

COMPLETE SERVICES GUIDE · 2026

YOUR PROPERTY IN DUBAI.

Fully Managed.

From handover inspections to tenant management, from rental marketing to legal disputes and estate planning, one RERA-licensed team handles everything.

 Handover & Snagging

 Exclusive Rental

 Tenant Disputes

 Overseas Owner Management & Snagging

 UAE Wills (ADJD)

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One team. Five services. Whether you just received your handover notice, manage your property from London, or need to protect your estate with a registered UAE will, this guide explains exactly what we do, how we do it, and what it costs. No jargon. No hidden fees. Just clarity.

Handover & Snagging Inspections

Your developer says the unit is ready. We make sure it actually is inspecting what you can't see before your Defect Liability Period expires.

Thermal Camera



Thermal Imaging

Detects hidden water leaks, moisture damage, and insulation gaps behind walls and ceilings, invisible to the naked eye.

Endoscopic Camera



Endoscopic Inspection

Camera inserted inside pipes, drains, and ceiling voids to check for blockages, incorrect fittings, and construction debris.

DLP Tracking

Full Defect Report



Comprehensive Report

Every defect photographed, categorized by severity, and compiled into a professional report for your developer to action.



Developer Follow-Up

We track every defect through re-inspection until resolved. Your DLP is protected with documented evidence.

Why This Matters

The average off-plan unit in Dubai has 30–80 defects at handover. Without a professional snagging inspection, you inherit problems the developer should fix for free. Once your DLP expires (typically 12 months), repairs come out of your pocket. A single hidden leak behind a wall can cost AED 15,000–40,000 to fix later. Our thermal and endoscopic cameras catch these issues before you sign off.

1 Book Your Inspection

Share your handover date and unit details. We schedule within 48 hours.

2 Full Property Inspection

Our team inspects every room, walls, floors, ceilings, plumbing, electrical, AC, finishes, with thermal and endoscopic equipment.

3 Defect Report Delivered

You receive a detailed report within 24–48 hours with photos, severity ratings, and recommended actions.

4 De-Snagging & Follow-Up

We coordinate with your developer, track repairs, and conduct a re-inspection to confirm all defects are resolved.

Overseas Owner Management

You live abroad. Your property is in Dubai. We handle everything on the ground, tenants, maintenance, compliance, inspections, and send you a clear monthly report.



Regular Inspections

Scheduled property visits with thermal and endoscopic checks. We catch issues early, before a small leak becomes a costly renovation.



Tenant Management

Communication, complaints, requests, move-in/move-out, we're the single point of contact so you don't have to be.



Maintenance Coordination

From AC servicing to emergency plumbing, we manage all vendors, get quotes, supervise work, and report back.



Monthly Owner Reports

Rent collection status, maintenance updates, inspection summaries, and upcoming actions, all in one clear document.



DEWA & Utilities

We handle DEWA registration, disconnection, meter readings, and ensure no outstanding bills accumulate on your property.



RERA & Ejari Compliance

Ejari registration, renewals, RERA contracts, all paperwork handled according to Dubai law. No compliance gaps.

The Risk of Unmanaged Property

An unoccupied, unmanaged property in Dubai deteriorates faster than you'd expect. AC units seize without regular use. Pipes corrode. Mold develops in closed spaces. Insurance may not cover damage to a property left unattended for extended periods. Our regular inspections and proactive maintenance protect your investment, whether your property is tenanted or vacant.

How It Works for Overseas Owners

You live abroad. Your property is in Dubai. We handle everything on the ground, tenants, maintenance, compliance, inspections, and send you a clear monthly report.

What You Worry About	How We Handle It
Tenant not paying rent	We track payments, send reminders, issue formal notices, and escalate to RDSC if needed
Maintenance emergencies at 2am	24/7 emergency contact. We dispatch trusted vendors and handle everything on-site
Ejari expiring or RERA non-compliance	We track all dates and renew proactively, you never miss a deadline
Not knowing the condition of your property	Regular inspections with photo documentation and thermal/endoscopic checks
Coordinating with multiple vendors	One team handles everything, AC, plumbing, electrical, painting, deep cleaning
Move-out disputes and deposit deductions	We document condition at move-in and move-out with photos. Fair, transparent deductions

Report	Frequency	
Rent Collection Summary	Monthly	Payment status, outstanding amounts, bank confirmation
Property Condition Report	Quarterly	Photos, thermal scan findings, maintenance recommendations
Financial Statement	Quarterly	Income, expenses, net yield, upcoming costs
Annual Summary	Yearly	Full-year performance, ROI analysis, market rent comparison

Who This Is For

Property owners living in the UK, India, Pakistan, Saudi Arabia, Europe, or anywhere outside the UAE. Whether your property is tenanted, vacant, or about to be handed over, we take full responsibility from day one. You deal with one team, receive one report, and make zero trips to Dubai for property management.

