

WELCOME TO VEER AND SANT PROPERTY MANAGEMENT

Your property deserves more than standard management—it deserves care that enhances its value and protects your investment. At Veer and Sant, we combine expertise with a personalized approach, offering solutions that align perfectly with your goals. Our focus is on setting new benchmarks in property management, where every detail is handled with precision and every experience exceeds expectations.

+971 04 254 7443hello@veersant.com

INTRODUCTION

At Veer and Sant, we see property management as more than a service—it's a partnership built on trust, expertise, and innovation. With a team of experienced professionals and the use of smart, modern technology, we ensure your property is protected, nurtured, and consistently growing in value.

What sets us apart is our commitment to you. We believe true success comes not from simply closing deals, but from creating long-term relationships founded on honesty, transparency, and responsiveness. Your satisfaction is our driving force, and every decision we make is guided by the promise of delivering excellence.

Whether you are just starting your journey as a property owner or are a seasoned investor, you can rely on us to unlock the full potential of your asset and secure lasting success. With Veer and Sant, property management is not just done right—it's done with distinction.

LET ONLY SERVICE

Let us lease your property—your way

Our Let Only Service is designed for landlords who want fast and efficient leasing without the stress. With no upfront cost, all we need is your trust and essential documents to get started.

Here's what we do for you:



Accurately price your property using market insights



Create impactful marketing campaigns and professional advertising.



Highlight your property's best features through expert presentation



Screen prospective tenants thoroughly to ensure the right fit



Prepare all contracts and documents in full compliance with regulations



Keep you updated at every stage—because communication matters.

From listing your property to securing the ideal tenant, Veer and Sant ensures a smooth, transparent, and professional leasing experience.

PROPERTY MANAGEMENT SERVICE

More than management—complete peace of mind

Owning a property means more than just finding a tenant. It involves ongoing responsibilities, from maintenance and legal compliance to tenant management. At Veer and Sant, we make this process effortless by offering comprehensive property management packages tailored to your needs.

Here's how we add value:



Handle tenant communication and resolve issues swiftly



Coordinate maintenance and repairs with trusted vendors



Collect and manage rental payments securely



Ensure compliance with all RERA regulations



Manage renewals, move-ins, and move-outs with care and precision



Provide regular reporting so you always know the status of your property

Whether you're a seasoned investor or a first-time landlord, our team handles the details so you can focus on what matters most—watching your investment grow stress-free.

OUR SERVICE



Rental Services

End-to-end support in leasing, tenant sourcing, and rent collection.



Accounting & Financial Management

Transparent reporting, income tracking, and expense management.



Property Management

Complete care for your property, from tenant relations to maintenance.



Power of Attorney Services

Secure representation for legal, financial, and administrative matters.



Property Inspection Services

Detailed snagging, de-snagging, and condition reports to protect your investment.



Tenant Eviction Services

Professional and compliant handling of tenant disputes and removals.



Dispute Mediation & Resolution

Fair and efficient conflict resolution for landlords and tenants.



Legal Guidance

Expert support on RERA compliance, contracts, and regulatory matters.



Snagging & Handover Services

Thorough inspections and defect management to ensure smooth handovers.



Ejari Registration

Fast and reliable tenancy contract registration in compliance with Dubai regulations.

LETTINGS

At Veer and Sant, we know that successful lettings start with the right strategy. That's why our approach combines modern marketing, professional presentation, and thorough tenant screening to secure the best tenants for your property.

Here's how we add value at every stage:

- **Property Tours** – Offering both in-person and virtual tours to attract a wider audience.
- **Tenant Database** – Access to an extensive pool of qualified tenants for faster leasing.
- **Tenant Screening** – Rigorous checks to ensure only reliable tenants occupy your property.
- **Captivating Visuals** – Professional photography and video tours to showcase your property at its best.
- **Extensive Network** – Industry connections and partnerships that maximize exposure.
- **Performance Monitoring** – Continuous evaluation to optimize rental income.



- **Expert Guidance**

Advice and support from our experienced property professionals

- **Personalized Marketing**

Tailored campaigns highlighting your property's unique features.

- **Streamlined Communication**

Clear, timely updates so you're always informed.

- **Smart Technology**

Data-driven pricing and digital tools to maximize returns.

With Veer and Sant, lettings are not just about filling vacancies—they're about securing lasting value for your investment.

