House at Gurgaon Co-op

3.50 Cr.

Self-use

3BHK Apt Dwarka Expressway

1.70 Cr.

Rented Apartment

* Based on information shared by Client.

STATE OF MIND



Comfortable Lifestyle



Stuck



Feeling Of Failure



Made Wrong Decisions

THE RESULT

From Paper Wealth To

Realised Control

Vridanta turned unresolved property questions into a decision-led advisory mandate. The portfolio became measurable, actionable and trusted again.

PORTFOLIO VALUE GROWTH

PAPER VALUATION

₹11.25 Cr.



REALISED VALUATION

₹15.4 Cr.

+37%

within 15 months

CASHFLOWS

₹45,000 pm → ₹72,000 pm

+60%

LIQUIDITY

1/5 → 5/5

+400%

IRR

4% p.a. → To be seen..

In client's own words



Vridanta Team identified the challenge in properties. They reviewed investments in greater detail, Research about their potential at Portfolio level and presented us with a Risk-Reward analysis report. Not only that, they identified our aspirations and future plans, and created a Model portfolio for us.

Within 18 months, my properties became fully active, their market valuation increased from 11-15 Cr.. Not only that, I started getting rental income from my properties. It was such a relief, I can't tell you. Slowly when I understood this science, I decided to invest more money in Indian properties with help of Vridanta team.

Now my target is to grow 15 Cr into 50 Cr in the next 5 years

OUR BIGGEST ACHIEVEMENT WITH THE CLIENT



Peace of mind



Felt in control



Felt positive

CLIENT EXPERIENCE

How Single Woman Financial Professional Activated Her *Stuck Inheritance*



A single woman financial professional based in the UK had inherited property investments in India worth ₹10 Cr. With parents no longer alive, the properties were stuck, unresolved, and earning nothing – leaving her disconnected and unsure how to act.



Client Profile



Lives in - United Kingdom



Profession - Financial Professional



Age - 42 years



Family - parents not alive, unmarried



Client Specific Needs

How do I exit an apartment stuck with the developer?

How can my industrial plot start earning income?

Should I keep, sell, or build on my Bangalore plot?

What should I do with my parents' home?

Portfolio Status Before Vridanta

₹ 10 Cr.

ASSETS OWNED

VALUE

CURRENT STATUS

Apartment in Bangalore

3.50 Cr.

Stuck with developer

Residential Plot in Bangalore

2.00 Cr.

Untouched, no action

Industrial Plot, Outskirts Bangalore

2.50 Cr.

Earning nothing

Own Family Home

2.00 Cr.

Ownership Decision Pending

* Based on information shared by Client.

STATE OF MIND



Property Stuck With Developer



Asset Appreciated, Earning Nothing



Inherited Family Home, Unresolved



Time-Consuming To Manage From Abroad

THE RESULT

From Dormant Assets To *Active Returns*

Vridanta helped her make returns on her inheritance & reinvest in UK.

REAL ESTATE PORTFOLIO

PAPER VALUATION

₹10 Cr.



REALISED VALUATION

₹14 Cr.

+40%

within 24 months

↻ PORTFOLIO VALUE

Rs. 10 Cr. → Rs. 14 Cr.

+40%

▮ RENTAL YIELD

2.3% → 5.1%

+122%

💧 LIQUIDITY INDEX

70% → 100%

+43%

In client's own words



I was shattered, and didn't know what to do. My friend told me about Vridanta and Ms. Rashima Mittal. I met her and she convinced me that the game can be turned. I followed what they said. My only brief to them was that I don't want to stay in India and hence please help me exit them at a decent price.

They proposed a 2 year plan for this. They had meetings with me every month, and within 15 months, I was able to exit from India and reinvest in the UK. I can't tell you how relieved I feel. It wasn't possible for me with my current job schedule to get this piece sorted and deal with lawyers, brokers and tax planners. Rashima Ji's team did the entire work. I am indebted to them now..

BIGGEST ACHIEVEMENT



UK Investment



Strong Returns



Better Liquidity

Vridanta's Bespoke

Wealth Management Service

Vridanta transforms Real Estate from a static asset to a continuously managed wealth portfolio.

We don't sell properties. We maximise property wealth.

Our Approach – The 3M Framework

01 Monitor

Every asset is benchmarked against performance, liquidity, legal readiness and future potential.

 Portfolio Diagnostics

 Asset Performance Review

 Market Intelligence

 Risk Identification

 Opportunity Mapping

02 Manage

A coordinated ecosystem ensures every property remains investment-ready.