Exclusive Rental + 6 Months Free Property Management

Sign up now and get 6 months of full property management at no extra cost. We don't just list your property, we launch it.

6 Months Free PM

Pro Photography

Tenant Vetting

Ejari & Move-In

Open Listing vs. Exclusive with Veer & Sant

Open Listing	Exclusive with V&S
Multiple agents, no accountability	One dedicated team, fully accountable
Generic phone photos	Professional photography and staging advice
Listed and forgotten	Active marketing with targeted campaigns
You coordinate viewings	We handle all viewings and feedback
You handle Ejari and move-in	Complete Ejari, DEWA, key handover
No management after tenant moves in	6 months free PM, inspections, maintenance, reporting

The Process – From Listing to Management

- 1 Property Assessment**
 We visit your property, assess condition, recommend pricing based on current market data, and advise on any quick improvements to maximize rental value.
- 2 Professional Launch**
 Professional photography, compelling listing copy, and targeted marketing across Bayut, Property Finder, Dubizzle, and our own channels.
- 3 Tenant Sourcing & Vetting**
 We handle all inquiries, conduct viewings, verify employment and visa status, check references, and present you with qualified candidates.
- 4 Contract & Move-In**
 RERA-compliant tenancy contract, Ejari registration, security deposit collection, DEWA transfer, key handover, all handled.
- 5 6 Months Free Management**
 From day one of the tenancy, we manage your property at no cost, inspections, tenant communication, maintenance, and monthly reports.

What's Included & FAQs



Professional Photography

High-quality photos that make your property stand out on listing portals, the number one factor in generating inquiries.



Targeted Marketing

Your listing pushed across Bayut, Property Finder, Dubizzle, Instagram, and our direct tenant network.



Tenant Vetting

Employment verification, visa checks, rental history review, and reference calls, only qualified tenants presented to you.



Monthly Reporting

Rent collection, inspection results, maintenance log, and upcoming actions, delivered to your inbox every month.

Frequently Asked Questions

What does "exclusive" mean?

You appoint Veer & Sant as your sole listing agent. This means one team, full accountability, and no conflicting listings from other agents.

Is the 6 months really free?

Yes, 6 full months of property management included at no extra charge when you sign an exclusive rental agreement.

What happens after 6 months?

You can continue with one of our PM packages at standard rates, or manage independently. No lock-in.

Can I switch packages later?

Yes, you can upgrade, downgrade, or cancel after the free period ends. We'll recommend the best fit for your situation.

The Bottom Line

Two landlords list on the same day. One posts generic phone photos on 5 portals and waits. The other signs exclusively with us, professional photography, targeted marketing, vetted tenants, and full management from day one. One gets tenanted in 9 days. The other is still waiting. The difference isn't the property. It's the approach.

Tenant Disputes & Early Termination

Tenants claiming force majeure? Refusing to pay penalties? Disappearing? We know the legal process, RERA rules, RDSC filings, proper documentation, from notice to resolution.

Common Scenarios We Handle



Force Majeure Claims

Tenant claims they're leaving the country. We verify the claim, assess legal validity, and protect your right to penalty payments under RERA.



Non-Payment of Rent

Formal notices, grace periods, escalation to RDSC, and eviction proceedings, all documented and legally compliant.



Early Lease Termination

Tenant wants to break the contract early. We enforce penalty clauses, negotiate fair terms, and handle all paperwork.



RDSC Case Filing

If negotiation fails, we prepare and file your case with the Rental Disputes Settlement Centre with full documentation.

Our 5-Step Dispute Resolution Process

1 Assessment

Share your handover date and unit details. We schedule within 48 hours.

2 Formal Notice

Our team inspects every room, walls, floors, ceilings, plumbing, electrical, AC, finishes, with thermal and endoscopic equipment.

3 Negotiation

You receive a detailed report within 24–48 hours with photos, severity ratings, and recommended actions.

4 RDSC Filing

We coordinate with your developer, track repairs, and conduct a re-inspection to confirm all defects are resolved.

5 Resolution & Enforcement

We coordinate with your developer, track repairs, and conduct a re-inspection to confirm all defects are resolved.

DIY vs. Professional Handling

Most landlords don't know their rights under RERA. They accept the tenant's story, lose months of rent, and never recover the penalty they're legally entitled to. With proper documentation and timely RDSC filing, the outcome is almost always in the landlord's favour. The process matters more than the dispute.

UAE Wills – ADJD Civil

Protect your family and legacy. ADJD Civil Wills with UAE-wide validity, drafted, translated, and registered with care. Plan with confidence so your assets, your home, and your loved ones are exactly where you want them.

UAE-Wide Validity

Bilingual Drafting

Court Coordination

Property Investors

Why Having a Will in the UAE Is Important

In the UAE, if a person passes away without a registered will, their assets, bank accounts, and properties may be subject to default inheritance laws and court procedures. This can mean delays, frozen accounts, complications in property transfers, and uncertainty around the guardianship of children. A properly registered ADJD Civil Will ensures your assets are distributed according to your wishes, your spouse and children are protected, and your UAE properties are properly transferred.

