

# **SASI DIRECTORY OF REAL ESTATE SERVICES**

**Profits from all group services are contributed to  
Sasi Foundation for Social Entrepreneurship Cause**

## **ALIENATION**

Acting on behalf of financial institutions and corporate bodies. On an exclusive basis for alienation of Real Estate property through formation of exit strategy via listed corporate vehicles trading on stock exchanges either in Pakistan, USA, UK, Middle East and Far East.

## **AGRICULTURAL PROPERTY**

Valuation of plantation / agricultural and non agricultural holdings.

## **ARBITRATION**

Arbitration Services are undertaken for all kinds and types of real estate properties where disputes exist between any two parties. Our art of negotiation and experience helps in arriving at an amicable and realistic solution. This service is available to financial institutions, private companies, public companies, multi-nationals, trusts, foundations, Government revenue authorities/ bodies and individuals.

## **ASSET VALUATION**

Valuation of any asset such as open land, building and other related assets.

## **AUCTION**

Purchase and sale by public or private auction of all types of land, buildings, etc for both statutory and private clients.

## **BANK VALUATION**

Valuation for benefit of financial institutions based upon open market value of property. The report is intended also to guide the lender on any factor materially affecting the security.

## **BUILDING SURVEYING**

Survey to show condition of premises, structural defects and refurbishment cost.

## **BUSINESS AGENCY**

Purchase and sale of commercial property, commercial leases and rent negotiation.

## **CAPITAL ISSUES**

Advice on valuation of property assets to corporate clients.

## **CASH FLOW**

Preparation of financial analysis / cash flow of a project.

## **COMMERCIAL PROPERTY**

Advice on matters relating to efficient use of property for commercial purposes.

## **COMPULSORY ACQUISITION**

Assessing and advising on compensation of lands and buildings compulsorily acquired or adversely affected by planning proposal.

## **CONSULTANCY**

All aspects of property matters including property tax and land laws, development, level of value and viability.

## **CONSTRUCTION MANAGEMENT**

Plan, coordinate, manage and supervise trade contractors in a development project, allowing the client to manage the construction process for his own benefit.

## **DEVELOPMENT CONSULTANCY**

To advice on alternative forms of development from purchase of site to completion of project.

### **DILAPIDATIONS**

Preparing, measuring and pricing schedules of work to be done on the structure, fixture and fittings of a building; negotiation and settlement for landlord and tenant; expert evidence in cases of dispute.

### **ESTATES / PLANTATIONS**

Survey and Valuation of all kinds of Real Estates and plantations.

### **ESCROW MANAGEMENT**

Escrow Management can be organized and managed and or acted for both the buyers and sellers of Real Estate Properties. Under this process the buyers and sellers both are equally secured as the escrow agent plays the role of a fiduciary

### **EXPERT WITNESS REPORT**

Preparation of written and oral evidence for litigation purposes.

### **FACILITIES MANAGEMENT**

Procurement and management of business support services.

### **FEASIBILITY STUDIES**

Assessment of viability of projects, proposed and ongoing including market research.

### **FINANCIAL SERVICES**

Advice on financial matters associated with residential and commercial property.

### **FORECLOSURE VALUATION**

Valuation of property in case of default by the mortgagor, force sale of the property mortgaged in order to recover all or part of a loan.

### **HOTELS & LICENSED PROPERTY**

Advice on aspects of valuation, design and building of licensed premises and hotels.

### **INDUSTRIAL PROPERTY**

Advice on property used for industrial purposes.

### **INSURANCE LOSS ADJUSTMENT AND CLAIM**

Assistance in the preparation of claims for loss under insurance policies.

### **INSURANCE VALUATION**

Valuation of all types of Real Estate for insurance purposes.

### **INTERNATIONAL PROPERTY**

Advice on property outside Pakistan in consultation with international Associates

### **INVESTMENT AND DEVELOPMENT ADVICE**

Advice on the acquisition and holding of property as a long or short term investment, and or for development purposes.

### **INVESTMENT ANALYSIS**

Evaluate the attractiveness of an investment by analysing a number of ratios which reflects the relationship between acquisition price and anticipated future benefits from the investment.

### **JOINT VENTURE**

Evaluate Joint Venture proposals and recommend Joint Venture Partners.

### **LAND USE**

Advising and making applications to the Authorities for change of land use, including amalgamation, sub-division and planning.

### **LEASE RENEWAL**

Advising corporate bodies or individuals in lease renewals with land owning authorities at local, provincial and federal level.

