

إعمار للتطوير ش.م.ع  
ص.ب. ٩٤٤، دبي  
الإمارات العربية المتحدة  
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Emaar Development PJSC  
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25 April 2022

To: **Mehdi Tahar Michael Tounsi**  
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-907 (the “Unit”)**

With reference to the Agreement of Sale (“SPA”) dated (26-May-2020) 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.: 115765  
Customer Account: 555188  
Customer No.: 1311447

Customer Copy

Vendor	Emaar Development P.J.S.C		
Purchaser	Mehdi Tahar Michael Tounsi		
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-907		
Purchase Price	AED 1,458,888.00 /- /-, payable in accordance with the Schedule of Payments set out below		
VAT %	0	Purchase Price Incl. of VAT	AED 1,458,888
Property Total Area	1942.00 sq.ft	Parking	Parking within the Property
Plot Number	4888	Plot Area	1483 sq.ft
Property Type	Villa	Property Status	Under Construction
Property Use	Single Family Residential Use		
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		

### Schedule of Payments

Instalment	Instalment Date	Milestone	Payment (%)	Amount (AED)	VAT Amount (AED)	Amount Incl. of VAT (AED)
1	13-APR-2022	1st Instalment	42	612,733	0	612,733
2	31-MAY-2022	2nd Instalment	1.5	21,883	0	21,883
3	30-JUN-2022	3rd Instalment	1.5	21,883	0	21,883
4	30-AUG-2022	100% Construction and Handover	15	218,833	0	218,833
5	30-SEP-2022	1 month after completion	2	29,178	0	29,178
6	31-OCT-2022	2 months after completion	2	29,178	0	29,178
7	30-NOV-2022	3 months after completion	2	29,178	0	29,178
8	31-DEC-2022	4 months after completion	2	29,178	0	29,178
9	31-JAN-2023	5 months after completion	2	29,178	0	29,178
10	28-FEB-2023	6 months after completion	2	29,178	0	29,178
11	31-MAR-2023	7 months after completion	2	29,178	0	29,178
12	30-APR-2023	8 months after completion	2	29,178	0	29,178
13	31-MAY-2023	9 months after completion	2	29,178	0	29,178
14	30-JUN-2023	10 months after completion	2	29,178	0	29,178
15	31-JUL-2023	11 months after completion	1	14,589	0	14,589
16	31-AUG-2023	12 months after completion	1	14,589	0	14,589
17	30-SEP-2023	13 months after completion	1	14,589	0	14,589
18	31-OCT-2023	14 months after completion	1	14,589	0	14,589
19	30-NOV-2023	15 months after completion	1	14,589	0	14,589
20	31-DEC-2023	16 months after completion	1	14,589	0	14,589
21	31-JAN-2024	17 months after completion	1	14,589	0	14,589
22	29-FEB-2024	18 months after completion	1	14,589	0	14,589
23	31-MAR-2024	19 months after completion	1	14,589	0	14,589
24	30-APR-2024	20 months after completion	1	14,589	0	14,589
25	31-MAY-2024	21 months after completion	1	14,589	0	14,589
26	30-JUN-2024	22 months after completion	1	14,589	0	14,589
27	31-JUL-2024	23 months after completion	1	14,589	0	14,589
28	31-AUG-2024	24 months after completion	7	102,119	0	102,119
<b>Purchase Price Incl. of VAT (AED): AED</b>						<b>1,458,888.00</b>
						<b>/-</b>

### 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:

*[Handwritten signature]*



Date: 11 May 2022

Signed by the Purchaser:

*[Handwritten signature]*  
*[Handwritten signature]*

Witness

*[Handwritten mark]*  
Vendor / *[Handwritten mark]* Purchaser



## INITIAL CONTRACT OF SALE

**Contract No.** 6129/2022

This contract is made on 06/04/2022 by and between :

### PROPERTY INFORMATION

<b>Property Name:</b>	907	<b>Property Type:</b>	Villa
<b>Developer Name:</b>	EMAAR DEVELOPMENT P.J.S.C.	<b>Land Number:</b>	4888
<b>Project Name:</b>	Arabian Ranches III - JOY	<b>Area:</b>	Wadi Al Safa 5
<b>Net Sold Area:</b>	137.76 Sq.M.	<b>Property Value:</b>	1655000 AED
<b>Common Area:</b>	N/A	<b>Original Price:</b>	1458 888.00 AED
		<b>Built Up Area :</b>	180.41

