



# **CRES** **Crew Real Estate Solutions**

Compay Profile

Specialist in Developers and Dubai Land department documentations  
and procedures clearing

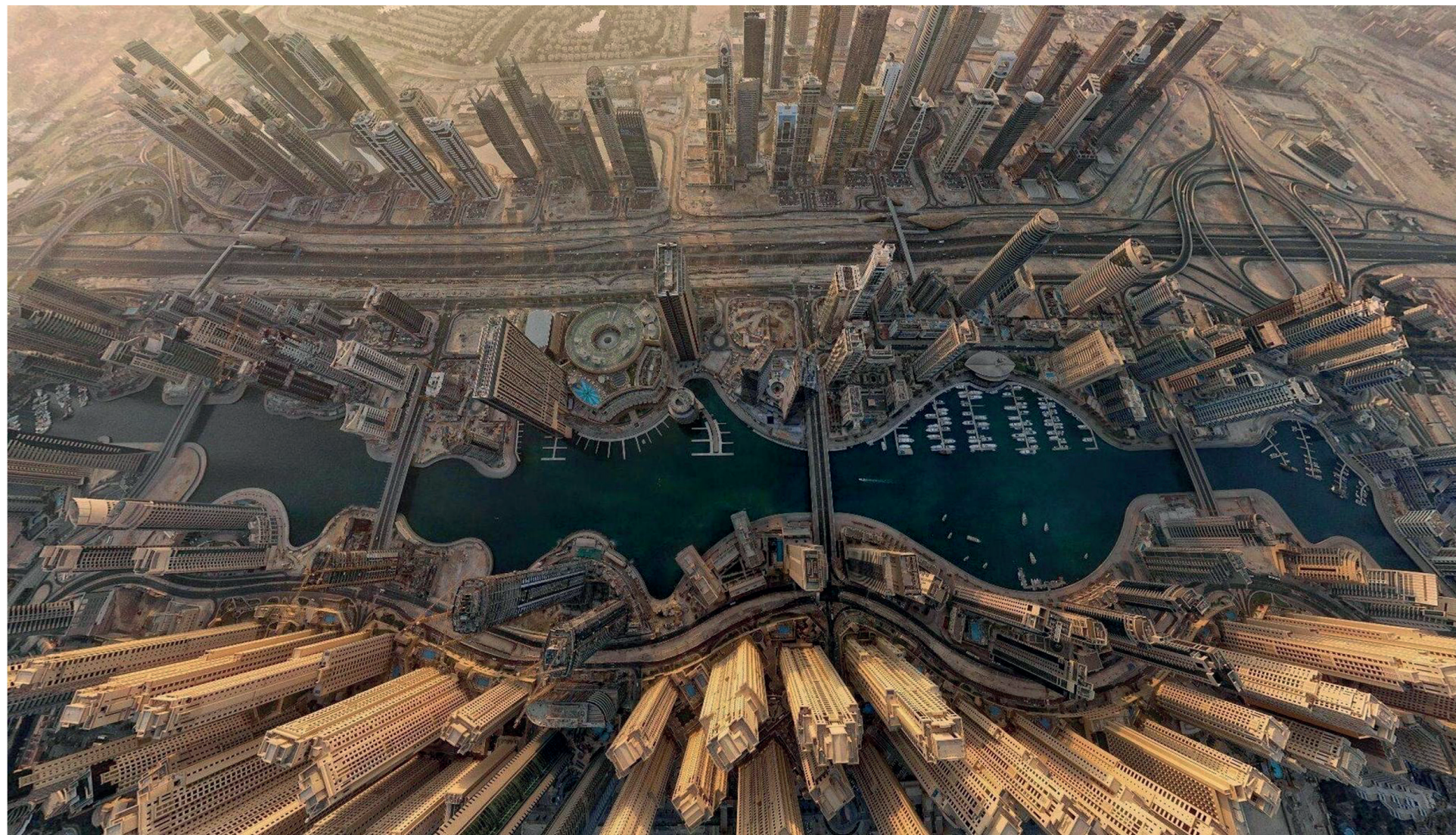


Crew real estate solution (CRES) believes that business success in Dubai is based on the crew tune, so we included it as a part of our brand representation.

