

## GENERAL MANAGER – FINANCE & ACCOUNTS

**Location: East Street, Camp, Pune | Job Type: Full-time | Experience: 15+ Years | Industry: Real Estate, Construction | Gender: Female, Male**

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### About Us

**Kumar Properties Lifespaces Pvt. Ltd.** is one of India's most trusted and respected real estate brands, with a rich legacy of over 58 years in shaping urban landscapes. Headquartered in Pune, we have successfully delivered more than 35,000 satisfied homes and numerous commercial landmarks across key locations.

Our commitment to quality construction, timely delivery, and customer satisfaction has earned us an unmatched reputation in residential and commercial real estate. At Kumar Properties, we don't just build spaces — we craft enduring lifestyles.

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### The Opportunity

The General Manager – Finance & Accounts will be responsible for leading the organization's financial strategy, accounting operations, budgeting, compliance and financial controls. The role ensures financial integrity, supports business decision-making, and manages funding, cash flow, and statutory compliance in line with organizational objectives.

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### Key Responsibilities

#### 1. Financial Strategy & Leadership

- Develop and implement financial strategies aligned with business goals
  - Act as a financial advisor to the Managing Director/CEO and senior leadership
  - Support long-term business planning, investments, and growth initiatives
  - Lead finance and accounts teams across corporate offices and project locations
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#### 2. Accounting & Financial Reporting

- Oversee maintenance of books of accounts in compliance with applicable accounting standards

- Ensure timely preparation of monthly, quarterly, and annual financial statements
  - Manage consolidation of accounts for multiple entities or projects
  - Ensure accuracy and integrity of financial records
  - Monitor project-wise accounting, cost tracking, and revenue recognition
  - Track construction costs, land payments, and vendor liabilities
  - Support feasibility studies, project analysis, and cash flow modelling
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### **3. Budgeting, Forecasting & Cost Control**

- Prepare annual budgets and periodic forecasts
  - Monitor budget vs actuals and analyze variances
  - Implement cost control mechanisms across projects and departments
  - Support project-wise profitability and cost optimization
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### **4. Cash Flow & Treasury Management**

- Manage cash flow planning and working capital requirements
  - Oversee bank operations, fund utilization, and payment schedules
  - Manage loan disbursements, repayments, and interest servicing
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### **5. Taxation & Statutory Compliance**

- Ensure compliance with all direct and indirect tax laws
    - Income Tax
    - GST
    - TDS
  - Manage tax planning and optimization strategies
  - Coordinate assessments, audits, and liaison with tax authorities
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### **6. Audit & Internal Controls**

- Coordinate statutory, internal, and tax audits
  - Strengthen internal control systems and risk management frameworks
  - Address audit observations and ensure timely closure
  - Implement SOPs and financial governance policies
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### **7. RERA & Escrow Compliance**

- Ensure RERA compliance across all projects, including escrow account operations
  - Monitor collection deposits, fund utilization, and project disbursements
  - Maintain project-wise records for audits and statutory filings
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## 8. Project Finance

- **Source and Procure Funds:** Identify, evaluate, and secure various sources of financing for real estate projects, including construction loans, term loans, working capital, and private equity.
  - **Prepare Loan Proposals:** Create comprehensive project reports, data, and detailed loan proposals for presentation to banks, Non-Banking Financial Companies (NBFCs), and other financial institutions.
  - **Liaison and Negotiation:** Serve as the primary point of contact for banks and financial institutions, managing relationships, coordinating due diligence (legal, technical, financial), and negotiating term sheets, sanction letters and loan agreements. Coordinate with banks and financial institutions for funding and guarantees
  - **Manage Disbursement Process:** Coordination during the loan sanction and disbursement process to ensure timely and adequate funds for project execution.
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## 9. MIS & Management Reporting

- Develop financial MIS reports for senior management and board reviews
  - Provide insights on profitability, cost trends, and financial risks
  - Support decision-making through financial analysis and data interpretation
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## 10. Vendor, Contract & Stakeholder Management

- Oversee vendor payments and contract compliance
  - Coordinate with legal, procurement, and project teams on financial matters
  - Manage relationships with auditors, consultants, and regulatory authorities
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## 11. Team Leadership & Development

- Lead, mentor, and develop finance and accounts teams
- Set performance goals and ensure skill development
- Build a strong compliance- and performance-oriented finance function

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## Key Skills & Competencies

- Strong financial and accounting expertise
- Strategic thinking and business acumen
- Knowledge of taxation, compliance, and audit requirements
- Strong leadership and stakeholder management skills
- High attention to detail and analytical ability

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## Qualifications & Experience

- Chartered Accountant (CA) / Cost Accountant (CMA) / MBA (Finance)
- 15+ years of progressive experience in finance and accounts in Real Estate Industry, with 8 + years in leadership role
- Prior exposure to **real estate projects (Residential and Commercial)** is mandatory
- Project finance / Project Funding experience is a must