UNLOCK EASE YOUR PROPERTY, OUR PACKAGES

Tailored solutions for every landlord. At Veer and Sant, we know that every property and every investor has unique needs. That's why we offer a range of packages—each designed to provide the right balance of support, convenience, and value. Whether you need simple letting services or complete end-to-end management, we've got you covered.



Let Only Package

- Market evaluation & rental analysis
- Strategic marketing & advertising
- Professional photography
- Property viewings and tenant screening
- Lease preparation & signing
- Collection and handover of rental cheques
- RERA-compliant documentation
- Ejari registration



Basic Package

- Market evaluation & rental analysis
- Strategic marketing & advertising
- Professional photography
- Property viewings and tenant screening
- Lease preparation & signing
- Collection and handover of rental cheques
- RERA-compliant documentation
- Ejari registration
- Comprehensive initial property inspection
- Pre-marketing maintenance coordination
- Move-in preparation & inventory management
- Conducting move-in with tenants
- Tenancy renewal management
- Final move-out inspection



Premier Package

- Market evaluation & rental analysis
- Strategic marketing & advertising
- Professional photography
- Property viewings and tenant screening
- Lease preparation & signing
- Collection and handover of rental cheques
- RERA-compliant documentation
- Ejari registration
- Comprehensive initial property inspection
- Pre-marketing maintenance coordination
- Move-in preparation & inventory management
- Conducting move-in with tenants
- Tenancy renewal management
- Final move-out inspection
- Cheque Banking
- Maintenance Management
- Full property information for Landlord via mobile app
- Mobile app for the tenant
- Dedicated property manager
- Payment & Float management
- Legal guidance
- Snagging and handover inspections
- Priority responses for landlords and tenants
- Annual statement of accounts
- Service charge payments handled on your behalf
- DEWA and chiller registration



Signature Package

- Market evaluation & rental analysis
- Strategic marketing & advertising
- Professional photography
- Property viewings and tenant screening
- Lease preparation & signing
- Collection and handover of rental cheques
- RERA-compliant documentation
- Ejari registration
- Comprehensive initial property inspection
- Pre-marketing maintenance coordination
- Move-in preparation & inventory management
- Conducting move-in with tenants
- Tenancy renewal management
- Final move-out inspection
- Cheque Banking
- Maintenance Management
- Full property information for Landlord via mobile app
- Mobile app for the tenant
- Dedicated property manager
- Payment & Float management
- Legal guidance
- Snagging and handover inspections
- Priority responses for landlords and tenants
- Annual statement of accounts
- Service charge payments handled on your behalf
- DEWA and chiller registration
- Dispute handling and representation
- Bi-annual property inspections
- Power of Attorney services
- Featured property listings for maximum exposure
- VAT filing for commercial properties
- White-glove services with priority care
- Annual performance reviews of your property



Exclusive & Custom Packages

- Tailor-made services to meet unique requirements
- Flexible pricing based on scope and scale
- Combination of Basic, Premier, and Signature features
- Add-on services available to match individual preferences

**With Veer and Sant,
you choose the package that suits your
lifestyle and investment goals—while we
ensure the management experience is
seamless, transparent, and stress-free**

WHY CHOOSE VEER AND SANT?

Excellence with every detail.

At Veer and Sant, we go beyond traditional property management by combining expertise, innovation, and personalized care. Here's why landlords and investors trust us:



Local Expertise, Global Standards

Deep knowledge of the Dubai market delivered with world-class professionalism.



Technology-Driven Solutions

Smart tools and digital platforms that simplify management and keep you connected



Sustainable Practices

Eco-friendly management methods that protect your property and the environment



Everything at Your Fingertips

Mobile access to updates, reports, and services—anytime, anywhere



Proactive Maintenance

Preventive solutions that reduce costs and extend property life



Experienced Professionals

A dedicated team focused on precision and care



Transparent Communication

Clear updates at every stage so you're never left guessing



Legal Compliance Made Easy

Full support with RERA regulations and landlord-tenant laws



Dispute Handling

Professional resolution of rental disputes to protect your peace of mind

With Veer and Sant, property management isn't just done right—it's done with distinction.

SNAGGING & HANDOVER

Perfecting your property from the very start

Congratulations on reaching the exciting milestone of your property handover! But before you take possession, it's crucial to ensure that your new home or investment meets the highest standards. Overlooked defects can cause future inconvenience, expense, and stress—that's where we step in.

