

WINTER/SPRING 2022

PLMD GROUP PROPERTY BROCHURE

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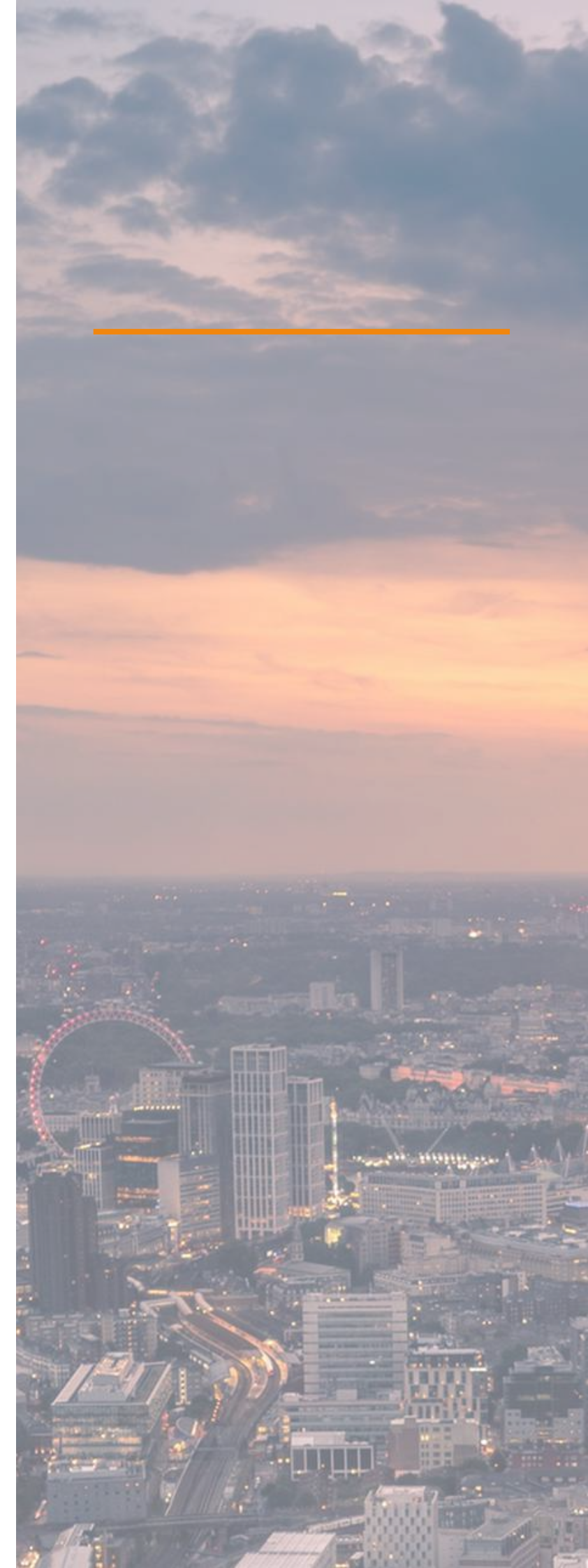
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CONTACT DETAILS

Contact details for any further enquiries or interests.





About us

PLMD Group Ltd is a group of companies with net assets in the region of GBP 20 Million across the group.

PLMD Group's developer arm has a proven track record of residential-led property development throughout the area of Essex and Kent.

With more than fifteen completed projects and 20+ years of experience, the group has a team experienced in property development combined with asset management in addition to extensive knowledge of local planning policies giving the group a strong track record in turning liabilities into valuable assets.

The group delivers value through a fusion of experience, innovative design, imagination, hands-on management and sustainable resources.



70+ ASSETS
BUILD
TO RENT



20+
YEARS OF
EXPERIENCE



£20M+
ASSET UNDER
MANAGEMENT



EXPERIENCED
MANAGEMENT TEAM IN
PLACE



SUSTAINABLE AND
ECO-FRIENDLY
BUILDING PRACTICES

The Group

Four lines of Business

1 PLMD Acquisition & Project Management

Our experienced land acquisition team is constantly on the look out for under-valued real estates with the potential to grow the development portfolio and increase the turnover of the business.

2 PLMD Development & Construction

Develop and refurbish properties in and around London, Essex and Kent. As a company, PLMD Development prides itself in employing a multi-faceted approach to property development

3 PLMD Estates

The team fulfil the responsibility of letting out real estates post development completion. We provide real estate management for any size property from single unit to block units.

4 PLMD Capital

The team are determined to create partnerships with private investors to help accelerate its growth goal by building more homes every year and provide more opportunities to investors.



Investment Opportunity

Our Mission

PLMD Group's mission is to provide bespoke investment opportunities in the residential real estate sector for investors with an appetite for value-add properties as well as ground up green developments in the UK's highest house price growth location – London.

DIVERSIFY YOUR PROPERTY INVESTMENT

CHOOSE AN INVESTMENT THAT SUITS YOU

- New Development Scheme
- HMO Conversion
- Refurbishment
- Planning Uplift
- Income Generating Properties

OUR STRATEGY

PLMD Group uses a combination of tactics that create value including:

- Low-basis acquisition prices
 - Physical asset enhancements
 - Operating expense control
 - Revenue enhancements
-

Director and The Team

AJAY KAPUR

MANAGING DIRECTOR

Ajay Kapur is the director and shareholder of all the group companies. With over 20+ years of experience in real estate development, he has completed various building projects including new builds, extension and refurbishments. He is a certified Prince II practitioner and program manages these projects to provide strategic oversight and governance.

