

EMAAR

AGREEMENT OF SALE

A- Particulars of Sale and Purchase



Customer Copy

Sales Order No. 111312
Customer No. 1336273
Customer Account 539750

Vendor	Emaar Development PJSC		
Purchaser	Feroz Ahmad Khan		
Purchaser's Address and Contact Details	Address: Residence No. 3908 Address Downtown Dubai United Arab Emirates Telephone: , Mobile: 00971545587739, Email: k_feroz@yahoo.com		
Project	Arabian Ranches III – Elie Saab II		
Property	R3 Elie Saab II-V-208		
Purchase Price	AED 5,017,888/-, payable in accordance with the Schedule of Payments set out below		
VAT %	0.00 %	Purchase Price Incl. of VAT	AED 5,017,888
Property Total Area	4,634 sq.ft.	Parking	Parking within the Property
Plot Number	7401	Plot Area	4,918 sq.ft
Property Type	Villa	Property Status	Under Construction
Property Use	Single Family Residential Use		
Estimated Completion Date	30-Nov-2025	Property Condition on Handover: 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 100.00% of the Purchase Price and subject to the other terms and conditions of this Agreement		
Dubai Land Department Pre-Registration Fees (Interim Register)	Shared Equally Between the Purchaser and the Vendor (50/50)		

Schedule of Payments

Instalment	Instalment Date	Milestone	Payment (%)	Amount (AED)	VAT Amount (AED)	Amount Incl. of VAT (AED)
1	12-Jan-2022	1st Instalment	10 %	501,789	0	501,789
2	15-Mar-2022	2nd Instalment	10 %	501,789	0	501,789
3	15-Sep-2022	3rd Instalment	10 %	501,789	0	501,789
4	15-Mar-2023	4th Instalment	10 %	501,789	0	501,789
5	15-Sep-2023	5th Instalment	10 %	501,789	0	501,789
6	15-Mar-2024	6th Instalment	10 %	501,789	0	501,789
7	15-Sep-2024	7th Instalment	10 %	501,789	0	501,789
8	15-Mar-2025	8th Instalment	5 %	250,894	0	250,894
9	30-Nov-2025	100% Construction	25 %	1,254,471	0	1,254,471

Purchase Price Incl. of VAT (AED): AED 5,017,888

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: 06-02-2022

Signed by the Purchaser:

Witness



(Handwritten mark)