



ZED *i* FM
SERVICES PVT LTD
integrated intelligent innovative



Head Quarters : 5th Floor , PSR Prime Towers located at Sy No -
126(P), Beside DLF Cyber City Gachibowli, Hyderabad, Telangana.

www.zedifms.com
info@zedifms.com



FUTURE OF *i*FM

The future of Integrated Facilities Management (IFM) is shifting from reactive upkeep to strategic, AI-driven optimization heavily focused on predictive maintenance, unified cloud platforms, and ESG compliance. Within this evolving landscape, the dynamics of man-managed services are transforming as human workforces become tech-augmented, utilizing mobile platforms and real-time data to drive deployment efficiency and meet output based SLAs. IFM brands play a pivotal role in this shift by acting as strategic partners and providing a Single Point of Accountability (SPOA) that consolidates hard services, soft services, and enterprise grade technology. Compared to juggling fragmented individual vendors, which creates operational silos, administrative burden, and redundant management fees associating with an established IFM brand like **ZEDi FMS Pvt Ltd** brings the comprehensive strength required to actively manage and protect a customer's core business. By leveraging robust operational frameworks to align facility performance directly with client goals, **ZEDi FMS Pvt Ltd** streamlines data visibility, eliminates "finger-pointing," and typically yields a 10% to 15% reduction in total operational costs through economies of scale, optimized labor sharing, and proactive asset lifecycle management.



ZED*i* STORY

*i*NTEGRATED Facility Management excellence defines **two decades** of legacy of **ZEDi FMS Pvt Ltd**, a brand that has firmly established itself as the vanguard of industry reliability. Founded upon a commitment to uncompromising integrity, we have transitioned from industry pioneers into vital strategic allies for a prestigious and diverse customer base.

*i*NTELLIGENT operations define our execution strategy as **ZEDi FMS Pvt Ltd** actively leverage cutting-edge technology, automation, and real-time data analytics. By deploying smart workplace solutions, we transform traditional facility management into a data-driven powerhouse that reduces downtime, drives operational excellence, and significantly elevates the daily customer experience.

*i*NNOVATIVE practices keep **ZEDi FMS Pvt Ltd** at the forefront of the industry through continuous digital transformation and proactive sustainability initiatives. We don't just maintain spaces; we evolve them by adopting modern, value-added solutions that foster greener, smarter, and highly efficient workplaces engineered for the future.



i Mission

Our mission is to maximize asset value and deliver seamless workplace environments through a unified approach to Hard and Soft Services. By blending technical engineering precision—such as MEP, HVAC, and STP/WTP management—with reliable, compliant manpower deployment, we ensure operational continuity, absolute statutory compliance, and exceptional service standards that allow our clients to focus entirely on their core business goals

i Vision

To be a premier, tech-forward leader in the Integrated Facility Management industry, recognized for transforming property operations through sustainable practices, data-driven transparency, and robust workforce empowerment. We aim to set the benchmark for operational reliability and comprehensive sourcing solutions across diverse industrial, retail, and corporate ecosystems



WHAT SERVICES *i* OFFER



Technical Services(MEP)

Mechanical, Electrical, Plumbing (MEP), HVAC upkeep, DG set management, lift operations, and regular energy audits. Prevents costly breakdown repairs and minimizes equipment downtime.



Work Place & Soft Services

Corporate-grade housekeeping, mechanized deep cleaning, waste segregation, and expert landscaping. Enhances aesthetic appeal and ensures hygienic, pristine living/working spaces.



Safety & Security

Trained static guards, electronic surveillance monitoring, visitor management systems, and emergency response teams. Delivers absolute peace of mind and zero-compromise perimeter security.



Utility Services

Sewage Treatment Plant (STP) & Water Treatment Plant (WTP) management, organic waste composting, Pest Control and rainwater harvesting maintenance. Minimizes carbon footprint and ensures strict environmental compliance.



