




AMHAS LIFESPACES Creating real value in real

We at AMHAS are committed to providing outstanding quality and prompt services. With more than 11 years of consulting and Liasoning experience in the Real Estate Industry, Mr Aiyub Patel has now laid down the foundation of AHMAS Lifespaces. For more than two decades, he worked in the field of Retail and Property Management in the UK and mastered the skill of strategic planning. Aiyub Patel has believed that the success of an organization comes from its people. A commerce graduate, with a combination of qualities like sharp, professional business acumen, concerned citizen with social awareness, up to date knowledge, and above all, ensuring that the company gives value to every client is his forte.

About us

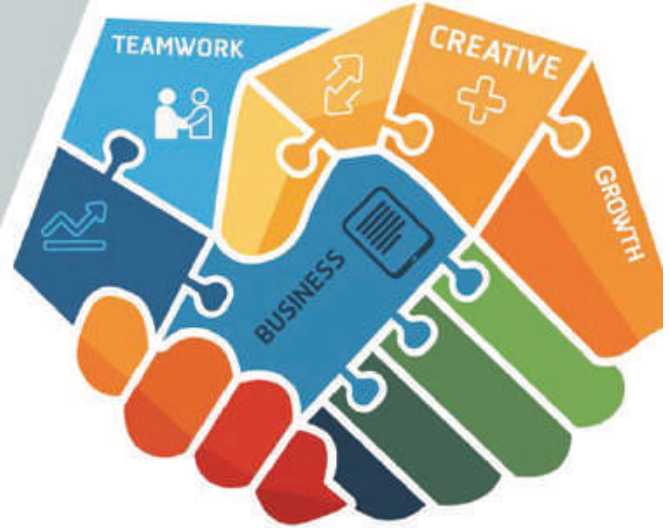


**A B O U T
U S**

AHMAS Lifespaces, established by Mr Aiyub Patel, aims at providing the entire gamut of property management and Liasoning services to local and foreign property owners and investors. Our services company evolved from the experience of managing retails and property management business in the U.K from 1988 to 2007. After moving back to India, Mr Aiyub Patel ventured into real estate business, and he is proud to work with some of the best and most highly respected companies and individuals, he joined hand with Global Estate Developers to develop resort at Lonavla, and with Olive Developers for a Villa Project at Versova. At KPG Lifespace, a landmark township project in Gujarat, he successively demonstrated his Sales & Marketing skills. During this entire tenure, he was associated with Dudhwala Group of Companies handling HR, Administration and Estate Department as operational director. At the same time, he was closely involved in assisting land & property Legal department by managing Legal litigation, documents, attending court negotiating and mediating with litigant parties and others, and It was these projects where he took all the responsibilities and provided the entire gamut of services from acquisition to execution.

Our Aims:

Our aims and operations encompass various aspects of, Liasoning, by providing a full range of services to National and International Property owners and investors, We have created a team of professionals with in-depth knowledge of realty market. We believe in the idea of localising global expertise & adhering to best practices in the Property market. Realty and other Property dealings subject, to variety of approvals and list of land and Government NOC, It will be sheer waste of all efforts and hard work if the projects are not planned and manage via accurate channel, We understand our clients unique requirements, and provide a unique solution under one roof, making every transaction an enjoyable experience.



What We Do

We have created a team of professionals with in-depth knowledge of the realty market. This team of ours is experienced and well equipped to handle all property related matters like Title Deed Transfer, Property Tax, Property Inspection, Property Valuation & Research, Portfolio Modelling, Legal & Credit Reviews, Sales & Leasing, Market Research & Consulting, Property Valuation, Pre & Post Transactional Services, Documentation, etc. Realty and other Property dealings are subject to a variety of approvals and a list of land and Government NOC. It will be a sheer waste of all efforts and hard work if not planed and manage the project via the proper channel and fulfil all the formalities that are required for all realty project and property dealings. We at Amhas Lifespaces, by utilizing our expertise focus on making every transaction an enjoyable experience.

Core Values

- Unbiased advice
- Ethical work practices
- Transparency in dealing
- Extensive pre and post-deal services





Liasoning services For Developers and Property owners

We offer incredibly reliable realty Liasoning services as per the requirements and demands of the client. Our specialists perform applicable analysis work before recommending the property to the clients by identifying the appropriate approach and detailed presentation of the proposed transaction. We tend to abide by all legal formalities in our service to confirm safety to the clients.

