

## FREQUENTLY ASKED QUESTION

### GENERAL

**Q: Is the property Freehold?**

A: Yes.

**Q: Where is the Property Located?**

A: International City, Phase 1.

**Q: Who is the Master Developer?**

A: Nakheel.

**Q: Where is the nearest Community Centre?**

A: LAWNZ RESIDENCE is close to the Dragon Mart and Mirdiff City Centre.

**Q: Is Danube Properties a registered Developer?**

A: Yes, we are a duly registered developer and our RERA Developer ID is 1009.

**Q: Is the LAWNZ RESIDENCE project registered at RERA?**

A: Yes, LAWNZ RESIDENCE is registered at RERA under the Project No 2073.

### CONSULTANT & CONTRACTOR

**Q: Who is the Engineering Consultant?**

A: The project consultant is NEB (National Engineering Bureau) Engineering Consultant.

**Q: Who is the Main Contractor?**

A: The Enabling contractor is Atlas Foundations. LAWNZ RESIDENCE is currently in detailed design stage after which we shall appoint the best available contractor through tendering. We want to assure you that with the solid 25 years' experience of the parent company Danube Building Materials, we know almost every contracting company in the country and we shall select the best available for the LAWNZ RESIDENCE with reference to Dreamz , Glitz 1 , 2 & 3 , Starz Tower , Glamz Residence , Miraclz Tower, Resortz Residence , Bayz Tower, Jewelz .

### CONSTRUCTION & INFRASTRUCTURE

**Q: When will International City infrastructure be ready?**

A: Road network, Telecom lines, sweet water line are in existence. It has ready substation for electricity. Sewerage lines are connected. The community has a beautifully constructed entrance with easy access to the main road & highway.

**Q: When will the construction work start?**

A: The Site has been mobilized - Site Survey, Soil Investigation & Traffic impact study are being carried out. Enabling work is already started by the enabling contractor M/s Atlas Foundations.

**Q: What is the completion date for the LAWNZ RESIDENCE project?**

A: Expected completion date is September of 2020.

**Q: Has the plot been paid in full?**

A: The Plot has been paid in Full and the Title Deed secured.

### **LAWNZRESIDENCE PROJECT**

**Q: What are the Amenities provided in LAWNZ RESIDENCE?**

A: LAWNZ RESIDENCE comes with below mentioned amenities.

- Health Club
- Games Room
- Swimming Pool / Kids Pool
- High tech Surveillance System
- Steam & Sauna Room
- Jogging Track
- Barbecue Deck
- Badminton Court
- Multipurpose Court
- Water Canal
- Cabana Seating
- Sunken Plaza
- Central Landscape
- Out Door Screen
- Shopping Plaza
- Grand Complex Entrance
- Grand Entrance Lobby
- Covered Parking
- Musalla (Male & Female)

**Q: How many Types and Option of Apartments are there in LAWNZ RESIDENCE Project?**

A: The following types and options exist in the LAWNZ RESIDENCE Project:

<b>BEDROOMS/TYPE</b>	<b>APARTMENT NET AREA (Approx.)</b>		
Studio	401	To	409
1 Bed Room	627	To	661
2 Bed Rooms	933	To	971



**Q: Can I join two adjacent Apartments or change the design/layouts?**

A: The design and layout for the LAWNZ RESIDENCE Project have already been approved. We do not allow any changes until the project handover. After taking the possession of your property, you can apply to Master Developer

And respective authority for any alterations you might want to make. It will be at the sole discretion of the Master Developer and the relevant authority to accept or reject any changes.

**Q: Will I get construction updates on the property I purchased?**

A: Yes, regular updates will be sent to you on the stages of constructions via newsletters and also by referring to our website on construction updates.

**DOCUMENTATION, TITLE & REGISTRATION**

**Q: When do I get my Reservation Agreement?**

A: You will receive your Reservation Agreement at the time of your property purchase, subject to submission of required documents and full payment of the booking amount.

**Q: When do I get my Sale & Purchase Agreement (SPA)?**

A: You will receive your SPA within 120 days after completion of 25% payment of the contract price, payment of the Title Registration Fee and have supplied all required documents.

**Q: What Registration Fees do I need to pay now and why?**

A: You will be required to pay the following fees at the time of your property purchase:

Title Registration Fee: 4% of Contract Price + AED 1042

Registration payment will be paid by cheque in favor of "Danube Properties Development LLC"

As per the revised regulation from Dubai Land Department the above fees must be paid immediately at the time of the booking for all off plan property purchase.

