

ALWAYS  
EVOLVING

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## FEW OF OUR ESTEEMED CLIENTS



## ARCHITECTURAL ASSOCIATES



# THE SRS COMPANY

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REAL ESTATE IS NOT JUST ALL ABOUT CONSTRUCTIONS. IT IS MORE ABOUT CRAFTING AND BUILDING RELATIONSHIPS. IT IS ABOUT BUILDING AND MAINTAINING TRUST AND CREATING AN IMPRESSION OF RELIABILITY. IT IS ABOUT CARING FOR A CLIENT AND DELIVERING COMPETITIVE ADVANTAGES AND RESULTS THROUGH CAREFULLY PLANNED STRATEGIES. IT IS ABOUT ACHIEVING SYNERGIES AND BEING CONSTANTLY ALIVE TO OPPORTUNITIES AS WELL AS FEEDBACKS. IT IS ABOUT BEING ALERT AND KNOWLEDGEABLE. IT IS ABOUT BEING PROMPT AND BEING RESPONSIVE.

WE KNOW THE INDUSTRY BETTER AND WITNESSED OUR INCEPTION IN THE HORIZONS OF REAL ESTATE AS A REAL ESTATE CONSULTANCY FIRM IN THE YEAR 2009. SINCE THEN WE HAVE BEEN ASSISTING REAL ESTATE DEVELOPERS BY PROVIDING CONSULTANCY IN ALL REQUIRED FIELDS. OUR SERVICES HAVE BEEN STRATEGICALLY MINIMISING OVERLAP AND DELAY AT VARIOUS LEVELS DEVELOPMENT OF REAL ESTATE PROJECTS.

OVER THE YEARS, SCORES OF MNC S, REAL ESTATE DEVELOPERS AND FOREIGN ENTITIES LOOKING FORWARD TO START ANY TYPE OF REAL ESTATE DEVELOPMENT IN INDIA ARE BENEFITTED BY OUR SERVICES. WE HAVE OFFERED VITAL SUPPORT TO SCORES OF REAL ESTATE COMPANIES

WE BELIEVE  
“GOOD SERVICE... IS GOOD BUSINESS”





## TEAM

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We are sincere, dedicated and committed to your success, to giving you returns in multiples of what you spend and laying the foundations of solid, future growth. We are friendly yet professional, expert and experienced yet listen to our clients' suggestions and very accommodating. We are always available and provide full support at any and all stages.

We have built up solid contacts in industry and government in India and in countries where we operate. Our team includes people with special knowledge and skills to jump start difficult projects, obtain vital permissions, smoothen the path to JVs and create a win-win situation for our client. To sum it up in brief: we get the job done to the absolute satisfaction of our clients, regardless of project scale or size or location. Trust us: hundreds in India and the world trust us and we cherish it and take our responsibilities seriously.



# SERVICES

## THAT CREATE OUR DISTINCTIVE IDENTITY

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### **Assistance in Land Consolidation**

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We know the laws of the land. Every aspect regarding land namely, the environment, surroundings, state policies, geography, location, future plans, etc. have to be considered before designing the appropriate use for it and accessing its true potential. A wide network allows us to provide impeccable on-ground services. It has also enabled us achieve a solid track record in acquiring the most difficult classes of land. We pride ourselves on our proficiency in getting a 100% marketable land title in every clients' name despite India's complicated land laws.

- ☐ Consolidation / Procurement of land for Housing (Plotted & Group Housing) , Commercial, Cyber Parks, Warehouse, Industrial Development, Logistics Hubs etc.
- ☐ Identification of land patches available for future expansion and detailed study of current / proposed or upcoming Development Plans.
- ☐ Ensuring the fitness of land before entering into Collaboration / Purchase Agreements w.r.t specific usage / purpose.

### **Real Estate due Diligence**

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Buying or selling real estate in India necessitates compliances with a host of laws and regulations at the national and local level. A slight slip or oversight could have far reaching consequences. Due diligence in real estate by our legal experts explores all loopholes and from all angles, down to the last detail to ensure your interests and rights are always protected. Our team checks all connected records minutely and gives you a complete picture of the situation so that you can enter into any commitment to buy or sell with full confidence. Let us handle the due diligence and documentation for you.

