

إعمار للتطوير ش.م.ع  
ص.ب. ٩٤٤٠ دبي  
الإمارات العربية المتحدة  
ت +٩٧١ ٤ ٣٦٧٣٣٣٣  
ف +٩٧١ ٤ ٣٦٧٣٠٠٠  
Emaar Development PJSC  
P.O.Box 9440, Dubai  
United Arab Emirates  
T +971 4 3673333  
F +971 4 3673000  
enquiry@emaar.ae  
emaar.com

21 March 2022

To: **Mehdi Tahar Michael Tounsi / Mohamed Amine El Gheribi**  
Al Qudra Road, The Sustainable City,  
Cluster 3, Villa C07,  
Dubai, United Arab Emirates

Dear Valued Customer,

Subject: Service Fees – Unit No. R3 Joy-V-514 (the “Unit”)

With reference to the Agreement of Sale (“SPA”) dated (16-April-2019) between us with respect to the above captioned Unit, we hereby confirm to you the following:

- 1- All capitalized terms under this letter (unless otherwise stated or defined hereunder) shall have the meaning ascribed to them in the SPA;
- 2- Notwithstanding the provisions of clause 5.3 (e) of the SPA, you shall only be required to pay Service Fees after Five (5) years from the Handover Date. For the avoidance of doubt, and except the Service Fees, all other charges levies and fees stated under clause 5.3 (e) of the SPA shall remain payable and due starting from the Handover Date; and
- 3- In the event of any discrepancy between the provisions of the SPA and this letter, the provisions of this letter shall prevail.

Sincerely yours,

  
Emaar Development PJSC





# EMAAR

## AGREEMENT OF SALE

A- Particulars of Sale and Purchase

Sales Order No.: 114439  
Customer Account: 550667  
Customer No.: 1311447

Customer Copy

Vendor	Emaar Development P.J.S.C		
Purchaser	Mehdi Tahar Michael Tounsi Mohamed Amine El Gheribl		
Purchaser's Address and Contact Details	Address: Al Qudra Road, The Sustainable City, Cluster 3, Villa C07, Dubai, United Arab Emirates Telephone: , Mobile: 971-585002225, Email: tounsi.mail@gmail.com		
Project	Joy		
Property	R3 Joy-V-514		
Purchase Price	AED 1,300,888.00 /- /-, payable in accordance with the Schedule of Payments set out below		
VAT %	0		
Property Total Area	1943.00 sq.ft	Purchase Price Incl. of VAT	AED 1,300,888
Plot Number	4881	Parking	Parking within the Property
Property Type	Villa	Plot Area	1384 sq.ft
Property Use	Single Family Residential Use	Property Status	Under Construction
Estimated Completion Date	30-AUG-2022	Property Condition on Handover:	In Finished Condition
Handover Date	Upon the completion of the construction of the Property (if not a ready property) and receipt by the Vendor of Sixty percent (60%) of the Purchase Price and subject to the other terms and conditions of this Agreement		
Dubai Land Department Pre-Registration Fees (Interim Register)	Fully payable by the purchaser		
Color Option	<input checked="" type="checkbox"/> Light Option <input type="checkbox"/> Dark Option		

### Schedule of Payments

Instalment	Instalment Date	Milestone	Payment (%)	Amount (AED)	VAT Amount (AED)	Amount Incl. of VAT (AED)
1	09-MAR-2022	1st Instalment	50	650,444	0	650,444
2	17-MAR-2022	2nd Instalment	5	65,040	0	65,040
3	30-AUG-2022	100% Construction and Handover	5	65,044	0	65,044
4	30-JAN-2023	5 months after completion	5	65,044	0	65,044
5	30-JUN-2023	10 months after completion	5	65,044	0	65,044
6	30-NOV-2023	15 months after completion	5	65,044	0	65,044
7	30-APR-2024	20 months after completion	5	65,044	0	65,044
8	30-SEP-2024	25 months after completion	5	65,044	0	65,044
9	28-FEB-2025	30 months after completion	5	65,044	0	65,044
10	30-AUG-2025	36 months after completion	10	130,096	0	130,096
Purchase Price Incl. of VAT (AED): AED						1,300,888.00 /-

### Agreement to Sell and Purchase


The Vendor agrees to sell the Property to the Purchaser and the Purchaser agrees to purchase the Property from the Vendor for the Purchase Price as set out above. This Agreement of Sale of the Property ("Agreement") shall comprise and be subject to the Particulars of Sale and Purchase, the Terms and Conditions of Sale annexed hereto and the appended Schedule A (Property Specifications and Plans) and Schedule B (Undertaking by the Tenant), which all form an integral part of this Agreement.

