

# Om Shivam Buildcon Private Limited

## CORPORATE PROFILE

(Updated: Feb 2026)

Integrated Real Estate, Commercial & Hospitality Platform

Nagpur | MIHAN | Central India

### 1. Corporate Overview

OSBPL is a diversified real estate and infrastructure development company headquartered in MIHAN, Nagpur. Established in 2004, the company has evolved from a residential developer into an integrated urban development platform spanning residential townships, commercial real estate, retail, hospitality, and lifestyle infrastructure.

With over two decades of execution experience, OSBPL combines disciplined financial management, operational control, and long-term asset creation to build sustainable, self-contained urban ecosystems.

The company operates from its corporate headquarters at:

7th Floor, Kailasa Business Bay  
Opposite AIIMS & IIM, MIHA  
Nagpur – 441108, Maharashtra, India

## 2. Leadership

### **Ravindra Kapse**

Chairman

Co-founder of OSBPL, Mr. Ravindra Kapse began his real estate journey in 2002 and has been instrumental in shaping the company's disciplined financial architecture and structured growth model. His leadership established OSBPL's culture of transparency, execution control, and prudent capital deployment.

### **Pramod Kapse**

Director – Operations

Oversees construction execution, project delivery, Ready-Mix Concrete operations, Fly Ash Brick manufacturing, and in-house fabrication facilities. His operational oversight ensures quality assurance, cost efficiency, and delivery timelines across all verticals.

### **Chandrashekhar Kapse**

Managing Director – Business Development

Leads brand expansion, marketing strategy, and growth initiatives. His market insight and structured sales architecture have strengthened OSBPL's position in Nagpur's residential and commercial landscape.

### **Chaitanya Ravindra Kapse**

Director – Strategy & Technology

Second-generation leadership driving digital transformation, process integration, and modern management systems. Focus areas include technology-enabled operations, data-driven decision systems, and integrated project management frameworks. Qualifications include:

- B.Tech Civil Engineering (2015-2019) – SRM University, Chennai
- M.Sc International Construction Management (2019/20) – University of Leeds (UK)
- M.Sc International Business & Strategic Management (2021/22) – University of York (UK)

### 3. Vision & Strategic Positioning

OSBPL's vision is to develop integrated urban communities and landmark hospitality destinations that combine structural excellence, commercial viability, and long-term asset appreciation.

The company operates on three foundational principles:

- Execution Discipline
- Backward Integration Control
- Ecosystem-Based Development

Rather than standalone projects, OSBPL develops scalable environments where residential, commercial, retail, and hospitality infrastructure operate in synergy.

### 4. Financial Performance

OSBPL has demonstrated strong revenue growth supported by project execution momentum and vertical expansion.

#### Audited Financial Performance

FY 2023–24

Turnover: ₹172.29 Crore

Profit Before Tax (PBT): ₹11.60 Crore

FY 2024–25

Turnover: ₹273.10 Crore

Profit Before Tax (PBT): ₹17.97 Crore

The company recorded significant year-on-year revenue growth, driven by integrated township monetization, commercial activation, and retail infrastructure expansion. Financial strategy emphasizes sustainable scaling, controlled leverage, and reinvestment into long-term development assets.

## 5. Integrated Development Model

OSBPL operates an integrated execution ecosystem including:

- Two Ready-Mix Concrete Plants (Mouza Sumthana)
- Fly Ash Brick Manufacturing Facility (Mouza Singardeep)
- In-House Fabrication Unit (Windows, Railings, Structural Components)

This backward integration structure enables:

- Cost control
- Quality standardization
- Timely project delivery
- Reduced third-party dependency
- Margin optimization

## 6. Running Projects

### **Shiv Kailasa Residential Township – MIHAN, Nagpur**

A flagship integrated township development located opposite AIIMS, MIHAN.

Total Planned Units: 2,496 Residences

#### Phase 1

1,024 Units Delivered & Handed Over

#### Phase 2

1,472 Units Planned

~800 Units Booked

Completion Expected: December 2026

The project reflects OSBPL's integrated township philosophy, combining residential, commercial and lifestyle infrastructure within a unified ecosystem.

## **Albamart – Community Retail Platform**

Launched October 2024 within Kailasa Commercial Complex

Retail Area: ~15,000 sq. Ft.

Current Daily Turnover: ~₹2,00,000

Projected Daily Turnover at Full Occupancy: ~₹7,50,000

Albamart strengthens internal consumption economy within the township, supporting recurring commercial cash flow.

## **7. Healthcare & Lifestyle Integration**

Services Adjacent to Shiv Kailasa Township:

- Dr. Lal PathLabs Collection Centre
- Tumbledry Laundry & Dry-Cleaning Franchise
- Partnerships with Restaurants and food trucks

These strategic partnerships enhance resident convenience and support OSBPL's ecosystem-based development model.

## **8. Commercial Expansion**

### **Kailasa Business Bay – MIHAN**

A modern commercial development expanding OSBPL's footprint beyond residential projects. Designed to accommodate retail spaces, offices, hospitality operations, and service infrastructure within MIHAN's growing institutional district.

## **9. Hospitality Developments**

### **Effotel by Sayaji – MIHAN**

4-Star Business Hotel

~115 Rooms

Strategically located opposite AIIMS in MIHAN

Developed and owned by OSBPL

Managed by Sayaji Hotels

### **Five-Star Business Hotel & Banquet Destination**

Upcoming 165-Room Luxury Business Hotel

Premium banquet and event infrastructure

Designed for corporate, social and destination gatherings

## **10. Residential & Urban Expansion Pipeline**

### **Shiv Vishwa**

Mega integrated township

~1,024 Planned Residences

### **Shiv Solitaire**

Premium Residential Development

~329 Planned Residences

### **Signature Serviced Apartments**

~224 Extended-Stay Residences

Designed for flexible urban living with hospitality-grade amenities

## 11. Destination & Leisure Portfolio

### **Destination Wedding & Event Estate – Nagpur Periphery**

Curated large-format lifestyle venue for weddings and corporate retreats.

### **Five-Star Luxury Resort – Tadoba**

Eco-sensitive premium wildlife hospitality concept.

## 12. Growth Philosophy

OSBPL's expansion strategy is based on:

- Regional urban growth alignment
- Infrastructure-led development zones
- Backward integration
- Hospitality diversification
- Long-term asset ownership

The company prioritizes structured growth over speculative expansion, focusing on scalable and income-generating real estate ecosystems.

## 13. Disclaimer

The projects mentioned herein form part of OSBPL's development pipeline and may be subject to planning, design, and statutory approvals including RERA registration where applicable. This document is for informational purposes only and does not constitute an offer, advertisement, or legally binding representation. All details are indicative and subject to change in accordance with regulatory requirements and business conditions.