



INITIAL CONTRACT OF SALE

Contract No. 26814/2021

This contract is made on 15/09/2021 by and between :

PROPERTY INFORMATION

| | | | |
|------------------------|--------------------------------|------------------------|-----------------|
| Property Name: | 112 | Property Type: | Villa |
| Developer Name: | NORTH DUBAILAND PROJECTS L.L.C | Land Number: | 4671 |
| Project Name: | La Rosa 5 | Area: | Wadi Al Safa 5 |
| Net Sold Area: | 230 Sq.M. | Property Value: | 1798000 AED |
| Common Area: | N/A | Original Price: | 1798 000.00 AED |
| | | Built Up Area : | 217.57 |

Mortgage Status Not Mortgage

PARTIES

SELLER(S)

| | | | |
|-----------------------------|--------------------------------|-------------------|---------|
| Participant Name En: | NORTH DUBAILAND PROJECTS L.L.C | Type: | Company |
| Participant Name Ar: | مشاريع شمال دبي لاند ش.ذ.م.م | | |
| Participant Number: | 4885553 | License #: | 698395 |
| Area: | 230 Sq.M | | |

BUYER(S)

| | | | |
|-----------------------------|--------------------------------|---------------------|--------|
| Participant Name En: | MOHAMED IBRAHIM MOHAMED GHOOSE | Type: | Person |
| Participant Name Ar: | محمد ابراهيم محمد غوس | Nationality: | India |
| Participant Number: | 5477841 | | |
| Area: | 230 Sq.M | | |
| UAE Id Number: | 784196468581051 | | |



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

26814/2021

هذا العقد صادر الكترونيا ولا يحتاج إلى ختم أو توقيع



INITIAL CONTRACT OF SALE

VOUCHERS LIST

| | | | |
|-------------------|-----------------------------------|----------------------|-------------|
| Number/Year: | 171512/2021 | Voucher Amount: | 35980 AED |
| Voucher Date: | 15/09/2021 | Receipt Number/Year: | 147402/2021 |
| Participant Name: | MOHAMED IBRAHIM MOHAMED GHOOSE | Receipt Date: | 15/09/2021 |
| Number/Year: | 171513/2021 | Voucher Amount: | 35980 AED |
| Voucher Date: | 15/09/2021 | Receipt Number/Year: | 147403/2021 |
| Participant Name: | NORTH DUBAILAND PROJECTS L.L.C | Receipt Date: | 15/09/2021 |

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 24/08/2021. 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.



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