AASTHA DHIR

FINANCE EXECUTIVE

Aastha is a Finance executive with senior-level experience in finance, money management, budgeting, business planning and risk management across the Following a number of years with PLMD Aastha has developed a strong knowledge of the finance of the company. Aastha Oversees the finance team involved in analyzing our projects and is responsible for the group wide projection and cash flow

LEINA KACIMI

FUNDING SPECIALIST

Leina is responsible for the management of finance at PLMD group focusing on developing a financial strategy and deliver financial goals of the business. Leina has a double MSc in Finance and Investment and has been at PLMD Group for 2 years. She assisted in the execution of a multitude of successful fundraising and capital transactions, she has experience in the direct investment world of property and she also helped raising funds through a large network of introducers across the UK.

JASDEEP KAUR

PROJECT MANAGER

With five years of experience in Project Management and Real Estate Management, Jasdeep has earned a First Class Honours degree in Information Technology. Jasdeep has completed residential projects valued up to £4 million by designing and managing large project plans from planning to completion and managing a team to ensure projects are moving along efficiently. As an IT graduate, she assists with IT management and has created multiple websites for the firm that she manages using CPanel Hosting.

AJAY BANSAL

CHARTERED ACCOUNTANT

Ajay is a chartered Accountant and Finance Professional with 10+ years of experience in corporate finance and accounts. He has large expertise in project finance and raising funding for project initiative. He has led the foundation for financial controls and risk management at PLMD Group.

ANKITA PANDEY

ARCHITECT

Graduated in Bachelors Architecture BBD University India and MSc Construction Economics and Management from UCL with 5+ years of experience in architecture. Ankita has developed a proven ability to design & manage residential, public, and commercial buildings' projects. Ankita has been at PLMD Group for 2 years, focusing on managing all properties documents and keeps all properties in compliance with local and federal regulations.

PREETI SINGH

DATA ANALYST

What we look for

At PLMD Group, our expertise lies in identifying the value in undervalued land with a view to provide beautiful new residential developments.

We are interested in acquiring the following:

- Land and buildings with planning permission
- Location desired: London and South East
- Lot sizes of £200K – £5M considered
- Existing residential sites
- Office buildings
- Pub/leisure Uses

PLMD Green

PLMD Green explores and implements the most effective solutions and improvements to enhance the carbon footprint of new dwellings.

Every development we design and construct is based on a long-term sustainability strategy. As technology evolves, our homes change, therefore PLMD Green's innovative approaches ensure that we are ready to respond and implement solutions. We have included a couple of our solutions below.

Roof Garden

We have constructed Roof Gardens in buildings that provide a variety of environmental advantages, including:

- Improve and reduce energy consumption.
- Serve as a green wall, filtering pollutants and carbon dioxide out of the air.
- Filter pollutants and heavy metals out of rainwater.

Sustainable Urban Drainage System

We believe in collecting rainwater and dispersing it through gardens and trees. Rainwater tanks, which are used for gathering and distributing water, are our ideal answer. Rainwater tanks are installed above or below ground in some of our developments.

The tanks are linked to a Solar Water System with Automated Solar Panels. This is a solar-powered weather-responsive SMART irrigation controller that detects the weather and adjusts watering based on the circumstances and season.

Solar Panels

Our projects have High Efficiency Solar Panels installed to provide a higher energy yield with efficient low irradiance performance and temperature coefficient.

The goal is to become more environmentally friendly and consume less carbon. It also helps the Landlord save money on energy costs by using solar panels to power community spaces, which is healthier for the environment.



Our Developments



BELLE VUE PLACE, SUDBURY



Former land purchased for £705K



Planning permission prior approved for the construction of 19 residential units.



The GDV is valued at approximately £5.5M.



DAGENHAM, ESSEX



Former commercial building purchased for £860K



Planning permission prior approved for the construction of 9 residential units and 1 commercial unit following demolition of the existing building.



The GDV is valued at approximately £2.5M



AVERY HOUSE, SIDCUP



Former bungalow purchased for £780K






Planning permission prior approved for the construction of 7 residential units following demolition of the former bungalow.



The GDV is valued at approximately £1.9M.






AUGUSTUS COURT, CRAYFORD

-  Former Public House purchased at £535K.
-  Planning permission prior approved for the conversion of 5 residential units.
-  The GDV is valued at £1.16M.






MELVILLE ROAD, MAIDSTONE

-  Former Public House purchased at £510K.
-  Planning permission prior approved for the conversion of 7 residential units and 1 house.
-  The GDV is valued at £1.5M






CRANBROOK ROAD, ILFORD

-  Property was purchased at £367K.
-  Planning permission approved for an extension to serve a home office and a 4 bed HMO.
-  Developed for £130K (built to a higher standard)






BRADWELL COURT, BRAINTREE

-  Property was purchased at £70K.
-  Planning permission prior approved for two new build flats.
-  The GDV is valued at £340K.






MURTWELL DRIVE, CHIGWELL

-  Property was purchased at £210K.
-  Planning permission approved for a side and rear extension.
-  The GDV is valued at approximately £610K.






ARDWELL AVENUE, ILFORD

-  Property was purchased at £285K.
-  Planning permission approved for a side, rear and loft extension, providing a 10 bed HMO.
-  The GDV is valued at approximately £800K.






OXFORD ROAD, STRATFORD

-  Former 4 bed property was purchased at £280K.
-  Planning permission approved for an extension to the rear and side, providing a 6 room HMO.
-  The GDV is valued at approximately £650K.



WEST PARK CLOSE, ROMFORD

-  Former 3 bed house was purchased at £240K.
-  Planning permission approved for a conversion of 4 flats.
-  The GDV is valued at approximately £665K.



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