Our ADJD Will Packages

Single Will

AED 8,000

+ VAT

A will prepared for one individual.

- ✓ Distribute UAE assets according to your wishes
- ✓ Appoint beneficiaries and executors
- ✓ Include guardianship instructions for children
- ✓ Cover bank accounts, real estate, investments

Mirror Will

AED 12,000

+ VAT

Two separate wills for a married couple, with matching instructions.

- ✓ Husband leaves assets to wife and vice versa
- ✓ Same children/beneficiaries named as secondary
- ✓ Same guardians and executors appointed
- ✓ Two separate wills, mirroring each other

What's Included in Every Package

Legal Consultation

Guidance and clarification at every step of the process.

Arabic Certified Translation

Guidance and clarification at every step of the process.

Document Review

Preparation guidance so nothing is missed at submission.

Court Assistance

Hands-on support throughout the ADJD court process.

Unlimited Amendments

Refine your will as many times as needed up to registration.

Appointment Coordination

End-to-end coordination with the ADJD appointment process.

Government Fees, Documents & FAQs

Additional Fees & Timelines

Fee	Amount	Exclusive with V&S
Government Registration Fee	AED 950	Paid directly to ADJD during court appointment. Not included in our service charges.
Express Appointment Service	AED 3,000 + VAT	Standard ADJD appointments take 45–60 days. Express service is optional and charged separately.

Documents Required

For a Single Will

Passport copy, Emirates ID copy, visa copy (if applicable), marital status details, full names of beneficiaries, passport/Emirates ID of beneficiaries (if available), details of UAE assets. If including property: Title Deed / Oqood / SPA. If including guardianship: passport copies of children, details of appointed guardians.

For a Mirror Will

Both spouses: passport copies, Emirates ID copies, visa copies (if applicable), marriage certificate copy, full names of beneficiaries, details of UAE assets. If including property: Title Deed / Oqood / SPA. If including guardianship: passport copies of children, details of appointed guardians.

Frequently Asked Questions

What is ADJD?

Abu Dhabi Judicial Department. ADJD Civil Wills are legally recognized and valid across all Emirates in the UAE.

Who can apply?

Both UAE residents and non-residents may apply, subject to applicable eligibility requirements.

Can I include UAE properties?

Yes, UAE real estate properties can be included in your will.

Can I appoint guardians for my children?

Yes, guardianship instructions can be included within the will.

Is the government fee included?

No, the AED 950 ADJD registration fee is paid directly by the client to ADJD.

How long does the process take?

Once documents are ready, ADJD appointment availability is approximately 45–60 days, subject to court scheduling.

Can the will be amended later?

Yes, wills may be amended or updated later if required.

Do couples need separate wills?

Yes, under a Mirror Will package, two separate wills are prepared with matching instructions.

What Makes Veer & Sant Different

We're not a call centre. We're a RERA-licensed team that physically manages your property in Dubai.



One Team. Everything.

No subcontractors. No middlemen. Your property is managed by the same team from day one, inspections, leasing, maintenance, disputes, wills. You call one number.



Tools Others Don't Have

Thermal cameras for hidden leaks. Endoscopic cameras for pipes and ceilings. We inspect places that don't show up in a walkthrough, the places that cost you later.



You Stay Informed. Not Involved.

Clear reports. Direct updates. You know exactly what's happening with your property without having to manage it yourself.



RERA Licensed & Compliant

Fully licensed by the Real Estate Regulatory Agency. Every process, from Ejari to RDSC to ADJD, is handled according to UAE law.



Proactive, Not Reactive

We don't wait for problems. Regular inspections catch issues early, before a small leak becomes a major renovation. Prevention saves you money.



Built for Overseas Owners

Most of our clients live outside the UAE. Our entire system, reporting, communication, estate planning, is designed for landlords who can't be here in person.

Five Services. One Relationship.

Most property owners in Dubai deal with separate companies for snagging, rental, management, legal disputes, and estate planning. That means five different contacts, five different communication styles, and five different people who don't know your full picture. With Veer & Sant, one team understands your property, your tenants, your compliance status, and your estate plan. That's not just convenient, it's how property should be managed.

Service	Best For	Timeline
Handover & Snagging	One dedicated team, fully accountable	Inspection within 48 hours
Overseas Owner Management	Landlords living outside UAE	Onboarding in 5–7 days
Exclusive Rental	Vacant properties needing tenants	Average 9–21 days to tenant
Tenant Disputes	Landlords with problem tenants	Case-dependent, 2–8 weeks
UAE Wills (ADJD)	Property owners, families, investors	45–60 days to registration

GET STARTED TODAY

YOUR PROPERTY DESERVES *Better Management.*

Book a free consultation. No commitment. We'll tell you exactly what your property needs, whether it's an inspection, a tenant, a dispute resolution, or a will.



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