 Documentation Readiness

 Legal Coordination

 Leasing Optimisation

 Compliance & Tax

 Development Support

“

What gets measured gets managed.
What gets managed creates wealth.

ONE PLATFORM, MULTIPLE OFFERINGS

PORTFOLIO REVIEW

CAPITAL REDEPLOYMENT

SUCCESSION PLANNING

LEASING

EXIT PLANNING

PROPERTY SALE

We manage Real Estate for Serious Investors as well as Family Offices.

Our approach is highly structured and your Real Estate Wealth is managed just as professionally as your other asset classes.

03 Monetise

Capital is continuously aligned with the client's long-term objectives.

➞ Exit Planning

📁 Portfolio Restructuring

₹ Capital Redeployment

💧 Liquidity Optimisation

📊 Yield Enhancement

“

★★★★★

My brother and I inherited two properties in Delhi. We had different opinion about next steps with that inheritance.

Ms. Rashima had two detailed sessions with our family and logically helped us arrive at one decision. They simply helped us think practically.

Mr. Karan

Senior Lawyer, Chandigarh



VRIDANTA'S LAND DEVELOPMENT SERVICE

From Landholding to *Value Creation*

If you have invested in a large land parcel, the opportunity is not simply to develop it - it is to unlock its highest potential value.

Vridanta takes a holistic view of your land asset, bringing together development strategy, market opportunity, execution oversight and value realisation.

From understanding what the land can become to identifying the right path to market, we help landowners navigate the entire journey with a completely customised approach.

BUILT ON REAL DEVELOPMENT EXPERTISE



Rashima Mittal

Founder, Vridanta Advisory

Rashima Mittal

Led ₹10,000 Cr+ Real Estate Projects

With extensive experience across the Real Estate development lifecycle, Rashima has led projects valued at ₹10,000 Cr+ — from land acquisition and development strategy through execution and completion.

Her portfolio spans premium townships, mixed-use commercial assets, and luxury hospitality destinations, advising landowners and wealth institutions on maximizing spatial value.

Holistically Managing Your Land Asset

Curated land value from strategy to realization.