Community Management

Integration of Occupier Services, Vendor Management, Helpdesk Operations, Asset Inspections, Community Engagement establishes a robust framework for superior Ops structure . By harmonizing these pillars, you can achieves seamless, and proactive environment that maximizes asset value



Strategic Space Monitization

ZEDi FMS Pvt Ltd transforms idle spaces into profitable assets through space management solutions, including expert vendor curation for micro-retail and kiosks, strategic advertising placements, and dynamic event hosting. By maximizing the utility of every square foot, we help property owners unlock entirely new, sustainable revenue streams.



No obligation Facility Audits

We offer a comprehensive free audit designed to optimize your facility's performance . Our experts conduct a thorough assessment to compare your current infrastructure against your actual operational needs, pinpointing efficiency leaks, security vulnerabilities, and maintenance gaps. You will receive a detailed report providing actionable intelligence



Technology-Enabled Operations

CAFM Systems, Digital Helpdesk, KPI Dashboards, SLA Monitoring, Asset Analytics, Performance Reporting. Delivers data-driven decision-making, operational transparency, and measurable performance outcomes.

Credent*i*als

01

Managing **IT space of 18.25 million** square feet with individual office spaces ranging from 1 lakh to 10 lakhs square feet. Spread across various other managed facilities, highlighting a vast, highly diversified, and scalable real estate footprint.

02

With a proven track record in residential Integrated Facility Management (IFM), we have successfully managed a diverse portfolio of **15,000 units** across multiple states.

03

Managed retail and entertainment portfolio encompasses a massive **8.45 million square feet** across premier malls, multiplexes, and leading high-street apparel brands

04

Managed **6 million square feet** across premium hospital and hospitality brands. By focusing on comprehensive, end-to-end facility solutions, our IFM strategy ensures regulatory compliance.

05

Entrusted by **32 prominent logistics brands, 12 major industrial** and pharmaceutical leaders. Our focus includes maintaining strict EHS (Environment, Health, and Safety) compliance, cleanroom integrity, and heavy engineering maintenance to protect production lifespans and eliminate compliance risks.



Credent*i*als

06

Experienced leadership team with extensive expertise in Facility Management , Operations, Risk Management, Security, Engineering, and Customer Experience.

07

Comprehensive IFM solutions under a single platform, including Housekeeping, Security Services, MEP Operations & Maintenance Technical Services, Landscaping, Pest Control, Helpdesk Management and Soft Services.

08

Robust operational framework driven by Standard Operating Procedure (SOPs), Service Level Agreements (SLAs), and Quality Management Systems.

09

Customer-centric service approach focused on operational excellence, responsiveness, and continuous improvement. Highly trained and skilled workforce supported by regular training programs, safety initiatives, and performance monitoring.

10

Technology-enabled service delivery through digital reporting attendance management, asset tracking, and preventive maintenance systems. Proven expertise in vendor management, contract administration, and cost optimization.



i Technology

Zed i FMS Pvt Ltd leverages the latest customized PMS/IFM application to monitor daily operations, minimize administrative overhead, and ensure the rapid delivery of actionable intelligence. Our proprietary system enhances facility management through several core technological capabilities:

Real-Time Operational Dashboard: Provides clients and management with instant visibility into facility metrics, live task status, and operational health.

Automated Workforce Management: Streamlines duty rosters, geo-fenced attendance tracking, and dynamic task allocation for on-ground personnel.

Smart Asset & Maintenance Tracking: Shifts operations from reactive to preventive by automating maintenance schedules, thereby reducing equipment downtime and extending asset lifecycles.

Inventory & Consumables Control: Digitally monitors stock levels to prevent shortages, automate re-ordering, and eliminate material wastage.

SLA Compliance & Auditing: Automatically tracks performance against key performance indicators (KPIs) to guarantee consistent, high-quality service delivery.