**Mortgage Status** Not Mortgage

### PARTIES

#### SELLER(S)

<b>Participant Name En:</b>	LEMYA OBAID KHALIFA YOAN ALSUBOUSI	<b>Type:</b>	Person
<b>Participant Name Ar:</b>	لميا عبيد خليفة يوعان السبوسى	<b>Nationality:</b>	United Arab Emirates
<b>Participant Number:</b>	5472823		
<b>Area:</b>	137.76 Sq.M		
<b>UAE Id Number:</b>	784197906985169		

#### BUYER(S)

<b>Participant Name En:</b>	MEHDI TAHAR MICHAEL TOUNSI	<b>Type:</b>	Person
<b>Participant Name Ar:</b>	مهدي الطاهر مايكل التونسي	<b>Nationality:</b>	France
<b>Participant Number:</b>	5487566		
<b>Area:</b>	137.76 Sq.M		
<b>UAE Id Number:</b>	784198460562899		



6129/2022

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

### VOUCHERS LIST

<b>Number/Year:</b>	87382/2022	<b>Voucher Amount:</b>	33120 AED
<b>Voucher Date:</b>	06/04/2022	<b>Receipt Number/Year:</b>	72319/2022
<b>Participant Name:</b>	LEMYA OBAID KHALIFA YOAN ALSUBOUSI	<b>Receipt Date:</b>	06/04/2022
<b>Number/Year:</b>	87383/2022	<b>Voucher Amount:</b>	33120 AED
<b>Voucher Date:</b>	06/04/2022	<b>Receipt Number/Year:</b>	72320/2022
<b>Participant Name:</b>	MEHDI TAHAR MICHAEL TOUNSI	<b>Receipt Date:</b>	06/04/2022



6129/2022

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-907

Purchase Date  
13-APR-2022

MR.Mehdi Tahar Michael Tounsi

Type  
Villa

Purchase Price  
1,458,888.00

Al Qudra Road,The Sustainable  
City,Cluster 3,Villa C07,

Dubai U.A.E

Customer Account Number  
555188

Installment Paid  
992,044.00 | 68%

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

## Instalments

Description	Due Date	Amount	Payment Date	Mode	Amount Paid	Amount Due
1st Installment	15-APR-2022	612,733.00	15-APR-2022 30-APR-2022	Customer Contribution Customer Contribution	590,858.00 21,875.00	0.00
2nd Installment	31-MAY-2022	21,883.00	18-APR-2022	Customer Contribution	21,883.00	0.00
3rd Installment	30-JUN-2022	21,883.00	18-APR-2022	Customer Contribution	21,883.00	0.00
100% Construction and Handover		218,833.00				0.00
1 month after completion	30-SEP-2022	29,178.00				0.00
2 months after completion		29,178.00				0.00
3 months after completion		29,178.00				0.00
4 months after completion		29,178.00				0.00
5 months after completion		29,178.00				0.00
6 months after completion		29,178.00				0.00
7 months after completion		29,178.00				0.00
8 months after completion		29,178.00				0.00
9 months after completion		29,178.00				0.00
10 months after completion		29,178.00				0.00
11 months after completion		14,589.00				0.00
12 months after completion		14,589.00				0.00

13 months after completion	14,589.00	0.00
14 months after completion	14,589.00	0.00
15 months after completion	14,589.00	0.00
16 months after completion	14,589.00	0.00
17 months after completion	14,589.00	0.00
18 months after completion	14,589.00	0.00
19 months after completion	14,589.00	0.00
20 months after completion	14,589.00	0.00
21 months after completion	14,589.00	0.00
22 months after completion	14,589.00	0.00
23 months after completion	14,589.00	0.00
24 months after completion	102,119.00	0.00
Pre-Payment	18-APR-2022	335,545.00
<b>TOTAL</b>	<b>1,458,888.00</b>	<b>992,044.00</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.