



ALLIANZE

Apke Liye Apke Sath

ALLIANZE GROUP

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Know....

**HOW TO INVEST
SAFE & SOUND
IN
REAL ESTATE**



**SINGLE DOOR
FOR
ALL REAL ESTATE NEEDS**



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YOU NEED

WE GIVE

Property Search	→	Best & Cost Effective Inventory based on all your parameters
Valuation	→	Valuation Certificate to ensure the right price
Structural Safety Certification	→	Structural Safety Certification by a Structural Engineer
Legal Check	→	Legal Clearance by our Legal Team
Registration of documents	→	Proper File Preparation & Registration of Property
Design/Drawing	→	Design/Drawing services with advance creative ideas
Collaboration	→	Collaboration on Sale Agreement Ratio Basis
Construction	→	Low Cost Construction Contracts
Interior/Exterior	→	Super designed Interior/Exterior Services

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Good Investment with complete utility & for good returns

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We assure it by all above process

Allianze realcon an innovation after over of past decades experience in real estate market where investor and users are still dependent on nos. of activities for getting done their complete real estate requirements at one single counter and no single consultant is their available to justify complete investment and utility. Here at allianze both investor and user will be in the position to understand what he/she actually desire and achieve. Allianze concept is to facilitate the entire transactions keeping in view the best outcomes of money to be invested.

Allianze basic theme is not work as a dealer/broker but to be along with the investor & user up to complete realization of investments. Here at allianze we work for relation and commitment to the services offered and returns confirmed to our clients for their investment.

Allianze objective is to meet all requirement to justify the investment at one single counter by work on each and every steps for selection of investment and utility. Here at allianze we work on the specific requirement of the client as per their budgeted guidelines. Further a complete survey to be conducted by our professional to shortlist the best optimum choices available in the inventory.

Most important factor in real estate investment is to find up actual value which usually offer in the market by dealers and brokers at an rough ideas and unjustified monopolistic statements for purchaser and seller both. Here at allianze we magnify the actual value of the property based on fixed parameters justified valuer assures to find up best value in front of buyer and seller and helps to avoid mischief's by local dealers, allianze provides an valuation certificate for our client which also helps in to process the best loan amount on the proposed purchaser of the property.

Allianze is an group of highly qualified professionals working as business associates such as civil engineers, real estate valuer's construction specialist legal team, documents analyst, possession executives dealing with final inventory received as per agreed terms and conditions duly documented at he time of negotiations.

Allianze with the above mentioned experts starts operation first to select the choice after preminallary phase of like, dislike of the client and further provides valuation certificate to the buyer or seller. After this phase a complete working on structure in case of built property and services laid in empty land to be carried out for issuance of safety and stability certification along with proper supported justifying documents.

Next step starts for legal check of the documents copies provided along with one time check on originals through checklist in presence of the buyer before taking advance for the property. After due check of all documents further allianze ensure the confirmation on go ahead in form of clearance certificate for making advance to the seller in writing to the client. its secure the investment of buyer in terms of legality and mischeif's in the local markets like, unapproved projects, unsanction projects, development history of the builder, forgery document already pledge property, hostiled, property etc.

After making advance for the property for sale or lease further be posted for final date of payments along with registration of sale or lease deed in front of applicable registrar office with allianze representative as an witness. Allianze ensure the complete process with in stipulated time and secure transactions of exchange. An completion of deal further to be signed by seller and buyer both mentioning no dues remains except anything retained for possession.

Allianze ensure the possession formality by team along with handover and takeover documents signed by both buyer and seller as per their agreed terms and condition in the recorded documents. Its helps both party to be on top of what they discussed and achieved.

The final and best part of allianze realcon is to facilitate buyer or seller for any of or all above services in part or full as they want and provides permission for the same.

We acknowledge the client for their esteemed association by giving opportunity to bring up system on the board for safe and sound investments in real estate industry and create a path for future fight against misleads and misrepresentation by incompetent dealers/brokers.



Our services

COLLABORATION

A good way to start planning and organizing your project is collaborating with all the folks who'll join in your home building or remodeling endeavor. This becomes the first step toward establishing good relationships with the building community. It shows that you value their opinions and creates trust from the very beginning.

Most important is collaboration with lender, realtor, consultants, local building officials, architect, engineer, general contractor (if you require a GC), Trade contractors, Manufacturers and suppliers right from the get-go. Involve everyone from the start so you consider your options and get opinions before finalizing your project's specifications, drawings, and conditions

LEGAL CLEARANCE CERTIFICATION.

Owning a property is an important thing in one's life. However, one needs to be careful while purchasing a land in each point to avoid falling into legal hassles. Precaution is needed from the initial stages of deciding on a property till the registration. The legal status of the land is one of the first issues that you should address before confirming a property. Don't make any confirmation by paying advance before checking the legal status of the property.

Before purchasing a property, there are a number of enquiries that need to be done to confirm that the land has a clear and marketable title. The first thing is to find out the tenure and legal right of the holder of the land in government records. The tenure or possession right could be freehold, leasehold or may be held under a government grant. Freehold land is always most preferable. The seller should provide all the necessary documents to the buyer. There are certain documents which need to be taken care while purchasing the property. .