We are a real estate business documentation support, operations, administration and procedures consultancy servicing the developers and individuals at real estate market in Dubai.

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We cover a vast area of property advice which includes the different type of Dubai Lands Department processes "commercial and residential" with an experienced team of consultants with knowledge and daily interacts. With the staff in Dubai Land Department, who take an innovative and informed approach to the documentation services, analysis and advices such as related to any procedure related to Dubai Land Department & RERA on behalf Developers, Clients, Investor, Tenants, Agents and Banks.

Once you approach us, we will be a close part to your team, and we will assist you to enjoy and win the game with a successful story and provide you with the top results in the real estate market, your clients and management operations happiness is our mission.

Our experience and network in the field of Real Estate and Property Industry allow us to deliver accurate and reliable information to our clients, which is vital for critical decision making and improved efficiency for your valuable investments within this highly complex and competitive market.

Our professional network of business relations covers a large number of government and private stakeholders to stay relevant in an ever-evolving industry.



Our mission is to provide the most efficient and accurate advice to our clients and to spread the knowledge of the legal property procedures in the UAE accurately and provide a more streamlined and easy process for our clients. To manage our client's valuable investments from documentation and to protect them in a legal stance.

We aim to become the largest Dubai Land Department operations service provider for the real estate and property development industries encompassing all legal applications processing and approvals in the UAE. We look forward to extend our relations and establish a very strong partnerships with internal and external Real estate groups.



Trust ■ Honesty ■ knowledge ■ Efficiency ■ Relationships ■ Transparency

## we serve

- Property Developers
- Tenants of properties
- Real Estate Companies
- The Real Estate Industry
- Banks and financial companies
- Individuals clients and investors
- Property Investment Companies
- Property management companies

All types of Residential, Commercial Plots, Villas, Buildings, Townhouses, Apartments Floors, Offices, Warehouses & Labour camps.



## our services

Introducing a dedicated, single-purpose service provider to be the intermediary can improve customer's responsiveness to communication, give them a fresh channel of communication and importantly, free the Developer from the time-consuming tasks associated with good customer service, even the most challenging client.

A. RERA

B. DUBAI LAND DEPARTMENT



*Your clients happiness is our mission*

### A. RERA

#### 1. Developer and project registration

At CRES, we understand that launching a real estate Developer & project can be quite demanding with endless paperwork and approvals and therefore we have a specialized team of consultants for Developers to advise and process all your documentation on time.

#### 2. Escrow Accounts Management

Every property development project in the UAE requires an escrow account by law. CRES offers complete management of opening an Escrow Account, managing, freezing, auditing and closing, coordinating with the bank in regards to the ESCROW account setup and closing with Banks.



3. Project information updates:
  - or Updating project completion dates, updating developer contact details,
  - project name registration or modification
4. Liaise with owner association company for approval of the budget for the project
5. Inspection reports of the projects  
Applying and following up for inspection reports and updating RERA with the new dates and progress.
6. Assistance for paperwork of project takeover from Tanmia section of RERA
7. Trakhessi system management from A to Z
8. Ejari

Another specialized service that we offer is the Setup of Ejari accounts specific to Investors for large portfolios of properties and the individual Investor. CRES Consultancy provides a complete service through the Ejari system that is governed by RERA. Our Ejari services are registering the initial lease agreement, renewals, cancellations, Dubai Land transfers and terminations.

## B. DUBAI LAND DEPARTMENT

1. Oqood System  
(DSR: Developer Self Registration system)

Oqood offers a comprehensive set of services developed exclusively for developers to manage their properties (off-plan or completed).

Oqood portal automates, regulates and monitors properties market by operating under a set of rules and regulations set by real estate authorities, creating a trusted and transparent environment to guarantee the rights of investors and homebuyers in the market. From Oqood system you can generate DSR which refers to Developer self-registration form.

Registering residential and commercial properties under the Buyer's name & adding banks name in case the property is financed.