01 Residential (Builtup/Plotted)

02 Commercial (Retail/Office)

03 Second Homes

04 Industrial Parks

05 Mixed-Use Developments

01 Strategy

02 Feasibility

03 Partner Selection

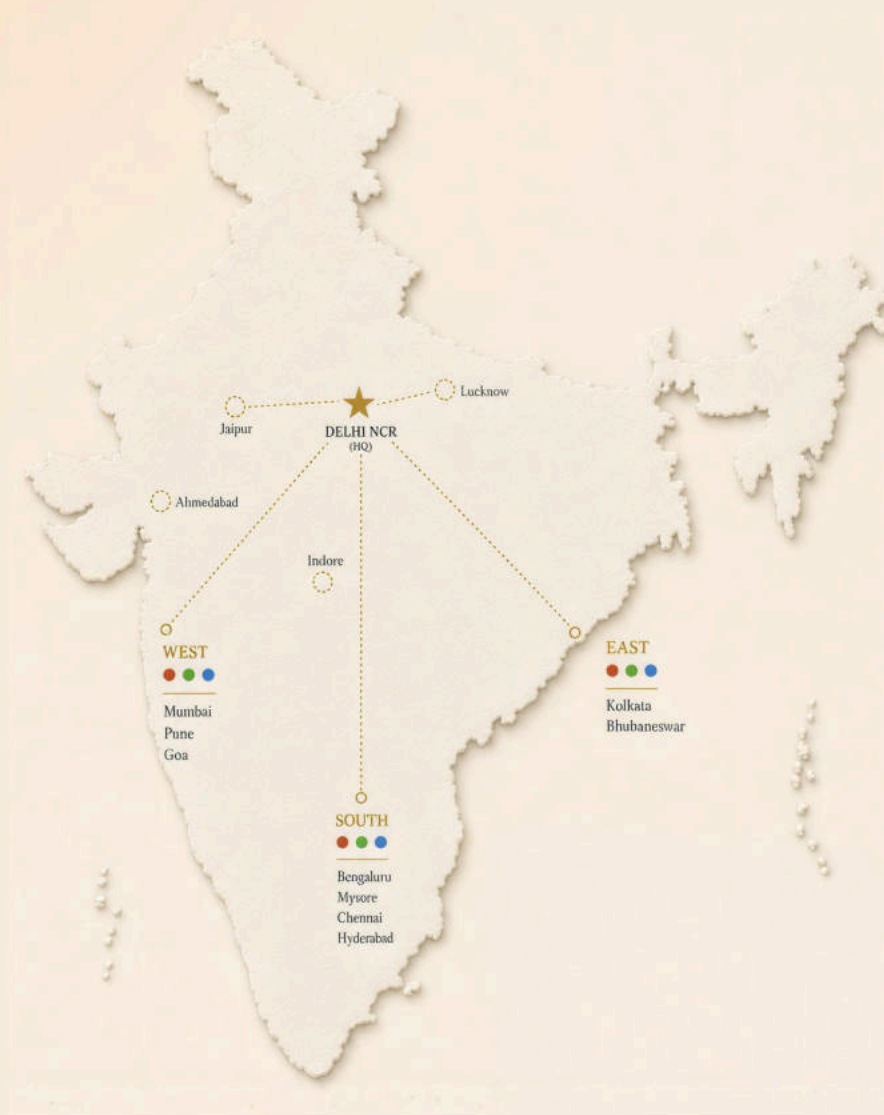
04 Structuring

05 Oversight

06 Realization

Wherever Your Assets Are *We're There*

Vridanta, headquartered in Delhi-NCR, coordinates with four zones across India (North, South, East & West) - where majority of property investments are concentrated.



ADVISORY THAT'S LOCAL IN UNDERSTANDING, NATIONAL IN REACH, GLOBAL IN STANDARD.

★ *Wealth Management & Investment Advisory - centralised at HQ*

On-Ground Network, In Every Zone

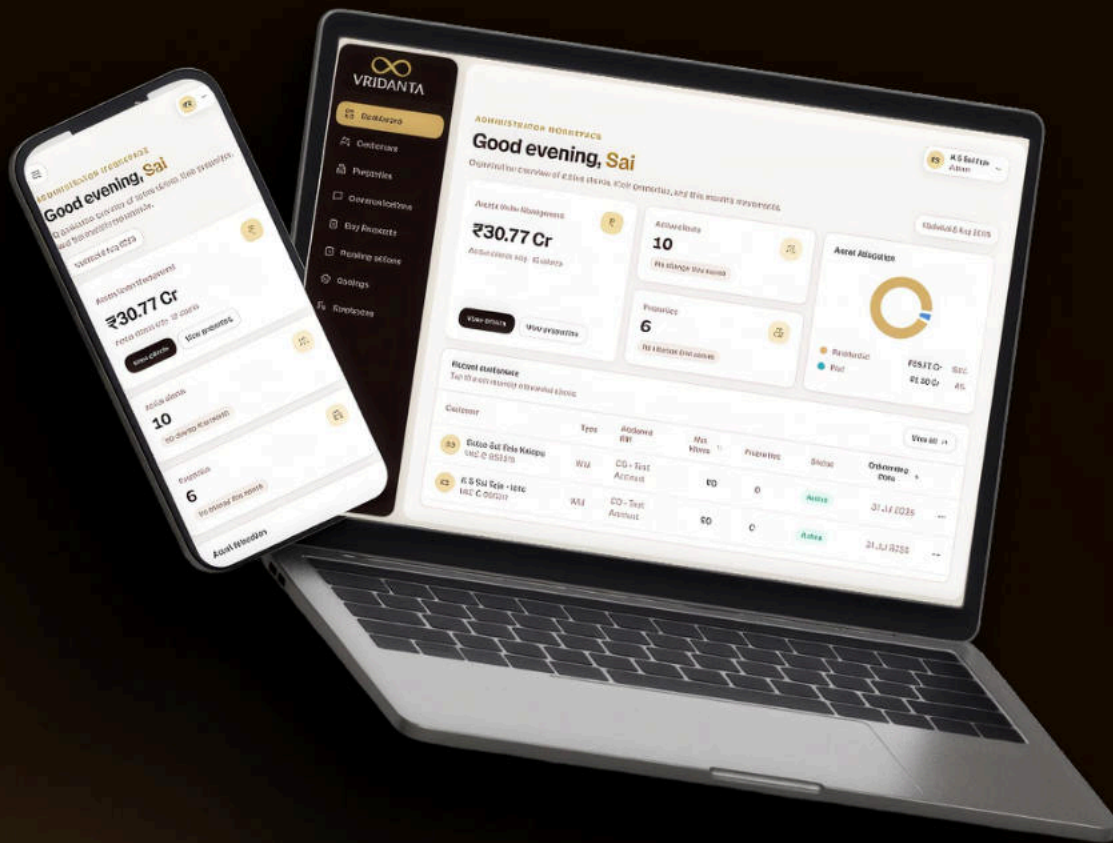
- Transaction Advisors
- Rental Management Support
- Local Legal Partners
- Emerging Investment Hotspot

Every opportunity is assessed in Delhi NCR through one well-defined, comprehensive framework — applied consistently, regardless of where the asset is located.