**Q: Can I delay the 4% Registration Fee payment?**

A: The Registration payment is due with immediate effect and cannot be delayed for any reason. Any delay will result in penalties applied by the Dubai Land Department as per regulation.

**Q: Can I go to Dubai Land Department / RERA to register my property purchase?**

A: As per the notification received from Dubai Land Department dated 29<sup>th</sup> September 2016, **PROPERTY PURCHASE REGISTRATION CAN BE DONE ONLY THROUGH DEVELOPER'S OFFICE**. Your application to register your property purchase directly at Dubai Land Department and not through the developer will be declined.

**Q: What Registration Document will I receive after my property purchase?**

A: Your property purchase will be registered in Oqood once you have paid the due installment, required fees in full, signed the Reservation Agreement & Agreement of Property Sale (APS) . You will be notified via receipt of Initial Contract of Sale.

**Q: Will I get my Title Deed at the time of my Property Handover?**

A: The title Deed of the Property can only be issued once you have paid in full for the property and any additional fees associated with your property purchase.

**PROPERTY PURCHASE**

**Q: How can I purchase a property in LAWNZ RESIDENCE?**

A: You can purchase any available property by:

- Submitting Non Refundable Booking Deposit / Down-payment which is 10% of Contract Price
- Submitting PDC for all the remaining Installments as per the agreed payment plan in the Reservation Agreement. (UAE Residents)
- Submitting payment for DLD Registration (4% of contract price + OQOOD + knowledge fees)
- Submitting signed copy of Credit /Debit Card Authorization Form and copy of credit /debit card (front &back) with the address part of statement (Non-UAE Residents)

\*The Booking will be considered incomplete in case any of the above payment is not completed.

**Q: Can I purchase the property if I am not resident in Dubai/UAE?**

A: Yes, you can purchase the property.

**Q: How do I pay the 1% payment installments?**

A: Post Dated Cheques for all installments need to be submitted within 30 days of booking of the property.

**Q: How many Joint Buyers can I have on the property?**

A: The limit of the property joint purchase to a maximum of two buyers per property. The ownership of the respective property will be equally divided between the joint buyers.

**Q: Can I change / add or remove primary buyer / joint buyer after booking?**

A: Ownership is locked down at the time of booking and no changes can be made.

**Q: What documents do I need to provide at the time of property purchase?**

A: In case the purchase is under individual's name, you must provide clear scanned copies of :

- Passport Copies (Main Page and Signature Page)
- Visa Page (For UAE Resident only)
- Emirates ID (For UAE Resident only)
- Unified Code (For UAE Nationals only)
- National ID (For GCC Nationals)
- Non Resident Undertaking Letter (Non-UAE Residents only)

If the Purchaser is a company, only Dubai Limited Liability Companies and companies incorporated in the JAFZA Freezone will be entitled to purchase the property and the Purchaser must comply with the attestation requirements of company documents from the Ministry of Foreign Affairs in UAE as and when required.

- Memorandum & Articles of Association
- Certificate of Incorporation
- Board Resolution to purchase property or Power of Attorney
- Board Resolution specifying Signatory
- Passport Copy of Authorized Signatory
- Shareholder's Certificates
- Certificate of Incumbency (if applicable)
- Trade License (all pages)

**NOTE: Dubai Land Department will accept only clear scanned / photocopy of documents. All documents which are not clear will be rejected thereby causing delay in registration process and /or penalty will be applied by Dubai Land Department.**

**Q: Is the Booking Deposit refundable in case I decided to cancel my purchase?**

A: The Booking Deposit is strictly NON REFUNDABLE.

## **RESALE**

**Q: When can I resell my property?**

A: As the property buyer you can resell at any-time, given the following conditions are met by you:

- All payment and fees due until the transfer date must be paid in full
- All required documents must be supplied to Danube Properties
- Booking Form and SPA must be signed by the respective buyers
- Your property purchase must be registered in Dubai Land Department as per the law
- Administration & NOC Fee of AED 5,000.00/- must be paid in full (\*Subject to change as per change in regulations)
- All necessary original documents pertaining to the Original Buyer must be surrendered

## **PAYMENT**

**Q: Do you have a Bank Finance for LAWNZ RESIDENCE?**

A: The property purchase is self-financed by the buyer. We are providing a very convenient and attractive payment plan which makes the property in LAWNZ RESIDENCE Self-Financed.