- Registering Buyer's names for off-plan (Sale pre-registration or Delayed Sale) or completed (Complete delayed sale) projects
  - Registering finance and Buyer's names for off-plan or completed projects
  - Handling registration fees with the Developer/Dubai Land Department through varicose ways of paying (Noqodi wallets, Manager Chq's or direct from Escrow, Cash)
  - Complete all paperwork with the Developer – including facilitating payment of any service charges and applying for the No Objection Certificate (NOC)
- Complete all paperwork with any banks/mortgage providers
- Follow-ups and Issuance of the Title deed and couriering it to your address
- Rectify of client info if needed
- Rectify property size on Dubai Land Department system if needed
- Rectify number of parking's for the property in DLD system
- Adding joint buyer names
- Rectify shareholder of company buyers

2. Termination/ Settlement procedures through Legal Dept  
 Terminations/ Settlement to be a tedious and confronting task. Cres Consultancy will handle.  
 your upgrades, settlements and terminations of defaulter buyers at Legal department in DLD. We also act on behalf of the Landlord for complaints and follow-ups. Applying for extensions in case needed on behalf of the clients
3. Replacing lost title deeds  
 We provide the application and replacement of your original title deed or a copy of your mortgaged property's title deed in case its lost or damaged
4. Individual and Investor representation at the Land Department  
 We also offer the service of representing our investors and clients at the Dubai Land Department for disputes, services, applications and enquiries as well.



## 5. Handover Management Services

Handing over your properties to your customers quickly and effectively is essential to any developer's cash-flow and profits.

## 6. Individuals

Whether you are buying, selling or renting a property, we make your paperwork and procedures process easy and efficient. Our commitment to you is to protect your investments by providing you with the most cost-effective and hassle-free solutions. Our Team will answer all your questions and take care of every detail concerning your investment or rented property documentation/ procedures applying.

## 7. Snagging inspections

CRES will attend snagging inspections before the handover of your property and manage the follow-up appointments/ Documentation for the handover of your keys.

## 8. Mortgage Consultancy from A-Z

At CRES, we provide the best available mortgage product for your investment or residential property; we will handle the matter of applying to give you the best rates and services.

Whether you're a first-time investment of home buyer in the UAE, refinancing an existing loan, or only taking back control of your finances, a mortgage is a big decision.

In the UAE's ever-changing and complex mortgage market CRES has your best interest at heart. Unlike a traditional broker, our site gathers your exact requirement and allows us to search every mortgage on the market. From over 40 lenders to find the best one for your needs.





Once we find you the right mortgage, we'll be with you every step of the way. You'll have a dedicated Cres Consultancy mortgage expert who will keep you updated with the progress of your application.

The individual recommendations are based on your requirements and profile.

#### 9. Residential, Commercial and Hotel Apartments

At CRES Consultancy managing documentation for residential, commercial and Hotel. Apartments includes applications, complete management, and reporting to the client on a monthly and yearly basis.

10. Clearing handover process of the properties on behalf of the clients or Developers.

## SERVICES PROVIDED IN A SHORTCUT

- Registering & Pre-register of properties
- Contact buyers on behalf of the Developer for any registration follow-ups
- Facilitate the collection of instalments, service charges and NOC's charges
- Negotiate consolidations (Settlement /Terminations) with the clients under the direction of the Developer
- Handle legal Settlements/termination of non-performing sales contracts with Legal dept @DLD
- Applying Title deed procedures on behalf of the developers
- Sub Division of plots and buildings data Uploading.
- Converting project into the final registration system for title deed's Issuance





## COSTING AND THE PAYMENT TERMS OF THE PROCEDURES



### **Our payment terms are:**

- A. For short time process cases: 100% advance payment
- B. Long term process cases: 50% in Advance, 50% upon completion
  - In cash , manager cheque or bank transfer

### Mission

Its various base on the task and the subtasks of each procedure that will be handled by us call us so we can schedule an appointment and discuss the matters in details, we will review the documentation and provide summaries with advice on the action plan required for each case.

### Our Vision



# CRES

## Document Clearing Services

Company Profile

### CONTACT US



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