PROPERTY TRANSACTION

- A real estate transaction is the process whereby rights in a unit of property is transferred between two or more parties, and often it can be quite complicated due to the complex process of transferring of the property rights, and government regulations.
- We will Act on behalf of owners, buyers, sellers and tenants to arrange the sale, purchase or lease of property such as houses, buildings, businesses and Agriculture and non-Agriculture land.
- Provide market appraisals of properties and businesses for clients.
- Negotiate the sale or lease of properties and businesses behalf of National and international clients.
- Collect rent and manage rental properties.

PROPERTY MANAGEMENT

A property management service takes away the stress of owning a rental/investment property. Our unique and flexible approach to tenant sourcing and property management and maintenance mean that you can have peace of mind.

LEASING

We offer leasing services to our clients in the residential and commercial space which include annual reminders, drafting of documents, making proper arrangement for the keys, completing all the necessary and mandated work before the licensee occupies the premises. We also provide maintenance reminders to our out-of-city / NRI clients and advise them on how to make their property rentable.





Sale & purchase

We also offer Residential and Commercial Sale Purchase services to clients in the most efficient and timely manner. We offer our clients various value-added services ranging from documentation, legal advice.

Land acquisition

We aim to help you acquire the land that is right for you. With our expert advice and help of specialise surveyors, you can be confident that your cost projections are correct.

Agricultural land

Land goes to be an essential quality of the long run. Its price hardly decreases. We tend to hold property, and our associates are holding land at several strategic places. These locations are seeing tremendous infrastructural development soon. Transparency in dealings is the backbone of our business. We tend to acknowledge these factors.

Non-Agricultural Plots

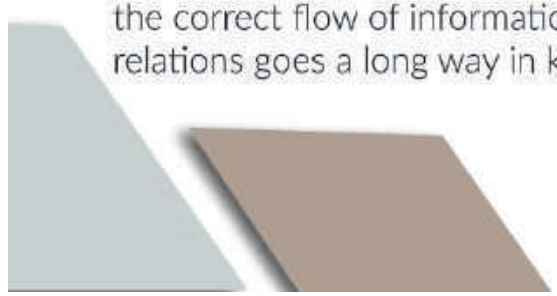
India is undoubtedly an agricultural country. Construction activity of all kinds is not permitted on agricultural land as per law. As the population associated with India increases, we will provide our expertise to convert these agricultural lands in residential zones within the frame of state government approval.

Farm houses & bungalows

Cities like Mumbai and Pune are day by day becoming over-crowded and polluted. To provide a second home or holiday home, we have identified plots in the hill stations which are in the vicinity of these cities. We offer three types of fully developed N. A. plots. We will offer three various kinds of contemporary bungalow plots/villas. As you can imagine, all the scenarios have a visible title and comply with all the current statutory requirements.

Public relations

We believe in maintaining a healthy Public relation, and we ensure and maintain the correct flow of information between our organisation and our clients. Public relations goes a long way in keeping the brand image of an organization.





Our Services:

- ⇒ Land Acquisition
 - ⇒ Land Surveying and demarcation
 - ⇒ Land NOC and Approvals
 - ⇒ Operational Clearance and Approval
 - ⇒ License and permits due diligence.
 - ⇒ Panchayat or Town planning NOC
 - ⇒ Tehsildar / Sub-Tehsildar NOC
 - ⇒ Conversion of Land Usage
 - ⇒ Zoning approval
 - ⇒ Building Tax assessment
 - ⇒ Getting 7/12 and other extracts
 - ⇒ Agriculture and irrigation noc
 - ⇒ Forest noc
 - ⇒ Liasoning for developers& property owners
 - ⇒ Property management
 - ⇒ Joint venture & investment
 - ⇒ Business development and strategy planning
 - ⇒ Residential & commercial sale & purchase
 - ⇒ Project planning
 - ⇒ Leasing residential& commercial
 - ⇒ Project marketing
 - ⇒ Government noc
 - ⇒ Sales and purchase documentation
 - ⇒ Legal property-related litigation
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Our Vision

The company's vision is to achieve the highest possible standards of the real estate services industry while establishing our company as the preferred real estate consultancy & service provider. At AHMAS, we believe money isn't everything; sometimes it takes money to make meaning. Recognizing and being constantly aware of that meaning is essential.

Our Mission

- To establish a leading position in the real estate industry specializing in services like Liasoning, Sale/Purchase/resale of properties.
- To acquire and provide an opportunity for clients to develop quality properties based on realistic values for its investment affiliates, as well as its joint venture partners.
- To make the buying and selling of real estate as cost-effective as possible while maintaining the highest level of service.
- To provide accurate and up-to-date information, skilled analysis and sound services.
- To continually explore new ideas and technology, to make the selling and buying of real estate faster, less costly, and more comfortable.
- To provide a unique solution under one roof, making every transaction an enjoyable experience.



Get in Touch:

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