

Bengaluru's First
and Only

360
Services

Real Estate Company

PORCHLIGHT
— REALTY PVT. LTD. —



FEEL AT HOME WITH US

Bengaluru's First
and Only



Real Estate Company

PORCHLIGHT
— REALTY PVT. LTD. —

FEEL AT HOME WITH US

WHY PORCHLIGHT?

We work with you for solutions to your real estate needs, unlike other Real Estate companies.

We offer a turnkey service that covers property marketing and tenant/buyer screening right through to rent collection and maintenance – as well as ensuring you get the best market rate. Trust us with your property and you will never regret it.

Whether you own a single property or have an extensive asset portfolio, you naturally want to maximize your return on investment (ROI). But, if your property isn't being managed properly, you could end up out of pocket. Our team of property management professionals are your eyes and ears on the ground.

SERVICES OFFERED:

We offer full-service management. This can include marketing and leasing, tenant screening, documentation, accounting and reporting, inspection and maintenance, and handling disputes. We can also tailor-make a package to suit your requirements.

WHY PROPERTY MANAGEMENT?

Property management takes the weight off your shoulders. We act as a point of contact for tenants/buyers, handling payment collection, repairs and maintenance, not to mention the paperwork involved. This is especially helpful if you do not have previous property experience or have a busy schedule. For example one recent sale which was in the market for over 1 year was handed over to us and by enhancing the look and feel of the property for a small fee, we managed a quick sale with much higher value.

DON'T JUST LEASE TO ANYONE:

We verify a tenant's work-related details and collect valid proof of identification and if required, we may request supporting documents, e.g. salary certificate.



WHAT HAPPENS WHEN A PROPERTY IS VACANT?

When a property lies vacant, we carry out end-of-lease evaluations. If any repairs are required, we will share a report with both parties to determine who will bear the costs. Once this is settled, repair and maintenance work is initiated followed by property remarketing to enhance the property value.

WHAT ABOUT REPAIR AND MAINTENANCE COSTS?

As a landlord, you probably don't want expensive repair bills. But, it's important that a job gets done right, so the cheapest option is not always the best. We at Porchlight understand this and therefore have a systematic way of shortlisting service providers. We have a service level agreement that includes the prices of services and the parts, negotiated and pre-agreed. This way we are assured that our landlords get a competitive price without compromising on the service. If necessary to save costs we buy the necessary materials directly from the wholesalers.



WHAT ABOUT MY INVOLVEMENT?

As property managers, our goal is to make your life as easy as possible by keeping your involvement to a bare minimum.

LIST OF SERVICES WE OFFER:

- Buying, Selling, leasing
- Interiors
- Maintenance
- Legal (Verification, Khata, Taxes etc)
- Property evaluation
- Snagging
- Holiday Homes Management (Booking.com, Air BnB etc)

Bengaluru's First
and Only



Real Estate Company

PORCHLIGHT
— REALTY PVT. LTD. —

FEEL AT HOME WITH US

As a landlord, you obviously hope to get the best value for your property, whether selling or leasing.

Our Interiors team will ensure that your property is in top shape for inspection to prospective clients and therefore command a premium. We will inspect the property and if required, with your approval undertake necessary interior work (painting, waterproofing, repairs etc).

Thus clients too feel that they are getting a premium property which they can be proud to move into.

As a buyer/tenant you obviously want a snag free property which will ensure a comfortable stay. We at Porchlight ensure that all of our properties are well maintained to ensure peace of mind.



“

Porchlight Realty Ltd is so wonderful to work with, a very professional team, and very accommodating to the client! This team is definitely the best Company to deal with in Bengaluru. I had absolutely peace of mind dealing with them.

**– SANTOSH KUMAR,
ADARSH PALM
RETREAT, BELLANDUR,
BENGALURU**



“

I had a great experience working with Porchlight Realty. Every requirement has been perfectly accomplished on point. Many thanks to the team. My waterproofing, painting and interiors were undertaken to perfection.

**– JACOB KURIEN,
FERNS ASPEN HEIGHTS,
BANGALORE**



“

Very happy with the professional manner in which they handle the sale of my apartment including getting all the paperwork done and paying my taxes etc. Thank you Porchlight.

**– PRASAD SHETTY,
BENGALURU**

Bengaluru's First
and Only



Real Estate Company

PORCHLIGHT
— REALTY PVT. LTD. —

FEEL AT HOME WITH US

• INTERIORS

Whatever your Interiors requirements be it small or large Porchlight is here to take care of it for you at very reasonable rates.

- Painting
- Interior Designing
- Tiling
- Wallpaper
- Waterproofing
- And much more
- Decoration
- Professional cleaning

Please do ask us for a quote

• LEGAL (VERIFICATION, KHATA, TAXES ETC)

It is so important to keep all your legal documents up to date.

We assist clients who wish to buy a property to verify all documents and legal papers through our advocate.

We also assist in getting your Khata and e-Khata, paying taxes, correction in sale deed, Recovering any lost original legal documents etc



Bengaluru's First
and Only



Real Estate Company

PORCHLIGHT
— REALTY PVT. LTD. —

FEEL AT HOME WITH US

• **HOLIDAY HOMES MANAGEMENT (BOOKING.COM, MAKE MY TRIP, AIR BNB ETC)**

Have a property you want returns from? Who doesn't?

We at Porchlight will undertake a detailed inspection, arrange to furnish it up to standards, list it on booking sites and conduct regular inspection and cleaning etc.

So don't keep your property vacant.... Earn from it



• **PROPERTY EVALUATION**

Porchlight, through its experienced and knowledgeable team can assist both buyers and sellers to get the right evaluation for a property. This will include inspection, snags etc. to ensure a hassle free sale.

PORCHLIGHT
— REALTY PVT. LTD. —

📍 #4/4, 2nd cross, Kalasipalyam, Bengaluru 560002

☎ 9606322881 ✉ info@porchlightrealty.in 🌐 porchlightrealty.in