

SANDESH PATIL

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WWW: [Online Profile](#)

SUMMARY

Seasoned property manager with over 8 years of experience managing large-scale residential and commercial assets in India and the Middle East. Skilled in preventive maintenance, team leadership, vendor management, and soft services. Proven ability to streamline operations, reduce costs, and enhance tenant satisfaction. Holds valid Electrical PWD and Supervisor licenses.

SKILLS

- Time management
- Maintenance and repair
- Contract negotiation
- Customer service
- Organizational skills
- Technical team management
- Cost reduction strategies
- Budget planning and development
- Leadership and supervision

EXPERIENCE

03/2024 - Current

Facility Manager- Operation

National Realty Pvt Ltd - Mumbai, India

- Manage daily operations of a 200,000 sq. ft., 11-story commercial facility housing multiple MNC clients, ensuring the smooth functioning of infrastructure, utilities, and shared assets.
- Oversee **technical, soft, and security services** across the site, ensuring high-quality maintenance, cleanliness, safety, and client satisfaction.
- Supervise preventive and predictive maintenance activities for critical systems, including HVAC, electrical, DG, elevators, fire safety systems, and BMS, resulting in a 30% reduction in downtime.
- Lead vendor and AMC management, including contract negotiations, compliance with SLAs, and performance evaluations, ensuring service quality, and cost optimization.
- Prepare and monitor **budgets**, review actuals against forecasts, and initiate **cost-control measures**, improving financial efficiency across the facility.
- Manage key operational trackers: CAM, utility payments, insurance renewals, building compliance documents, ensuring accurate records, and timely actions.
- Collaborate with consultants to support green building certifications like IGBC, LEED, and Net Zero, promoting sustainability initiatives on-site.
- Oversee the transition and handover of new spaces, coordinating repairs, installations, and readiness before occupancy.
- Train and mentor site teams on **safety protocols, SOPs, and compliance standards**, which led to a **40% drop in workplace incidents**.
- Liaise with diverse MNC clients, and adapt to varied regional expectations
- Liaised between tenants, residents and property owners, management concerning any tenant, resident inquiries or requests.

10/2023 - 03/2024

Facility Manager

Korum Mall - Thane, India

- Spearheaded facility operations for Korum Mall, spanning over 1 million sq. ft. **ft.** and housing over 100 retail stores, food outlets, entertainment zones, and service areas.
- Directed end-to-end infrastructure and utility management, including HVAC, electrical systems, plumbing, elevators, and fire safety systems, ensuring uninterrupted operations, and tenant satisfaction.
- Led a multi-disciplinary team, including housekeeping, security, engineering, and pest control, ensuring compliance with SOPs, SLAs, and safety regulations.
- Managed **vendor contracts and AMCs**, optimized service delivery, and negotiated cost-effective solutions, contributing to **significant OPEX savings**.
- Coordinated closely with the marketing, leasing, and operations teams to support mall events, promotions, and seasonal activations, without disruption.
- Monitored energy usage, waste management, and water conservation initiatives, supporting green building practices, and sustainability goals.
- Handled **tenant onboarding/offboarding**, technical audits, and space readiness for new store launches.
- Oversaw **emergency response preparedness**, conducting regular mock drills and training programs to ensure a safe environment for visitors and staff.
- Reported on **facility KPIs, budget utilization**, incident trends, and project updates to senior management, enabling informed decision-making.

08/2021 - 08/2023

Property Manager

Ocean Plus General & Trading Company - Kuwait City, Kuwait

- Managed three high-rise residential complexes (22 stories each), comprising 300 premium 3BHK and 4BHK apartments, covering over 10 lakh sq. ft. Including internal spaces, common areas, and kids' play zones Landscaping.
- Led a team of over 30 personnel across technical, security, and housekeeping departments, ensuring high service standards and smooth day-to-day operations.
- Maintained all lease agreements and renewal documentation in both digital and physical formats for compliance and recordkeeping.
- Monitored rental collections, coordinated follow-ups on delinquent tenants, and supported income verification and documentation processes.
- Ensured compliance with local, state, and federal housing regulations, avoiding legal and operational issues.
- Generated and presented daily, weekly, MMR, and technical reports to senior management, highlighting key updates, issues, and action plans.
- Managed and tracked PPM schedules for all technical equipment via AMC vendors, ensuring timely maintenance and system efficiency.
- Oversaw all soft services, including housekeeping, pest control, façade cleaning, event setups, carpet/chair shampooing, and marble polishing.
- Communicated project updates, delays, and schedule changes to stakeholders, ensuring transparency and proactive management.

08/2020 - 07/2021 **Assistant Property Manager**
Jones Lang LaSalle (JLL), Brookfield Property - Powai, India

08/2019 - 07/2020 **Shift Engineer**
Jones Lang LaSalle (JLL), Island City Center - Mumbai, India

09/2018 - 03/2019 **Technical Supervisor**
Cosmos Integrated Solutions Pvt Ltd - Goregaon, India

04/2017 - 09/2018 **SR Electrical Technician**
MERCURE HOTEL SUITES AND APARTMENT - Dubai, United Arab Emirates

04/2016 - 11/2016 **Room Technician**
THE AVENUE, A MURWAB HOTEL - Doha, Qatar

09/2014 - 03/2016 **Electrical Technician**
HOTEL ANTLANTIS THE PALM - Dubai, United Arab Emirates

EDUCATION

01/2014 **Diploma: Electrical Engineering**
Maharashtra State Board Of Technical Education - Mumbai India

01/2011 **NCTVT: Electrical**
University of Mumbai - Mumbai India

01/2010 **Bhatia High School & College**
Bhatia High School & College

01/2010 **Mumbai ITI - Electrician**
University of Mumbai - Mumbai India

ACCOMPLISHMENTS

- Participated International Safety Awards – British Safety Council (BSC) – awarded merit certification

LICENSES

- Electrical P.W.D. License 266250 Maharashtra government approved
- Electrical supervisor license, 106110000401102019, Maharashtra government approved

LANGUAGES

Marathi: First Language

Hindi: C2

 Proficient (C2)

English: B2

 Upper Intermediate (B2)

Arabic: A1

 Beginner

REFERENCES

References available upon request.