



BUYER & SELLER ASSISTANCE

**WE'RE HERE TO TAKE THE HASSLE OFF
YOUR ENTIRE PROPERTY BUYING,
SELLING OR RENTING PROCESS**

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**NEED HELP
WITH YOUR
PROPERTY
VALUATION?**

**NEED TO GET
YOUR DEEDS
DONE?**

**WANT HELP
WITH YOUR
HOUSING
LOAN
APPLICATION?**

**SHORT FOR
TIME OR
OVERWHELMED
BY THE WHOLE
PROCESS?**

FEAR NOT

**WE'RE HERE TO TAKE THE HASSLE OFF YOUR
ENTIRE PROPERTY BUYING, SELLING OR
RENTING PROCESS, SO YOU CAN LOOK
FORWARD TO ENJOYING YOUR NEW
PROPERTY (OR THE PROFITS OF THE SALE)**



PROPERTY VALUATIONS



**NEED TO GET YOUR PROPERTY VALUED?
WE WILL FIND CERTIFIED VALUERS IN YOUR AREA
WHO WILL COME AND DO THE VALUATION FOR YOU**

VALUATION SERVICES THAT WE OFFER

- Value your property for sale
- Valuation of property for buyers
- Obtain valuation reports for Visa or loans
- We offer island wide valuations
- Valuations carried out by certified valuers



LEGAL ASSISTANCE



OUR PANEL OF REPUTABLE AND EXPERIENCED ATTORNEYS WILL PROVIDE LEGAL ADVICE, DRAFTING DOCUMENTS PLUS ADVISE ON BEST WAYS TO KEEP YOUR DOCUMENTS SAFE FROM FRAUD.

LEGAL ASSISTANCE THAT WE OFFER

- Checking & preparing of your Deeds
- Preparing Tenancy Agreements
- Check the validity of the condo or the land that you're buying
- Advice on your eligibility and requirements
- Advice to foreigners on how to buy property
- Advice on CGT and other taxes



DOCUMENT PREPARATION & SUBMISSION



WE WILL GET ALL YOUR DOCUMENTATION RELATED TO THE PROPERTY (SUCH AS DEEDS OR TENANCY AGREEMENTS) DRAFTED BY REPUTABLE ATTORNEYS AND TAKE CARE OF SUBMITTING THEM TO THE RELEVANT AUTHORITIES

DOCUMENT SERVICES THAT WE OFFER

- Preparing of your Deeds & Tenancy Agreements
- Validating the existing documents at Land Registry
- Checking the seller's documents, Deeds, COCs and making sure there are no encumbrances
- Submit your documents to the Land Registry
- Advice on how to protect your deeds and documents to protect against fraud



MORTGAGE ASSISTANCE



LOOKING TO GET A HOME LOAN? WE'LL HELP YOU FIND THE BEST DEALS AND HELP YOU PREPARE THE DOCUMENTS THAT THE BANK WILL NEED PLUS SUBMIT THEM TO THE BANK ON YOUR BEHALF

MORTGAGE ASSISTANCE THAT WE OFFER

- Check your requirements & advice you on bank's requirements
- Do an initial assessment of your eligibility
- Advice you on the best rates & offers available from our partner banks
- Get the necessary documents prepared
- Help you fill in the application forms
- Submit your documents to the Bank
- Follow up with the bank on your application

TAX INVOICE

INVOICE

FEES & TAXES PAYMENT

PAID

UNIT PRICE	
1.19.00	
1.39.00	
7.00	
60.05	
60.05	
40.09	
SUBTOTAL	\$988.6
SALES TAX	\$197.7
SHIPPING	\$50.0
TOTAL DUE	\$1,206.3



WE'LL TAKE CARE OF YOUR STAMP DUTY AND MUNICIPALITY PAYMENTS, SO YOU WON'T NEED TO WASTE YOUR TIME GOING TO MULTIPLE GOVT INSTITUTIONS

FEES & TAXES PAYMENT THAT WE OFFER

- Calculate and pay your Stamp Duty
- Calculate and pay your municipality / Urban Council fees
- Calculate and pay your Capital Gains Tax (if any)



PERSONAL ASSISTANCE



YOU WILL GET A PERSONAL ASSISTANT TO HELP YOU THROUGH THE WHOLE PROCESS, WHILE KEEPING YOU UPDATED ON THE STATUS

PERSONAL SERVICES THAT WE OFFER

- You will get a dedicated assistant to help you till the end of the process
- You will be kept updated on the status at each stage
- Personalise the requirements for your needs
- Contact through phone, email or chat and ask any questions that you have



OTHER SERVICES

MOVING SERVICES

Worried that your furniture may be scratched or your electrical items damaged on-the-move? Talk to us to hire professional movers who will package and move your items safely and securely from one location to another

