



**GODVARTI LIMITED**  
Save, Invest, Glow

**2024**



# Company Profile



## GENERAL INFORMATION

### Legal Status

Godvari Limited is a Private Company Limited by shares and registered in accordance to The Companies Act Cap 486, Laws of Kenya. It was registered in 2022, its registered office is situated in Nairobi.

### The associated companies are:

**Sagano Investments Ltd** subsidiary of Godvari Limited, Kenyan registered company involved in real estate consultancy, and Facilities Management arm of the group. Sagano Investments Ltd shares the same directors and Management structure with Godvari Ltd. It was registered in 2022.

The team is co-headed by Mr. James Ehaji, the Managing Director and Ms. Joy Mugure the CEO who both have as over 13 years of experience in real estate consultancy, Property Management, Facilities Management and General estate agency.



# About Us

## THE ORGANISATION

### Brief History

Godvari Limited was incorporated in Kenya in April 2022. Godvari Limited is now a well-established full service real property consultancy company operating at the forefront of the Kenyan property market.

The Company has acquired an excellent reputation and the trust of a number of the country's leading property owners, pension schemes, Public corporate bodies, academic institutions, commercial banks and individuals. Its market share is continually growing.

The team is co-headed by Mr. James Ehaji, the General Manager & Ms. Joy Mugure, the CEO who have as over 12 years of experience in real estate consultancy, property management project management, facilities management and general estate agency.



### Our Mission

*"To provide a full spectrum of real estate services through topnotch professionals and processes while leveraging on technology for the benefit of all stakeholders"*



### Our Vision

*"To be a market leader in providing sustainable real estate solutions in Africa"*

## Our Core Values

### Professionalism:

We shall manage our business based on sound knowledge, skill and experience while maintaining honesty, transparency and accountability in our team.

### Responsible Citizenship:

We shall nurture strong social responsibility and strive to protect and preserve the environment in which we operate.

### Collaborative Team Spirit:

We shall work as team with unity of purpose, active participation, cooperation and sharing ideas and information.

### Creativity and Innivation

We shall continuously nurture creativity and new ideas as the basis for creating new value for our customers as well as new/improved products and services.

### Customer Focus:

We anticipate what our customers need and most importantly endeavor to surpass their expectations. We are responsive and committed in all our engagements with customers.

### Diversity:

We are dedicated to building a team where every individual is recognized for their unique socio- cultural orientation and contributions.



# Our Services

Godvari offers sound professional standards of advice across the fields of:

## Property Management

Management of Commercial Portfolio – ( shops, Offices Industrial properties);  
Management of Residential portfolios – ( Block of flats, furnished apartments, stand alone units, Holiday homes/villas, Estate;  
Common area management  
Facilities management  
Assets management & strategic planning services.

## Valuation

With a well-versed valuation team in our affiliate companies, Godvari Ltd offers the following services: –

- Valuation of land, buildings, plant, machinery,
- equipment, farms and plantations;
- Valuation for company share flotation/privatization and accounting;
- Asset Valuation, Counting, Tagging and preparation of Asset Registers Estate Agency & Real Estate Consultancy
- Leasing of commercial and residential property
- Development consultancy, feasibility study and property market research studies
- Acquisition and disposal of development sites and properties
- Client Advisory Services
- Real Estate Management Systems Consultancy, procurement and implementation

## Projects Department

Godvari employs proven and tested project management principles based on many years of hardcore project management experience real estate industry; –

- a. Projects' scopes of work;
- b. Breakdown structures;
- c. Project estimates and schedules;
- d. Cost and schedule controls;
- e. Structured risk analysis;
- f. Constructability assessments;
- g. Design reviews; and
- h. Hazardous and operability studies (Hazops)

## Marketing and PR Campaign Design

A well-thought-out marketing and PR campaign play a crucial role in the successful execution of any given project. We seek to help clients with practical marketing plans to get their projects on the right track. Our team has the creative and technical expertise to ensure the successful implementation of your sales and marketing plans



## Project Development

Godvari provides comprehensive project development services comprising technical, financial and commercial feasibility studies. These include the management of legal, environmental and regulatory requirements to the level of bankable feasibility.

