

# EMAAR



## AGREEMENT OF SALE

Customer Copy

### A- Particulars of Sale and Purchase

Sales Order No. 110668  
Customer No. 1336273  
Customer Account 535649

|  |   |  |                             |
|--|---|--|-----------------------------|
| Vendor   | Emaar Development P.J.S.C   |  |                             |
| Purchaser  | Feroz Ahmad Khan  |  |                             |
| Purchaser's Address and Contact Details                        | Address: Residence No. 3908 Address Downtown<br>Dubai United Arab Emirates<br>Telephone: , Mobile: 00971545587739, Email: k_feroz@yahoo.com   |  |                             |
| Project  | Arabian Ranches III - June  |  |                             |
| Property   | R3 June-V-91.   |  |                             |
| Purchase Price   | AED 4,277,888/-, payable in accordance with the Schedule of Payments set out below  |  |                             |
| VAT %  | 0.00 %  | Purchase Price Incl. of VAT  | AED 4,277,888               |
| Property Total Area  | 3,421 sq.ft.  | Parking  | Parking within the Property |
| Plot Number  | 6716  | Plot Area  | 4,521 sq.ft                 |
| Property Type  | Villa   | Property Status  | Under Construction          |
| Property Use   | Single Family Residential Use   |  |                             |
| Estimated Completion Date                                      | 30-Jun-2025   | Property Condition on Handover:<br>The Property is sold and shall be handed over | 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 85.00% of the Purchase Price and subject to the other terms and conditions of this Agreement |  |                             |
| Dubai Land Department Pre-Registration Fees (Interim Register) | Quarter Payable by the Purchaser (25/75)  |  |                             |

#### Schedule of Payments

| Instalment | Instalment Date | Milestone                  | Payment (%) | Amount (AED) | VAT Amount (AED) | Amount Incl. of VAT (AED) |
|------------|-----------------|----------------------------|-------------|--------------|------------------|---------------------------|
| 1          | 19-Dec-2021     | 1st Instalment             | 10 %        | 427,789      | 0                | 427,789                   |
| 2          | 1-Feb-2022      | 2nd Instalment             | 10 %        | 427,789      | 0                | 427,789                   |
| 3          | 1-Aug-2022      | 3rd Instalment             | 10 %        | 427,789      | 0                | 427,789                   |
| 4          | 1-Feb-2023      | 4th Instalment             | 10 %        | 427,789      | 0                | 427,789                   |
| 5          | 1-Aug-2023      | 5th Instalment             | 10 %        | 427,789      | 0                | 427,789                   |
| 6          | 1-Feb-2024      | 6th Instalment             | 10 %        | 427,789      | 0                | 427,789                   |
| 7          | 1-Aug-2024      | 7th Instalment             | 10 %        | 427,789      | 0                | 427,789                   |
| 8          | 30-Jun-2025     | 100% Construction          | 15 %        | 641,683      | 0                | 641,683                   |
| 9          | 28-Feb-2026     | 8 months after completion  | 5 %         | 213,894      | 0                | 213,894                   |
| 10         | 28-Oct-2026     | 16 months after completion | 5 %         | 213,894      | 0                | 213,894                   |
| 11         | 28-Jun-2027     | 24 months after completion | 5 %         | 213,894      | 0                | 213,894                   |

Purchase Price Incl. of VAT (AED): AED 4,277,888

#### 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: 12-01-2022

Signed by the Purchaser:

Witness

