|  |
| --- |
| Transfer Instrument – Off Plan Property – Not from Developer |
| Objective |
| The Seller transfers to the Buyer the Seller’s freehold interest in the Real Property specified below registered in the Off Plan Register, for the consideration specified below. |
| Section 1: Details Required |
| Folio of Register1:  | Folio No: |
| Property Address: | Building Name: |
|  | Floor Number: |
|  | Unit Number: |
| Date of Transfer Document2: |  |
| Consideration paid3:(Amount in numbers and words in UAE Dirhams) |  |
| Name of Registered Owners/s (seller/s) selling the Property4: |  |
| Name of Buyer/s for entry in the Register5: |  |
| Address of the Buyer/s6: |  |
| Contact Details: | Tel: | Email: |
| If more than one Buyer7: | **[ ]**  Joint Tenants**[ ]** Tenants in common in equal shares **[ ]**  Tenants in common as to the following Shares |
| Is property being purchased with a Mortgage?: | **[ ]** Yes**[ ]** No |
| Is an NOC required by the Seller from the Developer8:  | **[ ]** Yes**[ ]** No |
| Section 2: Signatures |
| Signature of Seller/s: |  | Signature of Buyer/s: |  |
| **Date:** |       | **Date:** |       |

|  |
| --- |
| Transfer Instrument – Off Plan Property – Not from Developer |
| Guidelines |
| **Section 1** |
| 1 | The Folio Number is a unique number assigned to each issued Title Deed. |
| 2 | The transfer document can be the Sales and Purchase Agreement or other document entered into between the parties transferring the freehold interest. |
| 3 | Print the amount paid in UAE dirham. |
| 4 | The Seller is the Transferor as defined in the Real Property Regulations. The Seller’s name/s must be written exactly as it appears on the Title Deed otherwise the application will be rejected. |
| 5 | The Buyer is the Transferee as defined in the Real Property Regulations. The Buyer can refer to the Client Handbook for further details required by the Registrar. |
| 6 | The address provided must be a valid address where the Registrar may serve notices and it is up to the Party to keep their address updated with the Registrar at all times. |
| 7 | Select the applicable Box. For tenants in common other than equal shares, kindly specify name of the each Transferee with the shareholding being purchased. |
| 8 | The seller is to confirm whether an NOC is required from a Developer or any other third Party for the sale of the Off Plan Property and if so provide a copy of the same to the Registrar. |
| **Section 2** |
| This Instrument is not considered lodged until it is fully signed. If the Parties have opted for electronic signature via the DIFC portal, the lodgment will not be completed until the Instrument is fully signed by all the relevant Parties. The Registrar is entitled to request whatever documents it deems necessary to ascertain the identity of an authorised signatory. |

|  |
| --- |
| Warranty |
| The Parties to this Instrument warrant that the information provided in the Instrument (whether inputted manually or system generated through the DIFC portal) and all accompanying documents are true and accurate. Any Party providing any information which is false, misleading or deceptive to the Registrar or withholds or conceals information from the Registrar shall be fined and/or prosecuted to the full extent of the Law. |