### **LEGAL DOCUMENTATIONS AND CONVEYANCING**

Preparation of all kinds of legal instruments, such as contracts, conveyance deeds, leases, sub-leases, surrender deeds, partition deeds, power of attorneys, mortgage deeds etc.

### **LEISURE SPORTS AND RECREATION**

Advice on design, building and use of leisure facilities and resorts.

### **LOAN /MORTGAGE**

Valuation of property for credit security purposes.

### **MARKET STUDIES**

Surveys and market intelligence, and analysis to determine demand and supply. Advice on pricing levels and strategies.

### **MINING VALUATION**

Valuation of mines and minerals including quarries.

### **PLANNING ADVICE**

Preparation of planning application based on building bye-laws and zoning laws.

### **PLANNED MAINTENANCE**

Consideration of requirements for a planned maintenance programme.

### **PORTFOLIO MANAGEMENT**

Advice on investment strategies and how to improve the value of a company's real estate portfolio, for yielding better profits.

### **PRIVATISATION**

Conducting market study to determine type and form of development, level of values / prices for privatisation proposals.

### **PROBATE AND ADMINISTRATION**

Advice on values of assets for probate and administration purposes.

### **PROJECT MANAGEMENT**

Management and coordination of a team involved in construction or development projects to meet budget, schedule and quality, objectives, identification of professional services required at each stage and monitoring of progress.

### **PROJECT MARKETING**

The marketing of a development project, as a whole or the individual units, including advice at the design and planning stage to maximise saleability/ occupancy and increase in revenue.

### **PROPERTY DEVELOPMENT**

Planning of comprehensive development and redevelopment schemes of land and property. Advising on economic analysis and development proposals.

### **PROPERTY INVESTMENT**

Advice on the acquisition, holding, investment in property held and timing of disposal of property.

### **PROPERTY MAINTENANCE**

Advice on upkeep of all types of property, preparation of schedules and advice on repairs.

### **PROPERTY MANAGEMENT**

Management of buildings, collection of rents and service charges. Advice on tenancies, insurance, tenant mix, refurbishment and Management Corporation.

### **RATING/ ASSESSMENT**

Valuation for rating of all types of property; expert evidence on values; advising on assessment, or proposals for amendments to valuation lists.

### **RENOVATIONS AND ADDITIONS TO BUILDING**

Advice on suitability of proposed alterations to buildings for various purposes; administration and control of contracts.

### **RENT REVIEW**

Valuation advice and negotiations of rental value and other terms; related expert evidence and arbitration work.

### **RESEARCH AND CONSULTANCY**

Provision of research capabilities in investment analysis, property market forecasting, development feasibility and market research.

### **RESIDENTIAL PROPERTY**

Advice on matters relating to sale and purchase of all kinds and types of residential property.

### **SALE LEASEBACK**

Advice on a real estate transaction wherein an investor acquires title by purchase and gives contract possession by lease to the seller.

### **SELLING & MARKETING**

Sale, purchase and letting of residential, commercial, retail, industrial or agricultural property including the marketing of project scheme on an exclusive basis.

### **STATUTORY PLANNING**

Preparation of development plans/ schemes; advising on economic analysis and development proposals and suitability of land for development.

### **SPECIAL SITE IDENTIFICATION AND ACQUISITION**

Identifying suitable sites for specialised users including petrol stations, banks, chain stores and food outlets. Advising on purchase value market rental value and acquisition of the premises.

### **TAXATION**

Advise, assist and guide on matters of Taxation, such as Income Tax, Wealth Tax, Property Tax, Capital Gain Tax, Stamp duty, CVT, etc.

### **TENDER**

Preparation and conducting sale and purchase by tender

### **TITLE RISK INSURANCE**

A comprehensive indemnity contract which warrants making good a loss arising through defects in title to Real Estate. This indemnity protects buyers from forged documents, such as leases, sub-leases, deeds etc., undisclosed legal heirs, mistaken legal interpretation of gift, will etc., misfiled documents, confusion arising from similarity of names. Recommended to all buyers and purchaser of real estate properties and particularly to multinationals, financial institutions and property investors.

### **UNDERWRITING**

Advise on underwriting of real estate through corporate structure private placements locally and internationally, initial public offerings and listing on the local, regional and international stock exchanges.

### **VALUATION**

Advising on the value of property and other assets.

Please [contact](#) us so that together we can meet challenges as partners

**SASI DIRECTORY OF REAL ESTATE SERVICES.... That brings wisdom to Real Estate**

Unique solution providers ... 120 Years in business ... 4th generation of Property people

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