## Facilities Management

Our FM offers a robust solution drawing on our strengths of operating global procedures and practices through our strong team of qualified professionals covering all phases of Facilities Management.



Cleaning



Security



CCTVs Servicing



Landscaping

## Research and Advisory Services

Our research team produces high quality research on real estate investment performance and market fundamentals that assist to elevate the quality of real estate decision making. On an ongoing basis, our team conduct detailed field surveys across the commercial and residential Markets gathering information on key industry statistics such as: occupancy rates, rental and sales values, lease terms, supply and demand statistics.

Working in a data-weak environment, it is critical that methodology captures the full picture, fills holes in data compared to more Mature markets. Godvari Limited methodology for research therefore is rooted in directly collecting our own data in 'door-in-door' assessments using our 50 point data collection system with 90% accuracy which we triangulate with actual transaction data and high level interviews with Key industry executives. Through this methodology, we have one of the largest, most complete and accurate database in Kenya. Our Database consists of tens of thousands of properties each with a unique code and a property profile for each investment property.

Our advisory Business offers services that help our clients manage risk and increase the effectiveness of their operations, while at the same time performing activities in a more efficient and cost-controlled manner. We are able to leverage significant breadth of knowledge and industry experience surrounding leading practices, and we bring a market proven methodology in delivering our services. Our advisory Business focuses on the real estate asset class, emphasising suitable investments using a systematic approach with the general objective of Maximizing total returns subject to each client's risk profile and investment guideline.

We provide a comprehensive range of advisory services based on our clients' specific needs using our extensive knowledge of real Estate investing, Godvari Ltd performs discretionary investment management activities for certain clients. This may include evaluating client real estate investments, investments strategies and objectives, evaluating new investments and making and implementing Investment decisions

## PROFESSIONAL INDEMNITY COVER

In the event of a loss on our client due to professional negligence by a member of staff, all the companies have professional indemnity covers in excess of Kshs.100 million to cater for these losses.

## OUR E-TECHNOLOGY

### The system

With the new System –Microsoft Dynamics 365–Business Central in place, Godvari has remarkably improved its record keeping system and therefore managed to furnish its clients with up- to – date statements of accounts and reports within a least period of time.

### The system's Operation

The Cloud Based System is an Enterprise Resource Planning (ERP) which incorporates a Property and Facilities Management Module that covers the Financial Management and Lease Management aspects of the property management function. This system has enabled us to effectively manage our properties and produce useful, periodic reports that include Income and Expenditure Reports, Billings and Collections Reports, Tenancy Schedules, Occupancy Reports, Collections Reports, Arrears Position Reports, Tenant Ageing Reports, etc. This has revolutionized our procedures in terms of more efficient management of buildings and easier communication with stake holders. With this new system in place and a new E-Mail communication system, we have remarkably improved our record keeping system and have managed to furnish our clients with up-to-date statements of accounts and reports within a minimal period of time.





## OUR PROFESSIONAL TEAM

Our professional team is comprised of degreed staff, all chosen according to the skills required in the various disciplines of the valuation, property management, project management, financial management and marketing. We have a total workforce of Six (6) employees. All who are on permanent terms.

Our professional team is comprised of degreed staff, all chosen according to the skills required in the various disciplines of the valuation, property management, procurement, project management, financial management and marketing.

The core business of the Company is real estate consultancy services. As a result, most of the senior and key staff have degrees in Land Economics, Building Construction, Marketing, and Law among other related academic qualifications.

### **These can be broken down as follows:**

- Degrees in Land Economics – 3
- Degrees in Building Construction – 2
- Other Related Degrees – 1
- Qualification in Accounting –
- Diplomas & Certificates –

The above spread of professional qualifications allows Godvari to undertake property management as efficiently as it can be done.