WHAT *i* TEAM DO

Phase 1: Pre-Transition & Planning

Joint Site Walkthrough & Audit
Asset & Inventory Verification
Manpower Planning & Strategy
Contract & SLA Finalization

Phase 2: Mobilization & Deployment

Vendor Selection
Vendor Onboarding
Procurement & Logistics
SOP & Checklist Customization
Pre-Deployment Training

Phase 3: Go LIVE & Operations Take Over

Handover-Takeover (HOTO) Execution
First Shift Deployment
Helpdesk & Help-line Activation
Immediate Snag Resolution

Phase 4: Post-Transition Stabilization

Daily Status Reporting (DSR)
First Payroll & Compliance Cycle
Gap Analysis & Optimization
First Monthly Management Review (MMR)





(Retd) Major Hardeep Singh

Director – Operations & Business Networking (North)

Exposure : Major Hardeep Singh is a distinguished Indian Army veteran with over a decade of leadership experience driving operational excellence within the Integrated Facility Management (IFM) sector. Currently serving as Regional Head for the North zone, he seamlessly translates military precision and strategic planning into world-class corporate service delivery. Major Singh is a recognized specialist in Key Account Management and thrives on resolving complex, site-specific operational challenges. His core strength lies in auditing existing processes, re-designing customized Standard Operating Procedures (SOPs), and bringing them to life through rigorous implementation. His broader IFM expertise encompasses large-scale site mobilization, SLA/KPI optimization, statutory and EHS compliance, and workforce optimization, ensuring his clients receive secure, efficient, and cost-effective facility management solutions.



Koushik Ganguly

Director – QMS & Business Networking (West)

Exposure : Mr. Koushik Ganguly brings over 25 years of extensive experience in Integrated Facilities and Property Management across major metropolitan cities, consistently maximizing asset value and safety. Dedicated to elevating client services, he successfully integrates robust Quality Management Systems (QMS) into every level of service delivery. His core expertise lies in directing comprehensive property portfolios, formulating smooth operational transitions, and establishing rigorous quality benchmarks to guarantee service excellence. By closely monitoring day-to-day facility workflows and conducting consistent vendor audits, Mr. Ganguly ensures exceptional, cost-effective operations that drive continuous SLA compliance and overall operational efficiency.





K Bala Sundaram

Director – Operations & Business Networking (South)

Exposure : 25 years of rich experience in Integrated Facility Management Services (IFMS), Property Management, CRM, Operations, Security Management, and Customer Experience, K. Bala Sundaram brings extensive industry expertise and leadership to ZED i FM Services Pvt. Ltd. Successfully managed large-scale residential townships, commercial complexes, IT parks, and multi-location facility operations, delivering excellence in operational efficiency, service quality, stakeholder engagement, and customer satisfaction.

Core Expertise: Integrated Facility Management, Property & Asset Management , Customer Relations, Security Management, Vendor & Contract Management , Housekeeping & Engineering Services, Transition& Mobilization.

Career Highlights : 25+ Years of Experience, 79+ Million Sq. Ft. Managed , 50,000+ Employees Supported, 48+ MNC Clients Served , 5000+ Residential Units Managed.



A Sanjeeva Rao (Retd Additional SP)

Associate Director – Business Networking & Crisis Control (South)

Exposure : Mr. Sanjeev Kumar (Retd. Additional Superintendent of Police) brings over 30 years of robust operational experience in Law & Order, having successfully managed expansive and highly sensitive jurisdictions across the state of Telangana. His deep-rooted network and strategic connect with both governmental and non-governmental bodies inject a dynamic energy into the organization's liaisoning and risk control operations.

Proactive Risk Management & Crisis Control

Threat Assessment & Vulnerability Auditing: Translating police-level intelligence gathering into corporate security strategies, identifying operational vulnerabilities before they can be exploited. Ultimately, Mr. Kumar's transition from public service to operational risk management transforms security from a reactive necessity into a strategic advantage.





Neil George

Director -Procurement & Vendor Management

Exposure : With over 20 years of distinguished experience in Integrated Facilities Management (IFM), Mr. Neil George is a strategic leader who excels at aligning complex facility operations with overarching corporate objectives. His core strength lies in meticulous, forward-looking operational planning, enabling him to design scalable facility frameworks that drive efficiency, sustainability, and uninterrupted business continuity. He brings profound expertise in sourcing, negotiating, and sustaining high-performance vendor ecosystems that cover the full spectrum of hard and soft facility services. Through rigorous contract administration and the enforcement of stringent Service Level Agreements (SLAs), he ensures uncompromising quality control and optimal cost efficiency across all third-party partnerships. By proactively identifying supply chain risks and implementing agile contingency plans, Mr. George guarantees seamless service delivery, forging collaborative vendor relationships that consistently meet the dynamic, large-scale needs of the facilities he manages.



