

Fact Sheet DE Rosehill

1. All payments to be made by you under your Offer to Purchase shall be effected in United Arab Emirates Dirham (AED), the lawful currency of the United Arab Emirates. In the event any payment is effected in any other currency, as may be accepted by the Vendor (as specified in your Offer to Purchase) at its sole discretion, a credit to your account shall be given based on the amount realized in AED. Accordingly, any shortfall/surplus due to exchange rate differences shall be recovered / adjusted towards the next relevant installment payment.
2. All installments of the Purchase Price, as specified in your Offer to Purchase, shall be payable in accordance with the payment schedule set out in the Offer to Purchase and **clause 7** below and the following information must be clearly mentioned in the payment instruction (Wire Transfer):
 - a. **Customer name;**
 - b. **Project name; s**
 - c. **Number/details of the purchased property; and**
 - d. **All details mentioned in the table under clause 8 below.**
3. A scanned copy of the SWIFT to be emailed to your respective Property Advisor who assisted you during the sale or you may email us on Sales_Enquiry@emaar.ae for any general clarification with regards to your purchase.
4. A registration fee amounting to **4% of the Purchase Price + AED 3,000/-** (the “**Registration Fee**”) is payable for the transfer and registration of your property with the Dubai Land Department, as stated in your Offer to Purchase, and can be paid (as applicable) via the options mentioned under **clause 8** below.
5. If the Purchase Price, the Registration Fee, the service charges and/or other fees are not received in accordance with the payment schedules and payment terms set out in the Offer to Purchase, then the Vendor shall be entitled to the remedies stated in the Offer to Purchase and/or available to it under the applicable law.
6. Any and all interbank charges, penalties, and other applicable fees, shall be solely borne by you as purchaser.
7. **Purchase Price:**

All installments of the Purchase Price, as stated in the Offer to Purchase, shall be payable by bank transfer to the following account or payable by demand draft, cheque in United Arab Emirates Dirham (AED) in the name of “**ROSEHILL ESCROW ACCOUNT**”

Project	A/C No.	Bank	Branch	A/c Name	IBAN	SWIFT
DE Rosehill	4031223791259019	First Abu Dhabi Bank	Main Branch	ROSEHILL ESCROW ACCOUNT	AE80 0354 0312 2379 1259 019	NBADAEEA

8. **Land Registration Fee/Service Fee(s)/Other Fees:**

The Land Registration Fee shall be payable by bank transfer to the below account. Service fee(s), and/or other fees may be payable by demand draft, cheque in United Arab Emirates Dirham (AED) in the name of “**DUBAI HILLS ESTATE LLC**” or by bank transfer to the following account:

Project	A/C No.	Bank	Branch	A/c Name	IBAN	SWIFT
DE Rosehill	097520098987001	Dubai Islamic Bank	Sheikh Zayed Road Branch	DUBAI HILLS ESTATE LLC	AE46 0240 0975 2009 8987 001	DUIBAEAD

The Vendor reserves the right, at its sole discretion, and without any liability whatsoever, to change the means of payment, currency, and bank account details, at any time.