### **Membership in Professional Bodies**

Godvari Limited have engaged themselves in corporate membership of various professional bodies that regulate the activities of the profession. The professional staff also have membership in the various bodies as it relates to their profession.

This membership guarantees the clients of professional standards by Godvari professionals in the various fields of service. Our key personnel are also members of professional organizations having strict code of ethics. These professional organizations have stringent professional performance standards that have to be adhered to by all the members.

Acts of professional misconduct are dealt with in accordance with the professional body's by-laws and Godvari enforces these sanctions. This coordination between Godvari and the professional bodies ensures high quality services.

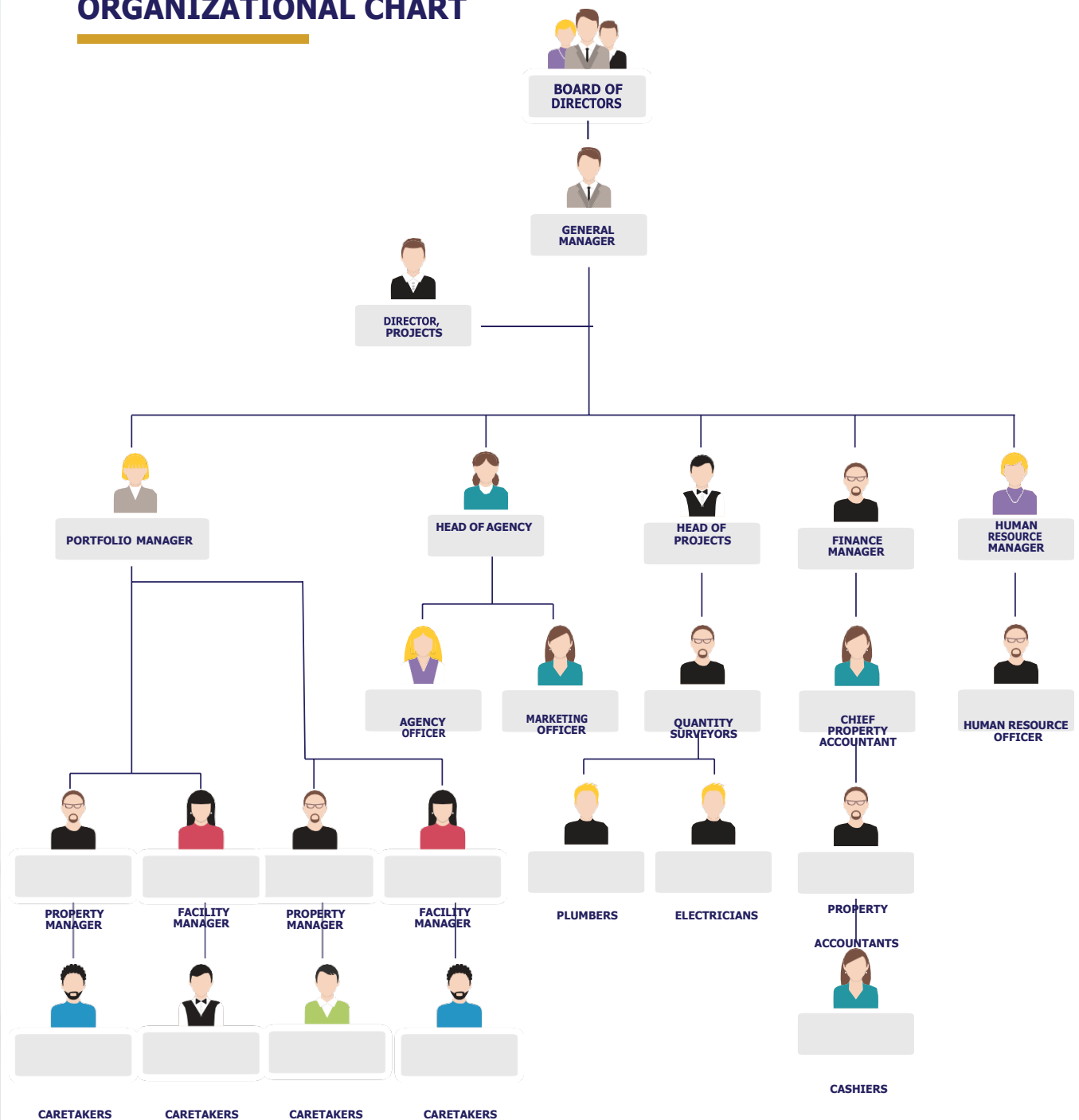
### **The various memberships of our professional staff include:**