MVS Sreedhar

Associate Director - Technical Services

Exposure : Mr. MVS Sreedhar brings over 23 years of extensive leadership experience in Property Management Services (PMS), demonstrating a proven track record in the strategic oversight and seamless operation of critical facility infrastructure. Throughout his career, he has successfully directed the preventive, predictive, and reactive maintenance of complex Mechanical, Electrical, and Plumbing (MEP) systems, HVAC setups, and fire safety equipment across diverse and large-scale property portfolios. As a seasoned expert in asset lifecycle management, Mr. Sreedhar has consistently designed robust maintenance protocols that minimize equipment downtime, reduce long-term operational costs, and maximize energy efficiency. By expertly leveraging Building Management Systems (BMS) and predictive maintenance strategies, he ensures that all physical assets under his purview operate at peak reliability to support uninterrupted core business activities.





Apsar HA
Director – Finance & BCP

Exposure : A distinguished veteran from the Armed Forces, Apsar HA channeled his military precision, leadership, and operational grit into IFM industry in 2006. Over two decades, he has successfully designed, scaled, and managed facility solutions for premium multinational corporations, high-volume IT Parks, expansive retail chains, mixed-use malls, multiplexes, critical logistics hubs, and elite gated communities nationwide. Unlike traditional asset management, Apsar revolutionized the field by deeply aligning operational strategies with Maslow's Hierarchy of Needs. Recognizing that a building's true performance stems from WORKMEN wellbeing and framework of quality , quantity & performance.

Core Expertise : Risk analysis , Cost optimization , Operational framework , compliance alignment , Transition & Vendor Management.

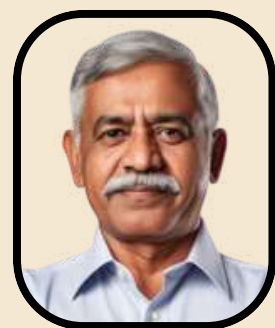
Career Highlights : 20 years of FM experience , Managed 200+ customer across the country , Author of Corporate Professionals Training Program , Certified Security Practitioner .



Rajeev Kumar P (Retd Additional SP)
Associate Director – Business Networking & Crisis Control

Exposure : A retired Additional Superintendent of Police with 29 years of distinguished service in elite law enforcement, he brings unparalleled expertise in VVIP protection and strategic security leadership. As a former member of the Prime Minister's Special Protection Group (SPG) and the Chief Ministers' security trainer for Telangana and Andhra Pradesh, he has executed high-stakes advance security protocols for Prime Ministerial visits worldwide, including to the USA, Australia, and SAARC summits. His extensive tactical background is backed by specialized certifications in counter-terrorism, bomb disposal, Grey Hounds anti-Naxal operations, and Hazmat response. Beyond operational command, he is a respected strategic leader who has served as Principal of the Integrated Intelligence Training Academy and acts as a trusted security auditor for Public Sector Undertakings (PSUs). This remarkable field experience is solidly grounded by an academic foundation, holding an M.A. in Social Work with a specialization in Labour Welfare and Personnel Management.





Raghu Ram

Director – HR & Strategies

Exposure : Mr. Raghu Ram is a distinguished Human Resources expert bringing over two decades of specialized experience in Human Resource Management Systems (HRMS) and strategic HR leadership. Throughout his 20+ year career, he has successfully spearheaded complex HRMS implementations and optimizations while serving in prominent executive roles. His extensive exposure to senior leadership positions has enabled him to expertly bridge the gap between advanced technological solutions and human capital management, driving organizational growth, streamlining HR operations, and fostering excellence across the workforce.