Every acquisition is also scrutinised online in detail - including full RERA title and documentation checks — before it reaches you.

Proprietary Technology,
*One Platform For
Everything Real Estate*

Powerful capabilities for clients and wealth managers, in one platform. From portfolio visibility to property growth management with our proprietary Real Estate wealth management app – everything you need, seamlessly connected.



Key Capabilities



Portfolio Overview & Analytics



Property Performance Tracking



Cash Flow Management



Document Vault



Action Items & Task Tracking



Timely Communication



Market Intelligence



Land Development Planning

Properties are worth Crores, even a few corrective steps can get you double the returns... *Are you ready for the same?*

“

★★★★★

All my life, I had calls from brokers wanting to sell me some new launch...

I could never imagine a Real Estate professional telling me - “Don' buy more..” Lets maximise returns from what you have bought!

And Ms. Rashima actually did that

Mr. Amit

Hospitality Expert, Hyderabad

“

★★★★★

My NRI friends always told me that property market is not reliable and not for educated people like us. Invest in stocks..

I wish they had met Vridanta team...Their perspective towards Real Estate would have changed.

Mr. Nishith

Singapore

“

★★★★★

Talking to brokers made me loose my faith in property market.

Nobody gives direct answers.

Vridanta's approach is highly technical and business led. They will study all documents, get market update and then will advise

Dr. Ankit

Senior Oncologist

“

★★★★★

Property related sab kuch ghar mein kewal mujhe pata tha.. Bacchon and biwi ko kabhi koi khabar nahi!

Sahil Ji ne kuch aisa kiya ki ab sabko sab kuch pata hai. Mera pariwar hi decision le lete hain after discussing with Sahil.

Ab meri tension khatam...

Mr. Jain

Bangalore

Frequently Asked Questions

01 Properties can't be bought and sold every year like stocks. These are long-term investments. So what does Wealth Management actually do?

Even stocks aren't meant to be traded every year — good investing rarely works that way. It's the same with property. Wealth Management keeps your property "active" at all times, even when you're not buying or selling. That means making sure it's earning rent, growing in value, or being positioned for the right opportunity — and helps you see where value is being lost across your holdings — instead of just sitting there.

02 My properties are spread across different cities. Can you manage them as one portfolio?

Yes. We work with investors across India, not just Delhi NCR. Our on-ground network in other cities means we can manage and monitor your properties wherever they are.

03 I live abroad and don't want to be involved in day-to-day property matters. Can Vridanta take care of this?

Yes. We give you full visibility and control, without you having to manage every detail yourself. For rented properties, this includes collecting rent and arranging local repairs and maintenance — so you stay informed without being pulled into the daily running of it.

04 Can you help if my property is under-construction and stuck with a developer?

Yes. We first find out why the project has stalled, then speak directly with the developer to help resolve it. Most of these situations just need someone to step in and push things forward — that's exactly what we do.

05 Can Vridanta help me unlock value from land by guiding its development?

Yes. We help you decide the best way forward for your land — whether that's developing it, leasing it, partnering with a developer, or another route to create value. For larger land parcels, we can stay on as your development partner through the entire journey — from deciding what to build, to setting up sales, right through to delivery.

06 We're used to paying brokerage only when we buy or sell a property. We've never paid a subscription or retainer fee before. Can this be avoided?

Not really — and here's why. Wealth Management is more than just transactions. Most of the value comes from the ongoing work: reviewing your portfolio, spotting gaps, and fixing them before they turn into losses. That ongoing work is what the subscription fee covers. When an actual transaction happens — a sale, purchase, or lease — there's a separate transaction fee for that.



Let's look at what Growing Your Portfolio, *the right way, looks like*

One Relationship.
Complete Real Estate Wealth Management.

To schedule a discovery call, please contact us at

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✉ wealthmanagement@vridanta.com





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