- Estate Agency Registration Board (EARB)  
–All Lead Estate Agents
- Valuers Registration Board (VRB) – All Senior Property Managers and Valuers Institution of
- Surveyors of Kenya (ISK) –AllProperty Managers
- Marketing Society of Kenya (MSK) – Leadmarketers Kenya Institute of Management (KIM)–
- Godvari Group, Corporate Membership Institution of Certified Public AccountantKenya (ICPAK) – Finance Manager
- ACCA Certification – Management Accountant
- Architectural Association of Kenya – Construction Managers
- Engineers Board of Kenya –Engineers



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## ORGANIZATIONAL CHART



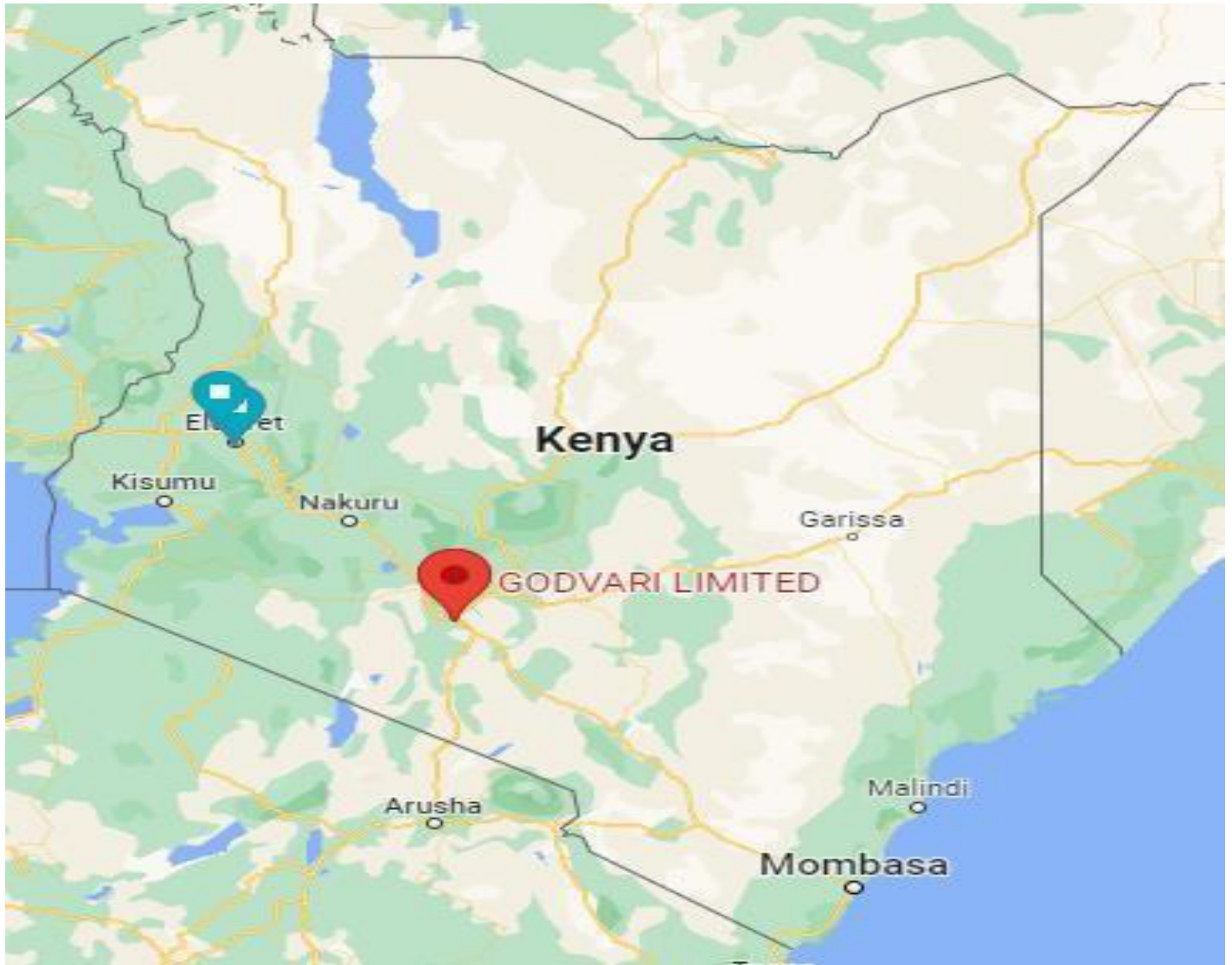


## KEY PROJECTS

No	Services	Client / Project	Godvari Limited Responsibilities	Commenced / Completion
1	Project Management / Property Management	Cedar Mall - Nanyuki	Overall business management services including accounting, debtor / creditor / bank account management and auditing / regulatory interface management, and import and tax management, Facilities Management	2014
2	Operational and Maintenance Services	Swan Centre - Kisumu	Overall business management services including accounting, Debtor / creditor / bank account management and auditing Regulatory interface management, Import and tax management, Facilities Management	2017/2029
3	Property Management Services	Visa Place - Eldoret	Facilities Management Property Management Services including letting and tenant management Accounting/Financial management Marketing and branding services for the client Partitioning/minor Construction services	2020/2022
4	Project Management / Property Management	Oasis Mall - Malindi	Overall business management services including accounting, Debtor / creditor / bank account management and auditing Regulatory interface management, Import and tax management, Facilities Management, marketing, property sales and acquisition, legal consultation among others	2017/2021