In his capacity as a lead HR strategist, Mr. Ram has a proven track record of aligning human resources initiatives with overarching business objectives. He has architected comprehensive talent management frameworks, spanning talent acquisition, performance evaluation, and long-term succession planning.



DS Kala

Director – Business Networking & Transitions

Exposure : Decade of experience in Integrated Facility Management Services (IFMS), D Surya Kala brings dynamic leadership, structural compliance, and multi-state operational excellence to ZED i FM Services Pvt. Ltd. Her extensive field expertise is robustly complemented by a Master's in Technology, Innovation, and Entrepreneurship from the International Business University in Toronto, Canada. This allows her to seamlessly bridge international business innovation with local execution, delivering unparalleled value in vendor optimization, efficiency metrics, and cost-effective, high-yield service delivery frameworks.

Core Expertise : Customer relations , Vendor management , Soft Services , Technology Integration , Transition & mobilization

Career Highlights : 50+ MNC Clients served , 35000+ Employees supported , Managed multi-state operations , Policy Integration.





Sunheera

Director - Technology & Innovation

Exposure : Sunheera is a young, dynamic Gen-Z graduate specializing in Data Science and Technology Integration. Today, Integrated Facility Management (IFM) is no longer driven by manual data; the last five years have seen a massive shift toward smart, tech-driven services. Sunheera brings vital technological support to ZEDiFM, focusing on reducing operational hazards, bringing radical transparency to cost optimization, and enhancing employee well-being. Her extensive research on IFM tech applications during her graduation sets her apart as a forward-thinking innovator who represents the future of the industry.

Core Expertise : Predictive Analytics & Data-Driven Insights, IoT & Smart Building Integration, CAFM & IWMS Implementation, Workplace Well-being & Safety Tech , AI & Automation Exploration

i Team



Yunus Baig

Associate Director - Accounts & Finance

Exposure : Yunus Baig is a seasoned finance and procurement leader with over 15 years of intensive experience steering financial control, strategic sourcing, and supply chain governance for top-tier MNC brands in India. Known for driving fiscal discipline and operational excellence, she bridges the gap between complex financial planning and robust procurement strategies to optimize bottom-line performance.

Throughout her career, Supriya has successfully managed multi-million-dollar portfolios, orchestrated large-scale vendor ecosystems, and implemented advanced financial frameworks that mitigate risk while accelerating business growth.





 **+91 7702999121**

 **www.zedifms.com**

 **info@zedifms.com**

 **HQ , Hyderabad , India**

Head Quarters : 5th Floor , PSR Prime Towers located at Sy No - 126(P), Beside DLF Cyber City Gachibowli, Hyderabad, Telangana.

Regional Office : 2nd Floor , Bagirathi Towers , Near Royal Meenakshi Mall Bannerghatta , Gottigere, Bangalore - Karnataka

Regional Office : Flat No 107 , Ground Floor , Avadh Towers , Veera Desai Road , Andheri West, Mumbai - Maharashtra

Regional Office : D No 148 , Bagirathi Towers , Near Novotel Hotel Beach Road, Maharani Peta, Krishna Nagar, Visakhapatnam-AP

Regional Office : H/No 132/M/21 , Near BSR Mall ,Express Way, 1/609, OMR, Seevaram, Thoraipakkam, Chennai - Tamil Nadu

Regional Office : H/No 78 , H9J7+5MC, Near SRR Residency, Amaralingeswara Swamy Temple Rd, Amaravati - AP

Regional Office : 6th Floor , Flat No 604 , SVR Towers , Near Lulu Mall , 34/1000, Old NH 47, Edappally, Kochi- Kerala

Regional Office : Ground Floor , Mahavir Constructions , Beside Deenanath Mangeshkar Hospital , Mhatre Bridge, Erandwane - Pune

Regional Office : 257/12 Lane, Street No 7 , Near kalpana Chawla Park , Krishna Colony , Gurgaon Rural , Gurugram - Haryana

Regional Office : DN 24, Beside Matrix Tower, DN Block, Sector V, Bidhannagar, Kolkata - West Bengal