

# **SASI PROFESSIONAL REAL ESTATE LEGAL SERVICES**

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

## **SASI REAL ESTATE LEGAL SERVICES**

Sasi Real Estate Legal Services has been formed as an extension arm of SASI with an objective to offer their knowledge, skill, experience, talent and strategic planning with an emphasis on all legal matters relating to property issues under a single umbrella to all persons including financial institutions, corporate entities, individuals, industrialist, government bodies, local and international investors, seeking experience, professional guidance, advice and assistance in their decision making when faced with title securitization, rectifications, litigations, zoning and planning appeals, ownership disputes, title audit, property tax matters relating to income tax, gift tax, wealth tax, ground rents, rental reviews, statutory land acquisition problems, tenants-landlords dispute, asset planning taking into account taxation, succession and inheritance strategy, arbitration, fair valuation, title insurance, lease renewals, property assessment etc. In fact one window legal service related to all property functions from acquisition, which we call an entry strategy to disposal of the property with minimum hassle which we call exit strategy, is the essence and guiding force of our working.

Sasi Real Estate Legal Services brings wisdom to property issues through proven legal real estate experience, not just advice but providing valuable time, practical knowledge and result oriented solutions. The task is not only to identify problems and issues involved but to evaluate and diagnose hidden factors and deficiencies that could harm the asset and/or holding in the future. We evaluate each case with its special requirements and attend each situation individually on its merits. This is undertaken scientifically with intensive strategic planning, delicate care, keeping in view macro, micro, microscopic legal problems and opportunities, as we believe that there is no single omni - competent formula to success. Give us a call, contact us and put to test our experience on any of the legal matters, pertaining to property

Apart from the Scope of Real Estate Legal Services, we have experience in the following specific areas.

1. Underwriting Institutional Real Estate Values
2. Re Engineering of Real Estate Assets
3. Re-Structuring of Real Estate Values
4. Re-Organizing of Real Estate Portfolio
5. Value Engineering
6. Real Estate Joint Venturing
7. Syndication and Partnership
8. Matchmaking with International Companies
9. Real Estate Financial Planning
10. Real Estate Project Management
11. Real Estate Sale to Expatriate Overseas Pakistanis
12. Revaluation and Sale of Properties for Federal, Provincial and local Government and Financial Institutions either through Private or Public Tender and Auction.
13. Trade in and Barter of Real Estate
14. Real Estate Tax Planning.
15. Real Estate Title Risk Insurance for Financial Institutions
16. Advisory Services for Zoning, Re-Zoning and Planning Appeal
17. Advisory Services for Title Audit, Rectification, Updation and Validation
18. Title Escrow Management Through 1st Class Bank
19. Succession and Inheritance issues
20. Advice and Participation in Real Estate Properties.

## Scope of Real Estate Legal Services

- **Financial Institution Real Estate Disposal**

We operate and act on behalf of financial institutions and corporate bodies on an exclusive basis for merger and sale of property through corporate structuring and formation of exit strategy via stock exchanges either in Pakistan, USA, UK, Middle East and Far East.

- **Arbitration Services**

Expert Arbitration Services are provided and undertaken by us for all kinds of real estate and properties where disputes exist between any two or more parties. This requires the art of negotiations and experience which helps in arriving at an amicable solution. This service is available to financial institutions in loan default cases of individuals, private companies, public companies, multi-nationals, trusts, foundations, Government revenue authorities, local's provincial and Federal agencies.

- **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, initiate and undertake all legal and other relevant proceeding and comply with all statutory requirements and formalities.

- **Title Risk Insurance**

Through our international affiliates we can arrange an insurance policy for financial institutions. The policy is issued to the financial institutions guaranteeing and certifying ownership and validity of the title. In the event of title non validation the institution can claim the amount of the insured value of the property from the insurance company.

- **Insurance Loss Adjustments and Claim**

Assistance in the preparation and submission of claims for loss under insurance policies, recovery of claims, and compliance of all requirements as prescribed in insurance laws and provide expert advice.

- **Auction and Bidding**

To represent and act for Financial Institutions in Civil Courts and Land Administrators, Revenue Departments, Land Development Authorities, Municipal Bodies, Cantonment, Autonomous Bodies and other corporate and individual clients; to conduct auctions of land, building and other related assets. To act for clients in bidding for properties at public and private auctions. Assist various land and revenue authorities in auction and preparation of tender bids for privatization of their holdings. Purchase and sale by public or private auction of all types of land, buildings, etc for all institutional, corporate and private clients.

- **Privatization**

Conducting market study to determine type and form of asset, its development potential carrying out feasibility reports, yard-sticks and factors for assessment of values / prices for privatization proposals and attending to all other legal requirement.

- **Planning Advice**

Preparation of planning application based on building bye-laws and zoning laws and providing all engineering, town planning environmental, land escaping and architectural services, making arrangements for preparation of drawing, designs and working plans, procuring approvals and sanctions from all concerned departments and agencies. Preparation of development plans/ schemes; advising on economic analysis and utility proposals and suitability of land for development.

- **Expert Witness Report**

Preparation and assessment of availability of documentary and oral evidence for litigation purposes, providing all other ancillary service acting as solicitor / advocates and arranging expert representation in all Courts, Government and Semi Government departments autonomous bodies and land utilization agencies.

- **Land Alienation**

Advising and making applications to the authorities for alienation, transfer, assignment and mutation of land under relevant laws.

- **Lease Renewal**

Advising corporate bodies or individuals in lease renewals with land owning authorities at local, provincial and federal level, attending proceedings for assessment of premium and determination of Ground Rent and making arrangement for payment thereof within time, scrutinize terms of lease and render advice for compliance thereof.

- **Probate**

Advice on value of assets for Probate, Succession Certificate and Letters of Administration purposes and if desired undertake and make arrangements for obtaining Probates, Succession Certificate, Letters of Administration from competent courts and Heirship Certificate from the competent authority.

- **Rating/ Assessment**

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

- **Rent Review**

Valuation advice and negotiations of rental value and other terms; providing related expert evidence, making arrangements for arbitration, if necessary initiate court proceedings for fixation of fair rent and/ or enhancement of rent under rent laws.

- **Taxation**

Advise, assist and guide on matters of Taxation, such as Income Tax, Wealth Tax, Property Tax, Capital Gain Tax, Gift Tax, Stamp duty, and Capital Value Tax, procuring and sifting relevant and material evidence on Tax Planning taking into account individual, family business and succession.

- **Court Cases**

Take over litigated cases pertaining moveable and immoveable properties and other tangible Assets on retainership or pre agreed terms and arrangements.

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

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

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

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