5	Property Management	Manrik Group- Nairobi	Facilities management for all group properties Property management including letting/selling of units Marketing of the brand Consultancy on property management system acquisition and installation Site management of new ventures Supervision of Outsourced provides	2011/2016
6	Project Management and Site Supervisory Services	Jijenge Group	Supervision of Construction sites Provision of Fleet management services to the group Consultancy on OSHA alignment and compliancy Management of vendors for the group Managing Property management services for the group Consultancy on IT Systems for the group	2020/2022
7	Maintenance Support Services			2021/22

## Branch Network & Contact Details:

Godvari Limited has offices in Nairobi, Mombasa, Malindi and Eldoret in the Republic of Kenya and. There are plans to expand to other capitals in the East African region. The following are the contacts for our various branch offices:



### Godvari Limited Head Office

Lyric House, Kimathi Street  
P. O. Box 34352-00100, Nairobi.  
Tel: + 254 712512480  
E-mail: [info@godvari.co.ke](mailto:info@godvari.co.ke)

### Godvari Limited, Mombasa Office

1<sup>st</sup> Floor, Mtwapa Mall,  
Malindi Road  
Tel: +254 721 757180  
E-mail: [mbsa@godvari.co.ke](mailto:mbsa@godvari.co.ke)

### Godvari Limited, Malindi Office

Oasis Mall, 1<sup>st</sup> Floor  
Tel: +254 721 975761  
E-mail: [malindi@godvari.co.ke](mailto:malindi@godvari.co.ke)

### Godvari Limited, Eldoret Office

Marimuk House, 2nd Floor  
Uganda Road  
Tel: + 254 712512480  
E-mail: [eldoret@godvari.co.ke](mailto:eldoret@godvari.co.ke)





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