Signed for and on behalf of the Vendor by its authorised signatories:

  
Date: 30 March 2022



Signed by the Purchaser:

  
Witness







## INITIAL CONTRACT OF SALE

**Contract No.** 2956/2022

This contract is made on 18/02/2022 by and between :

### PROPERTY INFORMATION

<b>Property Name:</b>	514	<b>Property Type:</b>	Villa
<b>Developer Name:</b>	EMAAR DEVELOPMENT P.J.S.C.	<b>Land Number:</b>	4881
<b>Project Name:</b>	Arabian Ranches III - JOY	<b>Area:</b>	Wadi Al Safa 5
<b>Net Sold Area:</b>	128.58 Sq.M.	<b>Property Value:</b>	1575000 AED
<b>Common Area:</b>	N/A	<b>Original Price:</b>	1300 888.00 AED
		<b>Built Up Area :</b>	180.50

**Mortgage Status** Not Mortgage

### PARTIES

#### SELLER(S)

<b>Participant Name En:</b>	ADEL HASSAN SANQOOR MOHAMMAD BIN SANQOOR	<b>Type:</b>	Person
<b>Participant Name Ar:</b>	عادل حسن صنقور محمد بن صنقور	<b>Nationality:</b>	United Arab Emirates
<b>Participant Number:</b>	166685		
<b>Area:</b>	128.58 Sq.M		
<b>UAE Id Number:</b>	784197370493864		

#### BUYER(S)

<b>Participant Name En:</b>	MEHDI TAHAR MICHAEL TOUNSI	<b>Type:</b>	Person
<b>Participant Name Ar:</b>	مهدى الطاهر مايكل التونسي	<b>Nationality:</b>	France
<b>Participant Number:</b>	5487566		
<b>Area:</b>	64.29 Sq.M		
<b>UAE Id Number:</b>	784198460562899		



2956/2022

This Contract is Signed electronically and does not require office stamp or signature

هذا العقد صادر الكترونيا ولا يحتاج إلي ختم أو توقيع



## INITIAL CONTRACT OF SALE

### PARTIES

<b>Participant Name En:</b>	MOHAMED AMINE EL GHERIBI	<b>Type:</b>	Person
<b>Participant Name Ar:</b>	محمد امين الغريبي	<b>Nationality:</b>	France
<b>Participant Number:</b>	5645721		
<b>Area:</b>	64.29 Sq.M		
<b>UAE Id Number:</b>	784199633857992		

### VOUCHERS LIST

<b>Number/Year:</b>	39658/2022	<b>Voucher Amount:</b>	31520 AED
<b>Voucher Date:</b>	18/02/2022	<b>Receipt Number/Year:</b>	33697/2022
<b>Participant Name:</b>	ADEL HASSAN SANQOOR MOHAMMAD BIN SANQOOR	<b>Receipt Date:</b>	18/02/2022
<b>Number/Year:</b>	39659/2022	<b>Voucher Amount:</b>	31520 AED
<b>Voucher Date:</b>	18/02/2022	<b>Receipt Number/Year:</b>	33698/2022
<b>Participant Name:</b>	MOHAMED AMINE EL GHERIBI	<b>Receipt Date:</b>	18/02/2022



2956/2022

This Contract is Signed electronically and does not require office stamp or signature

هذا العقد صادر الكترونيا ولا يحتاج إلي ختم أو توقيع

Unit Number  
R3 Joy-V-514

Purchase Date  
09-MAR-2022

MR.Mehdi Tahar Michael Tounsi  
/ MR.Mohamed Amine El  
Gheribi  
Al Qudra Road,The Sustainable  
City,Cluster 3,Villa C07,

Type  
Villa

Purchase Price  
1,300,888.00

Dubai U.A.E

Customer Account Number  
550667

Installment Paid  
1,300,888.00 | 100%

Mobile: 971585002225  
Email: tounsi.mail@gmail.com

## Instalments

Description	Due Date	Amount	Payment Date	Mode	Amount Paid	Amount Due
1st Installment	10-MAR-2022	650,444.00	10-MAR-2022 11-MAR-2022	Customer Contribution Customer Contribution	650,440.00 4.00	0.00
2nd Installment	17-MAR-2022	65,040.00	11-MAR-2022 11-MAR-2022	Customer Contribution Customer Contribution	33,044.00 31,996.00	0.00
100% Construction and Handover		65,044.00				0.00
5 months after completion		65,044.00				0.00
10 months after completion		65,044.00				0.00
15 months after completion		65,044.00	01-NOV-2022 01-NOV-2022	Emaar Advance Utilized Emaar Advance Rewards	61,554.93 3,489.07	0.00
20 months after completion		65,044.00	01-NOV-2022 01-NOV-2022	Emaar Advance Utilized Emaar Advance Rewards	60,666.74 4,377.26	0.00
25 months after completion		65,044.00	01-NOV-2022 01-NOV-2022	Emaar Advance Utilized Emaar Advance Rewards	59,791.36 5,252.64	0.00
30 months after completion		65,044.00	01-NOV-2022 01-NOV-2022	Emaar Advance Utilized Emaar Advance Rewards	58,928.61 6,115.39	0.00
36 months after completion		130,096.00	01-NOV-2022 01-NOV-2022	Emaar Advance Utilized Emaar Advance Rewards	115,826.57 14,269.43	0.00
Pre-Payment			22-MAR-2022		65,044.00	
Pre-Payment			30-MAR-2022		50,000.00	
Pre-Payment			29-MAR-2022		65,044.00	

Pre-Payment	15-APR-2022	15,044.00	
<b>TOTAL</b>	<b>1,300,888.00</b>	<b>1,300,888.00</b>	<b>0.00</b>

Note: This statement is provided as requested based on pre-authorization of advance payments to be utilized against due amounts as and when they become due based on the signed Emaar Advance T&C, with utilizations and rewards for indicative purposes only. For detailed statement of account with late payment charges and other fees and information please refer to the default statement of account.

- This is a computer-generated document and does not require a signature.