



GECOSEI

GESTIONE CONDOMINI SERVIZI IMMOBILIARI
di Giuseppina Napolitano

Via Canale n. 1/B - 42013 Casalgrande (RE)
Telefono 0522 851405 Fax 0522 1840907
Cell. Giusi 338 9532782 Ubaldo 339 7183616
www.gecosei.it info@gecosei.it info@pec.gecosei.it
C.F. NPLGPP77R42A509I Partita IVA 02652830353



Promotion and development:

1. brokerage estate purchase;
2. preparation of the irrevocable offer;
3. Appointment of mediation cancellation (if necessary to other agency brokerage);
4. analysis and advice on guarantees (bank guarantee, insurance, etc.);
5. preparation of the preliminary contract of property sale and purchase "compromise";
6. Online registration of the preliminary contract of sale and purchase property at the agency of jurisdiction revenue;
7. visura cadastral;
8. match occurs between the property in sale and its cadastral plan;
9. production of cadastral variation;
10. verification of any unauthorized building;
11. production of the rectification of any unauthorized building;
12. verification of the certification of compliance of the systems;
13. planning with the landlord of the formula for the adaptation of the plants, estimates retrieval, execution control and liquidation of operations and practices for eventual production facilities underway;
14. production of certificates of compliance systems;
15. verifying that the energy certification;
16. production of the energy certificate;
17. production of the urban destination certificate for land;
18. mortgage title search;
19. preparation of mortgage cancellation;
20. Active verification servitude and / or liabilities on the property;
21. rights occurs on the property of third parties "pre-emption";
22. marketing communication property to the person entitled to pre-emption;
23. preparation of the waiver of the right of first refusal;
24. requested the administrator of the condominium of the certifications related to: fitness for use common parts, common compliance systems, for special projects approved, any unauthorized building on the common parts, the amount of reserves or provisions of the fund, the balance of the current year rate ;
25. technical assistance;
26. Tax assistance;
27. legal assistance;
28. Support the notarial deed;
29. Property sale notification to the competent authority;
30. Property sale communications administrator of the condominium.

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