DESIGN/DRAWING

• **OUR GOAL** is to make quality home design affordable by using the power of the Web to showcase and deliver world class house plans and floor plans. What was once a complex process of designing a home from the ground up is now a streamlined, easy to use method of searching award-winning architect designed home plans and floor plans. It's the smart alternative to designing a house from scratch. An original custom home plan can cost 15% or more of the construction budget, but we can save you thousands because the cost of each stock home plan is amortized over many sales and house plan customization is simplified. Houseplans.com offers complete resources for your home building project including home plans, customized house plans, exclusive architect's house plans, land purchase, and financing.

VALUATION

Valuation is the practice of developing an opinion of the market value of property. A valuer assesses the value of land, buildings, improvements and other factors that influence the current or past value of your property, the process generally involves an external and internal inspection of the property. Valuers are independent with no vested interest in the properties they value. A valuation report is a professional and legal assessment of the value of your property prepared for many different purposes.

DOCUMENTATION

Everyone's dream is to own a property. Obviously you need money to buy a property, but many recent instances of fraud and bogus selling of property is something that is beyond money alone. If there is one important thing that gives legal protection to ownership of your property, it is the sale deed. Under-standing the basics of a sale deed can help you stay protected from getting duped.

A sale deed is one of the most valuable legal documents in a purchase or sale of a property. It is governed by the Registration Act and is an important document for both the buyer or the transferee and the seller or the transferor. The purchase or sale of property is not legally complete until a sale deed is signed between the buyer and the seller. Usually a sale deed is signed only after both the parties are satisfied and comply with the terms and conditions as laid in the agreement.

INTERIORS AND EXTERIOR

• **Interior design** -describes a group of various yet related projects that involve turning an interior space into an "effective setting for the range of human activities" that are to take place there. An interior designer is someone who conducts such projects. Interior design is a multifaceted profession that includes conceptual development, liaising with the stakeholders of a project and the management and execution of the design. As this type design is very specific for individual situations, the needs and wants of the individual are paramount in this area of interior design. The interior designer may work on the project from the initial planning stage or may work on the remodelling of an existing structure. It is often a very involved process that takes months to fine tune and create a space with the vision of the client.

STRUCTURAL SAFETY CERTIFICATION.

The Building Control Department advises developers and self-builders to employ suitably qualified architects and qualified experienced engineers with professional indemnity insurance to carry out the following professional services in relation to any building work:

- Design and preparation of drawings meeting the Building Regulations requirements.
- Structural design.
- Site assessment.
- Applications for Fire Safety Certificates
- Supervision of the construction of the building
- Applications for A DAC (Disability Access Certificate

CONSTRUCTION

Building construction is the process of adding structure to real property. The vast majority of building construction jobs are small renovations, such as addition of a room, or renovation of a bathroom. Often, the owner of the property acts as laborer, paymaster, and design team for the entire project. However, all building construction projects include some elements in common design, financial, estimating and legal considerations. Many projects of varying sizes reach undesirable end results, such as structural collapse, cost overruns, and/or litigation reason, those with experience in the field make detailed plans and maintain careful oversight during the project to ensure a positive outcome.

We offer construction services for independent houses of the clients with super class quality process. We can be approached for constructing your dream home.

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Complete Real Estate Services

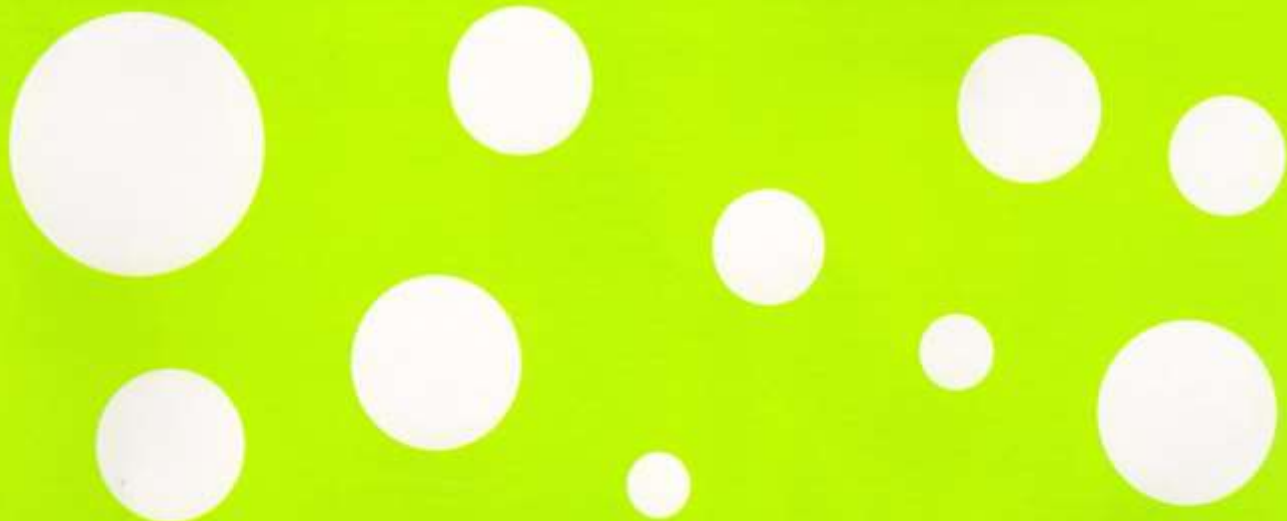


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valued member
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