**Q: What is the payment plan?**

A: The payment plan is distributed as mentioned in the below table:



**FOR UAE RESIDENTS & OVERSEAS CUSTOMERS:**

PERCENTAGE	PAYMENT MILESTONE	DESCRIPTION
10%	Upon Booking	Immediate
1%	From Aug 2018 – Nov 2018	(PDC must be provided with the booking)
6%	Dec 2018	(PDC must be provided with the booking)
1%	From Jan 2019 – May 2019	(PDC's must be provided with the booking)
6%	Jun 2019	(PDC must be provided with the booking)
1%	From Jul 2019 - Nov 2019	(PDC's must be provided with the booking)
6%	Dec 2019	(PDC's must be provided with the booking)
1%	From Jan – Oct 2024	(PDC's must be provided with the booking)

**\*Submission of Signed copy of Credit /Debit Card Authorization Form and copy of credit /debit card (front & back) with the address part of statement is mandatory for the monthly installments only for security purpose.**

**Q: What is the mode of payment?**

Payment Description	Mode of Payment
Booking Deposit	Cheque , Cash , Credit/Debit Card , Bank Transfer
All installments	Post Dated Cheque / Bank Transfer for Non-UAE Residents
Dubai Land Department Charges	Cheque / Bank Transfer

**\*Any payment exceeding AED20,000/- through credit or debit cards is strictly prohibited.**

**Q: How can I pay if I am a non-resident?**

A: You can pay through Bank Transfer into the Escrow Account. **It is mandatory to mention your complete UNIT NUMBER and LAST NAME OF PRIMARY PURCHASER** under the “Information for Beneficiary Account” for us to identify your funds for allocations

**Q: If I pay through bank transfer / TT, what will be the value of my receipt?**

A: The receipt will be issued on the exact value received in the bank account. Please note that if there is any deduction due to intermediary or direct bank charges, it will not be accounted as amount received.



**Q: What is the notice period for installment payment?**

A: There is no arrangement of payment notice as the due date is fixed at the time of property purchase and we are providing you a relaxed monthly payment plan. You must ensure the payment is made on time to avoid late payment charges.

**Q: Is there any penalty applicable on late payments?**

A: You will be charged Late Payment Fees in line with terms and conditions of Reservation Agreement / Sales and Purchase Agreement in case the payment is not received before/on the due date.

**Q: Do you offer discount for advance payments?**

A: We allow customers to pay in advance, however there will be no discount.

**Q: Which bank account do I need to pay in?**

A: All your payment related to the property purchase must be made to the project **Escrow** Account. The details are given below:

<b>Bank Name</b>	ADIB
<b>Account Name</b>	LAWNZ RESIDENCE
<b>Account Type</b>	Escrow Account - AED
<b>Account No.</b>	28204388
<b>IBAN</b>	AE800500000000028204388
<b>Swift Code</b>	ABDIAEADXXX
<b>Branch</b>	Arenco Tower – DIC Branch – Dubai-UAE

Payment Related to Property Registration for Non UAE residents need to be transferred to the company corporate account for payments done by Danube Properties on Behalf of the Client. The details are given below:

<b>Bank Name</b>	Abu Dhabi Islamic Bank
<b>Account Name</b>	<b>Danube Properties Development L.L.C</b>
<b>Account No</b>	1-858456-3
<b>Branch</b>	Arenco Tower , DIC Branch , Dubai ,UAE
<b>IBAN</b>	AE-07-050-0000000018584563
<b>SWIFT Code</b>	ABDIAEAD



**Q: Are there any additional charges?**

A: Yes, there are. All government fees including but not limited to Title Registration, DEWA, Du, Service Charges, Community Charges, Connection Fee, Conveyance Fee, etc. to be paid by the Property Buyer.

**UTILITIES & MAINTENANCE FEE**

**Q: Who is the electricity and water supplied by and will it be connected at the time of handover?**

A: Electricity and water is supplied by DEWA (Dubai Electricity and Water Authority) in International City and it will be connected to each unit at the time of handover. DEWA registration on the owner's name is mandatory as per law.

**Q: Does LAWNZ RESIDENCE have an Individual Chiller unit or District Cooling?**

A: LAWNZRESIDENCE will be connected to Individual Chiller Unit.

**Q: Who is the Telecom operator and will it be connected at the time of handover?**

A: Telecommunication Supplier for International City is Du at the moment and each Apartment will be ready for connection. The Property Buyer / Occupant must apply for connection after the handover of the property.

**RESIDENCE VISA**

**Q: Will I get a Residence Visa with the property purchase?**

A: The Visa is issued by DNRD (Dubai Naturalization & Residency Department) / Dubai Immigration Authority and does not fall under our control. We do not promise any Visa with the property purchase and advice you to approach DNRD authority for clarification on the current law.

