

## Property Buy & Sell Services

Activity	Service Fee	Operation / actual fee / Vendor fee	Lead Time for completion	How things would be addressed
Buy Property	As Per Estimate	\$ 210	60 - 75 days	<p>Based on your requirement, we will provide a preliminary market information report on the possible localities / areas. If your price expectation for the requirement is within 10% of the market rates applicable in the target localities / areas we will intimate and proceed on the order. This exercise will be completed within 10 working days. If the expectations do not match and you are unable to adjust your expectations, then we will refund \$50 back.</p> <p>Stage 2 If we proceed on the order, then</p> <ol style="list-style-type: none"> <li>1) Every week, we will shortlist a property that meets your requirement and give a detailed report on the same inclusive of photographs, our assessment of the project or property.</li> <li>2) We will highlight 4 to 7 properties that are assessed to be suitable.</li> <li>3) Arrange site visits for you or your representatives here. Travel arrangements for such visits can be handled at extra costs on your request.</li> <li>4) Provide unbiased advice from a third person perspective.</li> <li>5) On finalization, handle negotiations and paperwork.</li> </ol> <p>Stage 2 will be applicable for a period of 2 months from the time the stage 1 report is sent. If the deal closes, a commission will be charged to customer as follows</p> <p>Below Rs.20 lakhs - 3.0%</p> <p>Rs.20 lakhs to Rs.40 lakhs - 2.0%</p> <p>Above Rs.40 lakhs - 1.5%</p> <p>The initial payment of services fee will be adjusted against the commission payable to Guardian on deal completion, subject to a minimum commission value of \$300.</p> <p>If the deal does not go through in 2 months despite best efforts due to reasons pertaining to the customer or reasons beyond the control of Guardian, then you have the option of continuing to use the services with an extra payment of \$75 for every extra month.</p> <p>Guardian would not be providing legal services or paper work services included in above cost</p>

Current Market Information	\$ 50	\$ 52	20 days	<p>On subscription of this task we will provide information about the availability of apartments in specified location or area as per customer's requirement. A report based on the following parameters shall be provided back to the customer.</p> <ol style="list-style-type: none"> <li>1. Location / Area of the apartment situated as specified by the customer</li> <li>2. Any specific Property developers / builders</li> <li>3. Type of apartment - 2 BR / 3 BR / 4 BR / Duplex etc</li> <li>4. Total Budget in INR</li> <li>5. Other details if any (Present and future developments, available civic amenities, No. of floors, lift, in-house clubhouse, parking, children park, community hall, swimming pool etc)</li> </ol> <p>GUARDIAN will obtain the above information from the following sources:</p> <ul style="list-style-type: none"> <li>• Published information from authentic sources</li> <li>• Network</li> <li>• Property Developers</li> <li>• Direct visit</li> </ul> <p>The information would be provided within 20 working days from the date of acceptance of the order. If Guardian is unable to provide you the information as per service requirements within the specified period, any refund requests shall be handled as per our Refund Policy. Guardian provides property services on a best effort basis and inability to complete the task due to unavailability of properties meeting the specifications shall not tantamount to non-delivery of service.</p>
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Sell Property	As Per Estimate	\$ 92	90 - 100 days	<p>Based on your requirement, we will provide a preliminary market information report on the possible localities / areas. If your price expectation for the requirement is within 10% of the market rates applicable in the target localities / areas we will intimate and proceed on the order. This exercise will be completed within 10 working days. If the expectations do not match and you are unable to adjust your expectations, then we will refund \$50 back.</p> <p>Stage 2 If we proceed on the order, then</p> <ol style="list-style-type: none"> <li>1) Every week, we will shortlist a property that meets your requirement and give a detailed report on the same inclusive of photographs, our assessment of the project or property.</li> <li>2) We will highlight 4 to 7 properties that are assessed to be suitable.</li> <li>3) Arrange site visits for you or your representatives here. Travel arrangements for such visits can be handled at extra costs on your request.</li> <li>4) Provide unbiased advice from a third person perspective.</li> <li>5) On finalization, handle negotiations and paperwork.</li> </ol> <p>Stage 2 will be applicable for a period of 2 months from the time the stage 1 report is sent. If the deal closes, a commission will be charged to customer as follows  Below Rs.20 lakhs - 3.0%  Rs.20 lakhs to Rs.40 lakhs - 2.0%  Above Rs.40 lakhs - 1.5%</p> <p>The initial payment of services fee will be adjusted against the commission payable to Guardian on deal completion, subject to a minimum commission value of \$300.</p> <p>If the deal does not go through in 2 months despite best efforts due to reasons pertaining to the customer or reasons beyond the control of Guardian, then you have the option of continuing to use the services with an extra payment of \$75 for every extra month.</p> <p>Guardian would not be providing legal services or paper work services included in above cost</p>
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Valuation of Land	\$ 25	Percentage of property value	20 days	<p>The value of the property depends on demand and supply gap. It might be lower in case of huge supply in the market or it is worth more if there is more requirements. A property is worth what a willing buyer will pay and a willing seller will accept on a particular day. Our independent valuation will estimate the remaining life of the building based on structural strength of the building design, materials used and age of the property. We will then inform you the approximate value of the property.</p> <p>The fair valuation of your property will help you in deciding upon the correct asking price. This gives you a degree of certainty with respect to price of the property. Our realtors will also find the current fair market value of your property and help you in coming to a conclusion. A valuation exercise becomes essential at the time of inheritance, division of property among relatives etc.</p> <p>The charges of the professional evaluator will be separate and will be billed on actual cost. These charges have to be borne by the customer. Guardian facilitates the evaluation process and cannot be held responsible for any errors or mistakes in evaluation report.</p> <p>The evaluation report will be delivered to any location in India by courier or registered post at no extra cost. Delivery charges to overseas locations will be charged extra. Service fee is applicable per certificate</p>
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Title Search / Khata / Patta / 7 12 document/ ect	\$ 104 / document	As Per Estimate	As Per Estimate	<p>Khata is one of the most important documents for any property tax assessment. It is known by different names in different states. It is mandatory for all property owners or holders to pay tax, and hence they need a Khata. It is needed in case one requires a building license, trade license or a loan from bank.</p> <p>A Khata certificate will contain the details about the property such as its size, location, built up area and so on, for the purpose of payment of property tax. This certificate is issued to the legal owner of the property.</p> <p>The Khata certificate will be obtained from the concerned government department &amp; will be delivered to any location in India by courier or registered post. For delivery outside India, courier charges will be extra. Service fees are per certificate.</p> <p>Time &amp; Vendor fee might vary according to the complexity of the work, availability of supporting documents required for applying, and the location of the service. The additional costs incurred if any will have to be borne by the customer. Guardian is also not responsible for any bureaucratic delays or delays due to insufficient or delayed documentation or information provided by the customer. Guardian facilitates procurement of certificates from India and cannot be held responsible for any errors or mistakes in the certificate issued by the government office. Guardian is not responsible for the issuance of the certificate in vernacular language.</p>
Loans for flats	\$ 50	0	10 days	<p>Details about the loans offered by various Banks &amp; Financial institutions shall be provided with the information about the difference in rate of interest, the procedures involved in obtaining the loan.</p>
Loans for built house	\$ 50	0	10 days	<p>Details about the loans offered by various Banks &amp; Financial institutions shall be provided with the information about the difference in rate of interest, the procedures involved in obtaining the loan.</p>