

## YUAVAN RAVI KHUBCHANDANI

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### EDUCATION

- **American School of Bombay** 2022 - Present  
IB certificate with High School Diploma

### AWARDS AND HONORS

- Certificate of Recognition in French (2023-2024)
- Certificate of Excellence in Sports Science (2024-2025)
- Certificate of Recognition in Higher Level Business (2024-2025)
- Youth Ambassador, Western India Golf Association (2023–2024)
  - Represented junior golfers across Western India.
  - Promoted inclusivity through mentorship and community golf programs.
  - Part of the selection committee for the next Youth Ambassador

### REAL ESTATE BUSINESS RESEARCH AND EXPERIENCES

#### *Internships:*

#### **Godrej Properties (Panvel Project) 2024**

##### **Summer Internship:**

- Conducted market and feasibility studies for plotted developments to benchmark pricing, plot sizes, and infrastructure standards across the MMR.
- Assisted engineering teams in optimizing stormwater drainage layouts and internal road networks to improve land utilization.
- Collaborated with marketing, sales, and design teams to align clubhouse marketing collateral and township product positioning with project feasibility.

##### **Winter Internship:**

- Supported the conceptualization of a 9-hole golf course within a 150-acre mixed-use township.
- Coordinated with Eagleton Golf Resort, Gregori International, Champ Turf Industries, and Troon Golf India for inputs on turf management, drainage, and cost structures.
- Conducted site visits to study post-monsoon water flow and soil percolation, contributing to a drainage improvement and sustainability proposal.

#### **Centrum Housing Finance Ltd.**

2025

- Exposed to the full housing finance process: customer acquisition, document verification, valuation checks, and tranche-based disbursements.
- Worked with the risk management team, learning about creditworthiness assessments and compliance.
- Gained real-world insight into financial operations, risk, and regulatory frameworks.

#### **Godrej Fund Management**

2025

- Researched connectivity and urban growth in Navi Mumbai to evaluate long-term investment opportunities.
  - Analyzed the competitive positioning of Godrej Creative City Studio vs. Mumbai's existing studios.
  - Suggested differentiators including sustainability certifications, modular stages, and long-term leasing.
- Contributed to benchmarking of global studio campuses and reviewed biophilic design and technical integration.

#### **Intercon Construction**

2024

- Collected and analyzed daily SMT (Site Management and Tracking) data on demolition, leveling, and construction milestones for the Kalina SRA project.
- Applied Critical Path Analysis (CPA) principles to assess task sequencing, identify bottlenecks, and suggest adjustments to improve project efficiency.
- Developed weekly progress dashboards in Excel summarizing completion rates, resource deployment, and phase-wise performance for project team reviews.

#### *Research:*

## **The Impact of Online Real Estate Brokers on Market Efficiency and Consumer Trust**

2025

- Conducted an analytical study on how platforms such as 99acres, MagicBricks, and Housing.com have reshaped India's property market through transparency, digital listings, and virtual site visits.
- Explored how pricing algorithms, consumer reviews, and lead-generation models influence buyer trust and valuation accuracy in online transactions.
- Evaluated challenges including data authenticity, lack of regulatory oversight, and uneven digital literacy across regions.
- Concluded with recommendations for integrating verified land-record systems, referencing LandMap as a conceptual model to enhance credibility and streamline property transactions.

## **SLUM REHABILITATION EMPOWERMENT**

2024

- Contributed to the redevelopment of a 340-family slum parcel in Kalina under Mumbai's SRA initiative through strategic community engagement and awareness programs.
- Designed multilingual educational materials and led seminars to facilitate residents' transition to formal housing, emphasizing hygiene, waste management, and cooperative living.
- Bridged communication between residents and technical teams to promote sustainable, inclusive urban development.

## **COMMUNITY OUTREACH**

2025

### **• Founder, "Raja" Comic Book Project**

Wrote and illustrated a comic based on a caddy's journey from poverty to coaching, with proceeds supporting caddy families.

Combined creativity with social impact to raise awareness of income divides in golf.

## **GOLF BACKGROUND & ACHIEVEMENTS**

### **National & All India Achievements**

- Consistently strong performer at All India Nationals with **multiple Top-5 finishes** (Shillong, Tollygunge, Pune, East Point) and **Finals appearances** (KGA Bangalore – 12th, 2022 Final Merit – 11th).
- Top-10 placings in **Amateur and Junior National events** (West Zone, Pan India).

### **International & U.S. Competitions**

- **HJGT (Hurricane Junior Golf Tour)** – 1st Place at Windham Golf Course, multiple strong showings including Bombay Presidency Junior Open (1st).
- **SDJGA (San Diego Junior Golf Association)** – 10th Place at Pala Mesa Golf Course.
- **U.S. Kids Golf (Pan India)** – Top-5 finish.

### **Western India & Regional Tours**

- Multiple **1st Place victories** across Junior & Amateur Western India Feeder Tour and Western Junior Golf India (Oxford, Pune, Willingdon).
- Consistent podiums: 2nd and 3rd positions across Bombay Presidency, Willingdon, and Oxford Golf Courses.

### **Invitational & Premier Tournaments**

- Champion at **Shubhankar Sharma Invitational, Mercedes Cup, HSBC Golf Premier League**, and **Corporate Golf Tour – Mumbai Leg**.
- Runner-up at high-profile events like **Black Medal Open** and **4 Moles Golf Rendezvous – Drive to Abu Dhabi**.

## **ONLINE COURSES**

2024

- Wharton Online (University of Pennsylvania) – Omnichannel Retail Strategy Specialization  
Completed 3 courses: Retail Marketing Strategy, Managing Human Capital in Retail, and Retail Digital Supply Chain.

Learned to design competitive strategies for post-COVID retail, integrate customer-centric marketing, and apply retail analytics.

Assessed digital supply chain transformation and its impact on organizational success.

### **OTHER EXTRACURRICULARS**

- Photography Portfolio – Published on Instagram [@yuavank\\_photography](#)
- Karate Black Belt