INSURANCE

Get the worry off your mind about mortgage repayments and household contents with Insurance cover to put your mind at ease

PHOTOGRAPHY

If a picture is worth a thousand words, make sure you have an expert take photos of your property! Get a professional photographer snap pictures of the property that showcase its uniqueness

GUIDE TO BUYING A PROPERTY

- Find a real estate agent /broker or find a property through our website
- Have an independent lawyer or notary whom you trust to safeguard your rights of purchase
- Have a certified valuer inspect the property
- Have the Deeds and the Plan of the property checked at the Land Registry
- Ensure a lawyer draws up a contract which the seller and buyer signs
- Ensure the buyer pays a deposit initially, and the rest of the funds once the entire process is completed
- Ensure the seller possesses all the necessary documents related to the property
- The seller must request an updated survey plan that has to be attached when applying for the registration later
- After finishing the deed of transfer, the stamp duty (around 3% - 4%) must be paid by the buyer at a nominated bank within seven days in favour of the responsible Provincial Council
- Having signed the contract, the buyer must pay a service tax to the local authority
- Finally, the lawyer/ notary must register the deed at the Land Registry and the new owner at the relevant local authority

ABOUT US

LankaPropertyWeb.com was founded in 2007 with the purpose of helping property buyers and sellers find and sell properties easily and faster.

Since our launch, we have become Sri Lanka's no.1 property website in terms of visitor numbers and ad numbers and have helped thousands of users sell/rent their property or to find their dream property.

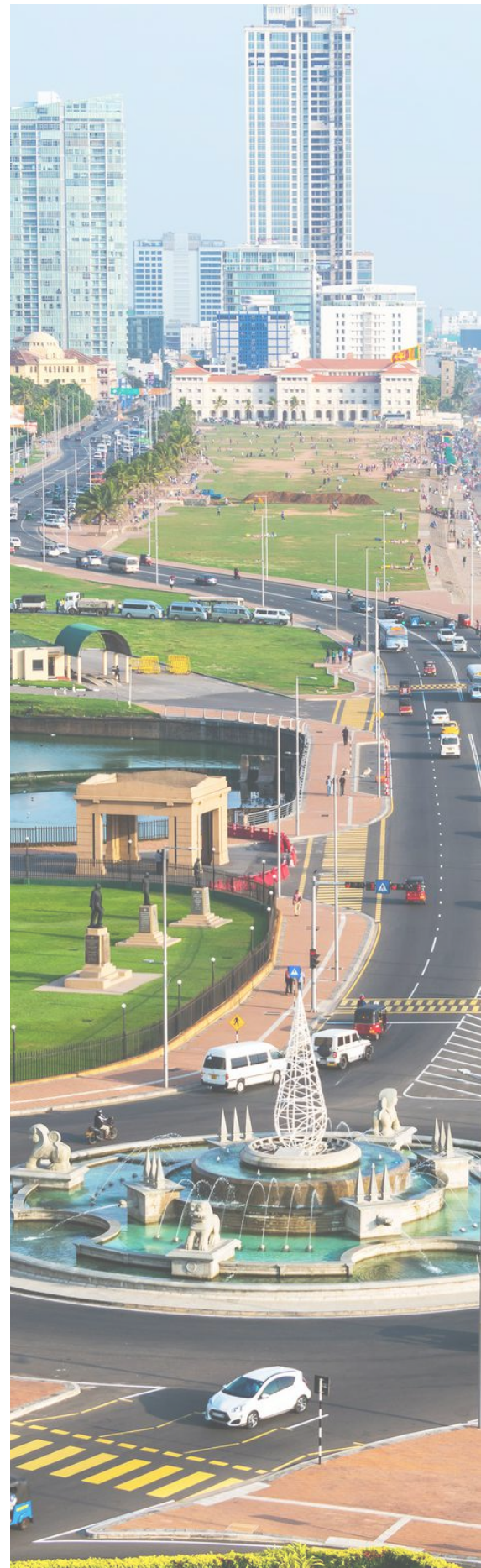
In 2017 we launched our first property show, the Lanka Property Show, which is now Sri Lanka's largest property event, with 3 events completed so far.

LankaPropertyWeb.com also won the 'Best Website' in Professional Services Category at the SLT Zero-One awards in 2017.

We decided to launch the Buyer & Seller Assistance program to make it easy for property buyers, sellers, landlords and tenants to get the right guidance and find necessary professional personnel to complete their property transactions and get the whole process completed hassle free.

Our well-trained team of customer service advisers will guide you through the arduous process of completing the transaction and help you at each step, eliminating the need for you to waste your precious time trying to find professionals or go to different offices to get things done.

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