

07 November 2021

To: **Mehdi Tahar Michael Tounsi**  
The Sustainable City Cluster 3 Villa C07,  
Dubai, United Arab Emirates

**Dear Valued Customer,**

**Subject: Service Fees – Unit No. R3 Joy-V-747 (the “Unit”)**

With reference to the Agreement of Sale (“SPA”) dated (27-August-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.: 109155  
Customer Account: 526037  
Customer No.: 1311447

Original Contract Date: 15-Nov-2021  
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-747		
Purchase Price	AED 1,719,888.00 /- /-, payable in accordance with the Schedule of Payments set out below		
VAT %	0		
Property Total Area	2646.00 sq.ft	Purchase Price Incl. of VAT	AED 1,719,888
Plot Number	4860	Parking	Parking within the Property
Property Type	Villa	Plot Area	2420 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	04-NOV-2021	1st Instalment	45	773,950	0	773,950
2	17-NOV-2021	2nd Instalment	5	85,990	0	85,990
3	17-MAR-2022	3rd Instalment	5	85,994	0	85,994
4	30-AUG-2022	100% Construction and Handover	5	85,994	0	85,994
5	30-JAN-2023	5 months after completion	5	85,994	0	85,994
6	30-JUN-2023	10 months after completion	5	85,994	0	85,994
7	30-NOV-2023	15 months after completion	5	85,994	0	85,994
8	30-APR-2024	20 months after completion	5	85,994	0	85,994
9	30-SEP-2024	25 months after completion	5	85,994	0	85,994
10	28-FEB-2025	30 months after completion	5	85,994	0	85,994
11	30-AUG-2025	36 months after completion	10	171,996	0	171,996
<b>Purchase Price Incl. of VAT (AED): AED</b>						<b>1,719,888.00</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:

  
P.O. Box: 12345  
Dubai - U.A.E.  
Emaar Development P.J.S.C

Signed by the Purchaser:



Date:

06 September 2022

Witness





## INITIAL CONTRACT OF SALE

**Contract No.** 28370/2021

This contract is made on 27/09/2021 by and between :

### PROPERTY INFORMATION

<b>Property Name:</b>	747	<b>Property Type:</b>	Villa
<b>Developer Name:</b>	EMAAR DEVELOPMENT P.J.S.C.	<b>Land Number:</b>	4860
<b>Project Name:</b>	Arabian Ranches III - JOY	<b>Area:</b>	Wadi Al Safa 5
<b>Net Sold Area:</b>	225.59 Sq.M.	<b>Property Value:</b>	2000000 AED
<b>Common Area:</b>	N/A	<b>Original Price:</b>	1719 888.00 AED
		<b>Built Up Area :</b>	245.80
<b>Mortgage Status</b>	Not Mortgage		

### PARTIES

#### SELLER(S)

<b>Participant Name En:</b>	JAVED IQBAL	<b>Type:</b>	Person
<b>Participant Name Ar:</b>	جاويد إقبال	<b>Nationality:</b>	India
<b>Participant Number:</b>	5473943	<b>Passport #:</b>	U7354620
<b>Area:</b>	225.59 Sq.M	<b>Passport Expiry:</b>	24/Aug/2031
<b>UAE Id Number:</b>			

#### BUYER(S)

<b>Participant Name En:</b>	JIHED MOUSSA TOUNSI	<b>Type:</b>	Person
<b>Participant Name Ar:</b>	جهاد موسى التونسي	<b>Nationality:</b>	France
<b>Participant Number:</b>	5645777		
<b>Area:</b>	112.80 Sq.M		
<b>UAE Id Number:</b>	784198956914802		



28370/2021

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>	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>	112.79 Sq.M		
<b>UAE Id Number:</b>	784198460562899		

### VOUCHERS LIST

<b>Number/Year:</b>	179114/2021	<b>Voucher Amount:</b>	40020 AED
<b>Voucher Date:</b>	27/09/2021	<b>Receipt Number/Year:</b>	154719/2021
<b>Participant Name:</b>	JAVED IQBAL	<b>Receipt Date:</b>	27/09/2021
<b>Number/Year:</b>	179115/2021	<b>Voucher Amount:</b>	40020 AED
<b>Voucher Date:</b>	27/09/2021	<b>Receipt Number/Year:</b>	154720/2021
<b>Participant Name:</b>	JIHED MOUSSA TOUNSI	<b>Receipt Date:</b>	27/09/2021

The seller hereby agrees to sell(s) the above described property to the buyer(s) who is willing, as per the conditions stipulated in the sale agreement signed by the parties on **<b>26/09/2021</b>**. The buyer shall pay the installments as per the agreement signed between the parties. The seller(s) transfer the ownership of the said property and register same in the name of the buyer (s) upon the completion of the payment and construction. The buyer(s) hereby declares having reviewed the Master Community Declaration and the stated commitments and rights of the project.



28370/2021

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-747

Purchase Date  
04-NOV-2021

MR.Mehdi Tahar Michael Tounsi

Type  
Villa

Purchase Price  
1,719,888.00

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

Dubai U.A.E

Customer Account Number  
526037

Installment Paid  
1,719,888.00 | 100%

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

## Instalments

Description	Due Date	Amount	Payment Date	Mode	Amount Paid	Amount Due
1st Installment	07-NOV-2021	773,950.00	07-NOV-2021 15-NOV-2021	Customer Contribution Customer Contribution	773,946.00 4.00	0.00
2nd Installment	17-NOV-2021	85,990.00	15-NOV-2021 15-NOV-2021	Customer Contribution Customer Contribution	49,996.00 35,994.00	0.00
3rd Installment	17-MAR-2022	85,994.00	16-FEB-2022 16-FEB-2022	Customer Contribution Customer Contribution	45,994.00 40,000.00	0.00
100% Construction and Handover		85,994.00				0.00
5 months after completion		85,994.00				0.00
10 months after completion		85,994.00				0.00
15 months after completion		85,994.00				0.00
20 months after completion		85,994.00	24-AUG-2022 24-AUG-2022	Emaar Advance Utilized Emaar Advance Rewards	79,672.40 6,321.60	0.00
25 months after completion		85,994.00	24-AUG-2022 24-AUG-2022	Emaar Advance Utilized Emaar Advance Rewards	78,522.78 7,471.22	0.00
30 months after completion		85,994.00	24-AUG-2022 24-AUG-2022	Emaar Advance Utilized Emaar Advance Rewards	77,389.75 8,604.25	0.00
36 months after completion		171,996.00	24-AUG-2022 24-AUG-2022	Emaar Advance Utilized Emaar Advance Rewards	152,110.42 19,885.58	0.00
Pre-Payment			18-MAR-2022		85,994.00	
Pre-Payment			22-MAR-2022		85,994.00	
Pre-Payment			30-MAR-2022		85,994.00	

Pre-Payment	29-MAR-2022	85,994.00	
<b>TOTAL</b>	<b>1,719,888.00</b>	<b>1,719,888.00</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.