At Veer and Sant, we provide professional snagging and handover services designed to give you complete peace of mind. Whether you're based abroad or simply want expert assurance, our inspection team examines every detail of your property to identify and document defects before handover.

From structural finishes to fittings, utilities, and safety checks, we ensure that all issues are reported and followed up with the developer until resolved. Our goal is to hand over your property in flawless condition, protecting your investment from day one.

With Veer and Sant by your side, you can step into your new property with confidence—knowing it has been thoroughly inspected and prepared to the standard you expect.

WHAT WE CHECK

Every detail matters.

At Veer and Sant, our snagging inspections are thorough and precise. We examine every corner of your property to ensure it meets quality standards and is free of defects. Our process includes:

- Comprehensive pre-inspection of the property.
- Detailed snagging report with photos and descriptions of all identified issues.
- Submission of the report to the developer for rectification.
- Follow-up de-snagging inspection to verify all defects have been resolved.
- Final post-inspection report for your records.

Our checks cover everything from wall finishes and flooring to plumbing, electrical systems, ventilation, and external works—ensuring your property is safe, functional, and built to last.

THE SNAGGING CYCLE

Every step, every snag—covered.



Initial Inspection

Documenting all defects before handover.



Developer Coordination

Sharing the report and ensuring timely repairs.



De-Snagging Inspection

Verifying that issues have been properly fixed.



Final Confirmation

Providing you with a complete, defect-free property.

ADDITIONAL SNAGGING SERVICES

Your partner at every stage.

Snagging doesn't stop at handover. At Veer and Sant, we offer additional inspection services to protect your property long after you've moved in:

1 

End of Defect Liability Period Inspection

Ensuring all issues are addressed before your developer's warranty expires.

2 

Move-In / Move-Out Inspections

Detailed reports that provide clarity for both landlords and tenants, preventing disputes.

3 

Secondary Market Purchase Inspections

Comprehensive checks for buyers in the resale market, giving confidence in your investment.

Each inspection is documented with precision, providing clear records that safeguard your rights and ensure fairness for all parties.

Why Use Veer and Sant for Snagging?

Expert Inspectors

Skilled professionals with an eye for detail.

Advanced Tools

State-of-the-art equipment for accurate defect detection.

Comprehensive Reporting

Clear, photo-supported reports you can rely on.

Cost-Saving Assurance

Early detection that prevents long-term repair costs.

Peace of Mind

Confidence that your property is delivered to the highest standard.

With Veer and Sant, you're not just receiving an inspection — you're gaining a trusted partner to protect your investment at every step.

POWER OF ATTORNEY & ONE-OFF SERVICES

Trusted representation, tailored for you.

At Veer and Sant, we understand that certain property matters require representation—whether it's dealing with government entities, handling registrations, or resolving disputes. That's where our Power of Attorney (POA) and one-off services make a real difference.

What we offer:



Hassle-Free Management

We take care of legal, financial, and administrative processes on your behalf.



Expert Representation

Acting for you with government agencies, utility providers, tenants, and developers.



Timely Resolution

Swift handling of registrations, disputes, and transactions to save you time and stress.



Transparent Communication

Regular updates so you're always informed.



