



# HOUSING INDIA'S DREAMS



U L T R A  
CONDOMINIUM COMPANY



# a unique vision

**Ultra Condominium Company Private Limited (UCC)** was established as a Company dedicated to property development activities and is currently developing over 3 lakh sq. ft. of residential properties in South India.

UCC is a part of the multi-faceted Ultra Group. Headquartered in Coimbatore, India, the Ultra Group has an annual turnover of approximately INR 500 million from its business operations across various sectors including quarrying, ready-mix concrete production, concrete products, construction of buildings, bridges & roads, and production of textile fabric to cater to the garment industry needs.

UCC has aspiring growth plans to cater to the emerging affordable housing sector of the property market in India. The Company is owned and managed by a group of professionals with outstanding experience in their respective fields enjoying a great degree of reputation amongst the industry's fraternity.

As a Company, UCC is guided by a unique set of objectives that sets it apart as a purpose-driven enterprise.

**BUSINESS:** To be a company focused on developing housing projects with an international touch catering to the ever growing middle income population of India.

**QUALITY:** To provide the maximum value for money with a wide range of design specifications and controlled execution.

**CUSTOMERS:** To demonstrate professionalism and ensure that all our customers enjoy the highest level of satisfaction and continue to be our brand ambassadors forever.

**SOCIAL:** To adopt green concepts in all our developments and strive for the safety and quality of life of our work force.



# a unique leadership

A pair of hands, one light-skinned and one dark-skinned, are shown from the bottom, holding a transparent funnel. The funnel is positioned vertically, with its narrow neck pointing downwards. The background is dark, and the lighting highlights the hands and the funnel. The overall composition is centered and serves as a visual metaphor for leadership and direction.

**Our Strategist - Mr. Balaji Parthasarathy,** is an International real estate professional with over 18 years of experience in the field of Property Development.

Mr. Parthasarathy is a Civil Engineer, with an MBA in Marketing and is a founding member of ETA Star Property Developers LLC, Dubai, UAE ([www.etastar.com](http://www.etastar.com)). In his capacity as the General Manager (Business Development), he spear headed the development of over 16 Million Square Feet of mixed use developments (Residential, Commercial, Hospitality) in Dubai between 2003 and 2010.

He also possesses hands on experience in acquisition of land, conception and development of projects in Vietnam, Malaysia, Muscat and India. As a part of exploring new markets Mr. Parthasarathy has also conducted detailed business due diligence in Moscow, Morocco, Cairo, Jeddah and Istanbul, which truly makes him a Global Real estate professional

Earlier in his Career, he was associated with Larsen & Toubro Ltd (L&T- ECC), Chennai India, for a period of about 7 years and had the opportunity to develop the company's first Property development project in India in 1996. Mr. Parthasarathy also had the unique experience of propelling the RMC business for L&T, which was the first company to launch commercial operations of RMC, which is now owned by Lafarge.

**Our Figure Head - Mr. Sivasamy,** is a well known industrialist and is also the Chairman & Managing Director of the Ultra Group of Companies based in Coimbatore which has an annual turnover in excess of Rs. 500 Million. He has been in the field of engineering and construction for the past 20 years and has built the Ultra Group over a period of time, through sheer hard work and reputation.

Mr. Sivasamy holds a very distinguished position in society and is well connected within the industry and political circles. This helps him in performing the prime roles of Business Developer and Relationship Manager simultaneously and successfully.

**Our Analyst - Mr. C. Soundararajan,** is a Chartered Accountant with over 20 years of experience in the field of Finance and Banking. He has an international experience in mobilizing financial resources and an excellent track record of guiding the Company through its operational cash flows and tax planning. During his career, he has ensured profitable operations for all the Companies he has advised/worked for. He is specialized in Real Estate Financing and rising overseas capital for local deployment in various sectors of manufacturing and property development.

**Our Financier - N. Palaniappan** has over 15 years of experience in financing and has extensive contacts in the local financial industry . His role as the Director Finance in the company is well performed by his special ability to mobilize financial resources at competitive terms, which ensures uninterrupted progress of our projects and optimizes our profitability.

# a unique harmony

## **Our Expeditors - Mr. N. Mohan & N. Manoharan**

**Mr. N. Mohan**, is a Civil Engineer with over 25 years of work experience in the field of Construction and Property Development. Mr. Mohan was the creator of one of the most reputed construction Companies in Coimbatore (Real Builders) and has a very high volume of repeat business. Mr. Mohan is specialized in executing the development and construction of residential villas and apartment buildings. His immense experience and hands-on knowledge in the construction industry makes him apt to perform his role as the Project Director of the Company.

