



Al Barari Rules and Regulations On Resale, Transfer, Assignment and Subsequent Ownership

In the context of these rules, the terms used herein shall have the below definitions:

New Buyer/New Owner	The buyer who has purchased the Property from the Original Owner/Original Buyer or any subsequent owner of the Property;
NOC	The prior approval issued by the Seller/Master Developer on the Resale of the Property, which shall take the form of no-objection certificate;
Original Buyer/Original Owner	The first buyer to enter into a sale and purchase agreement (“SPA”) with the Seller/Master Developer for the purchase of the Property;
Property	The Unit or Plot subject of the Resale;
Resale	Any resale, assignment, transfer, alienation or any similar disposition of the Property.

- 1) In the event of a Resale of the Property, the Original Owner/Original Buyer shall submit a request to the Seller/Master Developer to obtain an NOC.
- 2) Such approval shall be subject to the discretion of the Master Developer, as long as it is not unreasonably withheld. In all events, the Master Developer shall be entitled to withhold the issuance of the NOC if the Original Buyer is (1) in violation of any of the provisions of the Master Community Declaration or any subsequent rules and regulations issued by the Master Developer (including -without limitation- these rules), and/or (2) has any outstanding service charges.
- 3) The (1) issuance of the NOC by the Master Developer, (2) the signature of the Resale document/contract by the New Buyer and the (3) issuance of the title deed by the Dubai Land Department or any competent authority shall act together as an irrevocable acknowledgment and undertaking by the New Buyer that he shall inherit the original SPA between the Original Seller and the Original Buyer as is, including all rights and obligations contained therein.
- 4) These rules are applicable on the Original Owner, any of their successors in title, the New Owner, and any subsequent owner.
- 5) Any Resale conducted without obtaining an NOC will be deemed legally invalid. In such cases, the Original Owner/Original Buyer jointly and severally with the New Owner shall be fully responsible and accountable to the Seller/Master Developer for all obligations pertaining to the Property, including those contained in the original SPA.
- 6) In case the Original Owner (or any subsequent owner) of the Property deceases, the heirs shall finalize the inheritance procedures and reflect the same in the updated title deed within a period no longer than 3 months. Any outstanding service charges on their predecessor in title, or any service charges accrued during the period of finalization of inheritance procedures shall be the responsibility of the heirs in proportion to their inheritance shares in the Property. The Master Developer shall not be obliged at any point to provide information or assistance to any person without a judgment issued by Dubai Courts (or any competent court) confirming that such person has the capacity relevant to the Property.