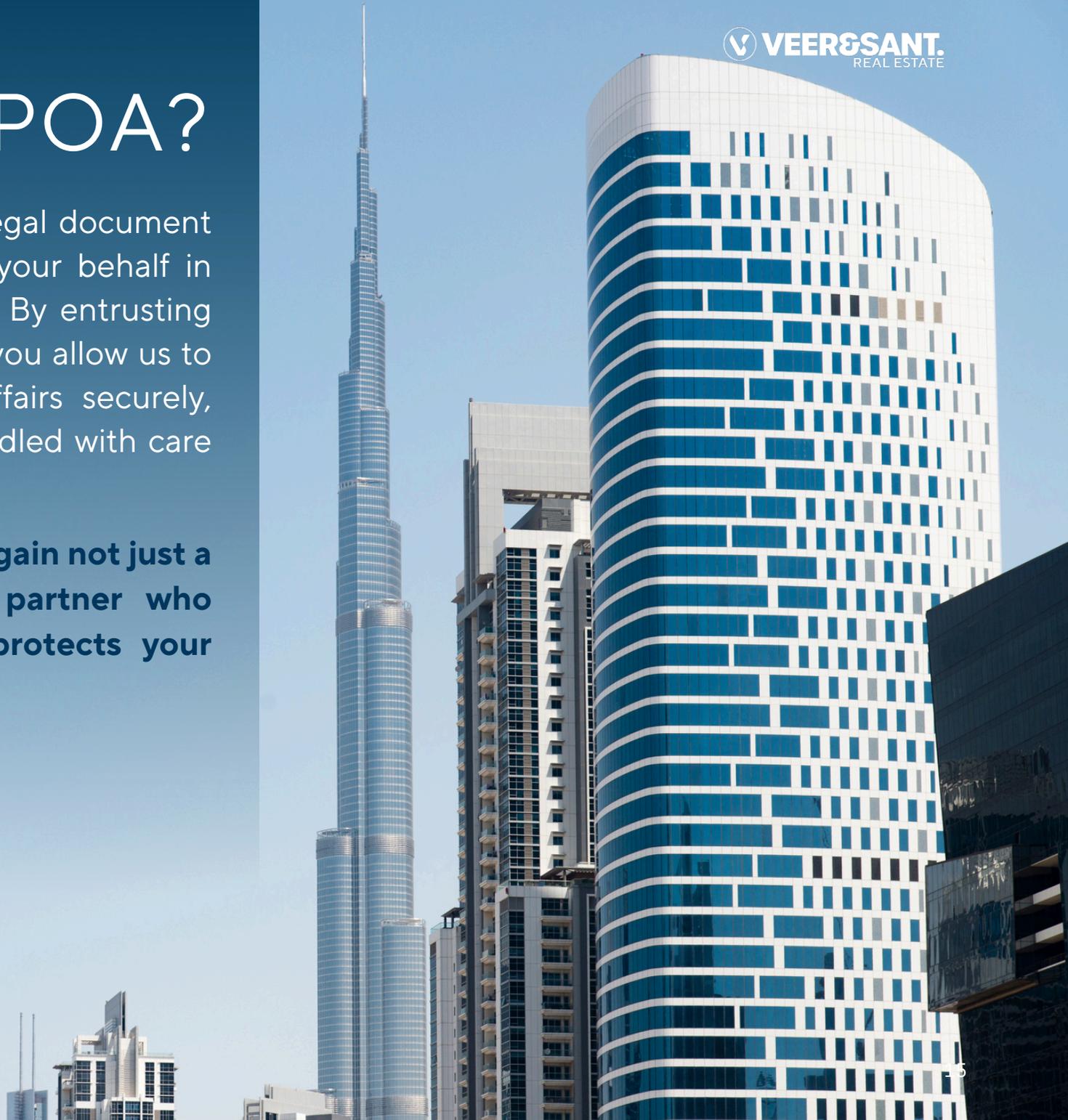
Tailored Solutions

Options for both one-time requirements and ongoing support.

WHAT IS POA?

A Power of Attorney is a legal document authorizing us to act on your behalf in property-related matters. By entrusting Veer and Sant with POA, you allow us to manage your property affairs securely, ensuring every step is handled with care and professionalism.

With Veer and Sant, you gain not just a service, but a reliable partner who values your trust and protects your interests.



OUR FEES STRUCTURE

Transparent. Fair. Tailored to your needs.

At Veer and Sant, we believe in absolute transparency when it comes to fees. Our pricing is designed to be competitive, straightforward, and reflective of the value we deliver.



Property Management Services

Let Only

No cost involved

Basic Package

3% of annual rent (minimum AED 1,500)

Premier Package

5% of annual rent (minimum AED 3,000)

Signature Package

7% with AED 6,000 being the minimum

Custom Package

Flexible pricing tailored to scope of services



Snagging Services

Basic Snag Inspection

AED 1 per sq. ft.

Premier Snag & Handover

AED 1.5 per sq. ft.

11-Month Warranty Inspection

AED 1 per sq. ft.

Pre-Sale & Pre-Purchase Inspection

AED 1 per sq. ft.

Move-In / Move-Out Inspection

AED 1 per sq. ft.

Power of Attorney & One-Off Services

Fees vary depending on service requirements and time involved. | **Note :** All prices are exclusive of 5% VAT.

With Veer and Sant, you get clarity and fairness—no hidden charges, just services that deliver peace of mind and long-term value.

VEER & SANT REAL ESTATE

VEER & SANT
REAL ESTATE



 hello@veersant.com

 +971 04 254 7443