**N. Manoharan** is a Civil Engineer with over 18 years of experience in the field of construction and property development. Mr. Manohar holds a Bachelors degree in BSc (Maths) and BE (Civil Engineering) and has developed various residential properties in Chennai catering to the middle income population. He was the founder member of Bhagyam Construction, which is a property development firm located in Chennai and focuses on developing properties in and around peripheral Chennai, aimed at the middle income population of Chennai.

Our **Structural Specialist - Mr. Sathish Kannan**, holds a Masters in Structural Engineering from Madras University. He has over a decade's experience in designing and executing Civil Engineering projects, most of them being residential in nature. His thorough knowledge of structural engineering paves way for efficient and cost effective structural designs which directly contributes to the profitability of the Company.

Mr. Sathish Kannan is also a Chartered Engineer and possesses good experience in the field of valuation and is also a licensed valuer for various banking institutions like SBI, BOI, LIC, etc.

**Our Creative Designer - Mr. Sasikumar**, is a gold medallist in BArch from Sathak Engineering College, Tamilnadu, India. He has over 10 years of experience in designing various structures. He ensures achieving an optimal balance between functional requirements and aesthetics of a structure to keep in line with modern trends of elegant functionality.

Mr. TR Sasikumar has a varied portfolio of design to his credit and has work experience spanning across various developments such as Hospitals, Schools, Villas, Residential Apartments and Interior Decoration.

**Our Liaison Specialist Mr. T Suresh Babu**, is a Civil Engineer with over 20 years of experience in the field of property development. He is one of the founding members of Pioneer Homes, a Property Development Company based out of Chennai. Mr. Suresh Babu carries with him immense experience in the fields of design, liaison with various departments for approvals, facilitates property registration and legal due diligence. He enjoys an excellent relationship amongst various officials/authorities which makes him a very unique professional who can get things done with ease and on time. His role as a Commercial & Liaison, Manager is crucial for the functioning of a Property Development Company whose success greatly depends on managing relationships, from the perspective of the Indian Real Estate sector.



Being part of the Ultra Group places UCC in a highly privileged position as it has full access to the Group's vast experience highlighted by a series of achievements over the years across Quarry/Ready Mix, Construction and Textiles. Given below are a few highlights of the Group's accomplishments through these divisions.

#### **Quarry & Ready Mix Concrete (RMC)**

- The First Integrated Ready Mix Concrete Company in Coimbatore, with an annual turnover of approximately Rs. 260 Million.
- Fully equipped RMC Plants, with a production capacity of 90 m<sup>3</sup>/hr on Trichy Road and ChettiPalayam in Coimbatore.
- A modern quarry spread across 100 acres with a Peak production capacity of 60,000 Metric Tons/Month.
- First RMC Plant in Kanjikode catering to the demands of Palakkad and Trichur districts of Kerala.
- Ultra Branded M- Sand extensively used in Kerala as an alternate to river sand.
- Manufacturing capability of 4000 solid blocks/day – 4 times stronger than conventional bricks.

#### **Construction**


- Preferred Contractor with excellent track record for PWD, National and State Highways.
- Annual Contracting Turnover of Rs. 300 Million
- Rs. 150 Million worth of P&M being owned and used in the contracts division

#### **Major Works undertaken**

- Icd irrugur improvement of railway siding – turn key project Adani –food grain storage, Padapai - Thambaram road 10 km - Rs. 110 Million, 65 km central median works in Coimbatore, Erode & Tirupur
- On going ROB at Sundarapuram – Rs. 125 Million
- ROB – Koolipalayam Rs. 100 Million

#### **Textiles**

- Production capacity of 10,000 m of finished fabric
- Clients include Bombay dyeing, Well spin, Ramaraj & Jansen textiles
- Annual Turnover of Rs. 160 million



a unique set of  
accomplishments

# a unique life

## Ultra Quadra - A new concept in Quality Living

Imagine a place where you have just the right number of neighbours. Not too many, not too little. Just four to be precise. A block of four houses each. And four only. Now imagine the house you lived in was not only sensibly priced but also featured state-of-the-art technology run by proven green concepts. Not only do you get the best value for your money, but you're also doing your bit to preserve the planet.

These are some key virtues that simply set **Ultra Quadra** far apart from anything else you in the market:

- **4 Private units – Quality Neighbourhood • Elegant and Fully Functional design • Movement sensors**
- **Energy saving appliances - Solar Water Heaters - 24 Hour Security Systems - Video Door Camera • Feel of independence • Low Maintenance costs**

## Ultra Quadra comes to you in three categories:

- Basic
- Semi Fitted (Wardrobes, kitchen cabinets, shower cubicles, etc.)
- Full Fit Out (Soft furnishings, moveable furniture, white goods, Wardrobes, kitchen cabinets, shower cubicles, etc.)

Besides the Quadra, we constantly bring to your table exciting and well located properties in various locations across popular southern metros such as **Chennai** and **Coimbatore**.





**U C C**  
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