- ☐ Scrutiny of land before entering in collaboration agreement / agreement to purchase.
- ☐ 25 Years land check, fitness check, current and proposed access checks
- ☐ Checks of legal obligations
- ☐ Forest / NON Forest land check
- ☐ Acquisition proceeding checks
- ☐ Other observations and suggestions



## **Licence & Permits**

Governments regulate the use of land in order to prevent ill-planned and haphazard urbanization in or around towns for development of infrastructure sector and infrastructure projects. The process for applying for sanction or approval is almost similar all over the country. The concerned authority having right to give sanction or approval may vary from state to state or region to region. With required knowledge and amicable relations with the government agencies, we obtain all required licences and permits for our clients.

- ☐ Licence Approval for Development of Group Housing Colonies, Mixed Land Use Colonies, Plotted Colonies
- ☐ Cyber City/ Cyber Parks
- ☐ Commercial Projects
- ☐ Affordable Housing Projects.
- ☐ Industrial Colonies & SEZ's
- ☐ Projects under other specific State Govt. policies

## **Change of Land Use (CLU)**

Government grants change of land use permission for residential/ industrial/commercial/institutional/farm house/recreational use under specific Act. The applicant desiring to seek permission for change of land use for residential/ industrial/ commercial/ institutional/ farm house/ recreational use is required to submit application on prescribed form. Change of Land Use applications are considered/approved as per the provisions of zoning regulations. However, Government can relax the zoning regulations as per the provisions. We have the expertise to do it on your behalf.

### **Change of Land Use (CLU) Approval for:**

- ☐ Warehouses, Industrial, Farm House
- ☐ IT Units
- ☐ Institutions
- ☐ Hospitals, Nursing Homes
- ☐ Hotels, Motels, Restaurants, Banquet Halls, Marriage Palaces, Club
- ☐ Community Centres, Old Age Homes
- ☐ Mobile Phone Towers, Independent Petrol Pumps, Recreational Centres and Other Purposes



### **Government Approvals:**

The Developer requires to have the approval or sanctions from the concerned authority for the construction of any building. The building constructed without sanctions or deviated more than 5 per cent from approved plan levies penalty and authorities has right to demolish the building without any prior notice. We obtain all government approvals for you so that you don't face any inconveniences.

- ☐ Approval of Building Plans.
- ☐ Service Cost Estimates.
- ☐ Fire Scheme (State Fire Authority).
- ☐ Electrical Scheme (State Electricity Board).
- ☐ HSD Storage approval
- ☐ Permission of rain water harvesting pits.
- ☐ Temporary and Permanent Electricity connection.
- ☐ Energization of DG Sets permission.
- ☐ Permission for operation of swimming pools.
- ☐ Licence Renewal.
- ☐ Transfer of Licence.
- ☐ Permission of Joint Development / Marketing and Construction rights.
- ☐ Permission for operating the elevators.
- ☐ Applying and Obtaining Occupation Certificate.
- ☐ Applying and Obtaining part / full licence completion.
- ☐ Release of Land from acquisition.
- ☐ Several other Approvals related to licence construction of project / grant of licence introduced by various departments from time to time.

### **Obtaining No Objection Certificates (NOC)**

Various types of NOCs are required for different real estate projects. The Developer has to get NOC from pollution board on the project. It is essential for the approval for sewer or water supply. It is also important to get NOC from the neighbouring properties to prove that Developer is not encroaching any neighbourhood property. Developer has to get NOC from municipality or respective authority for digging bore well. Digging bore well without NOC or approval will be levied penalty and material used for digging bore wells would be seized. In case of construction of building with lift facility, Developer has to get NOC from lift authorities. We arrange all types of NOC for you.

- ☐ NOC for construction.
- ☐ NOC from DC (Regarding Ownership Clarification).
- ☐ NOC from AAI (Airports Authority of India).
- ☐ NOC from Forest Department
- ☐ NOC from any other department / entity

### **Assistance to International clients**

We offer complete consultancy services to any foreign entity looking forward to enter into the real estate industry of India. The Developer has to get clear title for the land or plot. Clear title ensures that the property is clear, marketable and it traces any charges or encumbrances created on the property and its present status. It enables a prospective buyer to know the chain of holdings, transfers over a period and check any dispute on the ownership of the property.

Some Developers use agricultural land for constructing building for residential or commercial purpose. In such case Developer need to get approval from concerned authority to convert agricultural land to non-agricultural (NA) purpose.

- ☐ Permissions / Approvals/ Licence
- ☐ Land acquisition
- ☐ Supply side support
- ☐ Collaboration with Indian Developers
- ☐ Liaisoning with government officials
- All necessary licences, approvals\*





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