



Rataka Real Estate
Making Real Estate Real & Simple

Rataka Real Estate LLC.

Making Real Estate Real And Simple

Welcome Page

RATAKA REAL ESTATE is real estate company with innovation mind- set, vast and relevant database in the field. The company aims to provide the best consultation and maintain trust and satisfaction with every client. The company has its major focus on residential projects which includes real estate investment, Project funding consultancy, Golden Visa assistance, Mortgage assistance & property management.

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Swapnil Shukla

Know About Us



Equipped with committed employees, trained professionals and an extensive network of associates to source according to clients requirement, our expertise is finding you the most appropriate incomparable solution for client.

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Our Mission

Rataka Real Estate make the buying and selling of real estate as cost effective as possible while maintaining the highest level of service. To provide accurate and up-to-date information, skilled analysis and sound real estate advice.



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Our Vision

**Dedication, devotion and
service to humanity**



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Why Choose us ?

- Our team help client with the right project consultation to fulfil their need. We provide our clients with specialized and efficient update and analysis on market, detail of developers, the pros and cons of specific site and location, future trends, investment security and much more.
- We ensure that our customer render high returns with safe and secure assurance.
- We do studies location, market and project feasibility, liasoning with government departments, documentation for registration, onsite and digital surveys, client/tenant check for Lessor/Buyer, professional management of the project/ property for the client -making the deal real and easy for our clients.
- We'll take care of everything about your real estate dreams, even if you are away and busy, we shall help you get there.

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Dubai in World Map

**2nd Highest visited city in the world
(Top 5 City Destinations Index 2022)**

- Paris
- Dubai
- Amsterdam
- Madrid
- Rome

Total international visitors– 14.36 Mln
Source: CNN Travel, Euromonitor



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Why Dubai ?



- 200 Nationalities live in Dubai, out of 28% Indians
- Tax-Free Per Month Rental Income
- Dubai is the city of skyscrapers, ports & beaches
- Stable Economy globally
- Golden visa with premium lifestyle
- Top destination for foreign investment
- Highest rental up to 10% to 15%
- 0% income tax
- World class Healthcare & Education
- High-quality and luxurious development
- Flexible payment plan for investment
- 4 hours fly from Delhi/Chennai/Mumbai/Bangalore/Hyderabad

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Dubai's Scope of Investment

Growing Population

- The population of Dubai reached 3,550,400 in 2022 – an increase of 2.1% annual growth from 3,478,300 in 2021
- The population is composed of 15% native residents, with the remaining 85% being expatriates.



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Relative Value of Luxury

- Dubai has emerged as one of the top-5 busiest luxury residential markets globally due to its heightened level of deal activity.
- With US\$1 million, buyers can secure around 1,130 square feet of prime residential space in Dubai, three times more than in cities like London, New York, or Singapore, driving demand among the world's wealthy.
- In 2022, Dubai ranked fourth in terms of luxury market activity, with 219 homes above US\$10 million sold for a total of US\$3.8 billion, trailing behind London, LA, and New York.
- Dubai now holds the fifth position for sales of homes priced above US\$25 million worldwide.
- The confidence in Dubai's business and economy, along with the diverse buyer base, has fueled demand for luxury homes.
- In 2022, the top three buyer nationalities in Dubai were from China, India, and the UK, accounting for approximately two-thirds of sales. Other top nationalities include Iran, Russia, Ukraine, Canada, France, Germany, and Italy.



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Dubai Business Center

Global Business Hub

- **70% of the FORTUNE 500 companies chose Dubai as their regional head quarters.**
- **Dubai is home to 62.4% of top 300 global brands**



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Golden Visa - 10 Years Investment Required – 2 Million AED/4 Cr. INR

Residency: Investors and their families can legally live in Dubai.

Work: Investors can search for jobs or start a business in the UAE.

Investment: Investors can invest in various sectors of the economy, including real estate.

Taxes: Dubai has a favorable tax system with little to no personal income tax and low corporate taxes.

Family sponsorship: Investors can sponsor their family members, including spouses, children, and parents.

Travel: Investors can travel to GCC countries for business or leisure.

Eligibility for Golden Visa: Investors with a successful business venture in the UAE may be eligible for the UAE Golden Visa, a 10-year residency visa



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Dubai Real Estate Investor Protection



- **ESCROW mandatory to launch sales Project**
- **20% of project value in ESCROW by Developer**
- **Developer is required to furnish a progress certificate to withdraw funds**
- **Construction progress update on DLD (Dubai Land Department) site**
- **RERA penalty for developers for non-compliance**
- **DLP – Defect liability Period**
- **5% of the project value hold back during DLP to cover any defects arising post completion**

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**REGISTERED
WITH
DEVELOPERS**



DAMAC

SOBHA

EMAAR

NAKHEEL

MERAAS

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Thank You!

For more information, please feel free to
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