

GLAMZ RESIDENCE BY DANUBE - FREQUENTLY ASKED QUESTION

GENERAL

Q: Is the property Freehold?

A: Yes.

Q: Where is the Property Located?

A: Al Furjan, near Discovery Gardens and behind IBN Batuta Mall.

Q: Who is the Master Developer?

A: Nakheel PJSC

Q: Where is the nearest Community Centre?

A: GLAMZ Residence is very close to the existing community center of Discovery Gardens.

Q: Is the community gated?

A: Al Furjan is a gated community.

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 GLAMZ Residence project registered at RERA?

A: Yes, **GLAMZ Residence** is registered at RERA under the Project No 1749.

CONSULTANT & CONTRACTOR

Q: Who is the Engineering Consultant?

A: The project consultant is EDMAC Engineering Consultant.

Q: Who is the Main Contractor?

A: GLAMZ 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 23 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 GLAMZ Residence with reference to Dreamz , Glitz 1 , 2 & 3 & Starz Tower .

CONSTRUCTION & INFRASTRUCTURE

Q: When will the Al Furjan infrastructure be ready?

A: Phase 1 of Al Furjan is already developed with infrastructure and the work for the next phase are being carried out by the reputed Master Developer Nakheel . It is expected to be completed before the completion of your property.

Q: When will the construction work start?

A: The Site Survey, Soil Investigation & Traffic impact study are being carried out. We are also screening Earth-work Contractors and the contract should be awarded soon.

Q: What is the completion date for the GLAMZ Residence project?

A: Expected completion date is September of 2018.

Q: Has the plot been paid in full?

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

GLAMZ Residence PROJECT

Q: What Amenities are provided in GLAMZ Residence?

A: GLAMZ Residence comes with below mentioned amenities.

- Landscaped gardens on podium level
- Lavishly designed grand lobby
- Air-conditioned party hall-cum-kids play area.
- Jogging Track
- Paddle Tennis and Badminton court.
- Barbeque Deck
- State-of-the-art health club with steam room and sauna
- Swimming Pool

Q: How many units are there in GLAMZ Residence Project?

A: There are 418 Residential Apartments and 8 Retail units in the **GLAMZ Residence** Project.

Q: How many Types and Option of Apartments are there in GLAMZ Residence Project?

A: The following types and options exist in the **GLAMZ Residence** Project:

BEDROOMS/TYPE	TOTAL NUMBER	APARTMENT NET AREA (Approx.)		
Studio	268	385 SqFt	To	443 SqFt
1 Bed Room	120	766 SqFt	To	766 Sqft
2 Bed Rooms	30	1168 SqFt	To	1512 Sqft

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

A: The design and layout for the GLAMZ 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 Form?**

A: You will receive your Reservation Form 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 90 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 + Knowledge Fees: 4% of Contract Price + AED 40 --- (you need to submit Managers cheque in favor of "Dubai Land Department")

Oqood Fees: AED 1,000.00/- (CASH)

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: 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, signing the NOC letter and you will be notified accordingly via receipt of a printed 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 GLAMZ Residence?

A: You can purchase any available property by:

- Submitting Non Refundable Booking Deposit / Down-payment which is 10% of Contract Price
- Providing a Cheque for 15% of Contract Price dated 60 days from your Booking Date
- Submitting 75 PDC for the value of Equal Monthly Installments which is 1% of the Contract Price. (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 for monthly installments (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: 75 Post Dated Cheques 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:

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

And, in case you are purchasing the property in a company's name (Only JAFZA Registered Companies as per the law), you must provide:

- Trade license or Commercial license for Company
- Certificate of Incorporation/Incumbency
- Share Certificate / Board Resolution / MOA
- Power of Attorney for the authorized signatory
- Authorize Signatory valid passport copy, Visa page and Emirates ID

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 documents pertaining to the Original Buyer must be surrendered

PAYMENT

Q: Do you have a Bank Finance for GLAMZ 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 GLAMZ Residence Self-Financed.

Q: What is the payment plan?

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

FOR UAE RESIDENTS:

PERCENTAGE	PAYMENT MILESTONE	DESCRIPTION
10 %	Upon Booking	Immediate
15 %	60 Days from Booking Date	(PDC must be provided with the booking)
1%	5th of each Calendar Month	Aug 2016 to Oct 2022 (75 PDC to be submitted)

FOR NON-UAE RESIDENTS:

PERCENTAGE	PAYMENT MILESTONE	DESCRIPTION
15 %	Upon Booking	Immediate
10 %	60 Days from Booking Date	
1%	5th of each Calendar Month	Aug 2016 to Oct 2022

Q: What is the mode of payment?

A:

Payment Description	Mode of Payment
Booking Deposit	Cheque , Cash , Credit/Debit Card , Bank Transfer
2 nd Installment	Post Dated Cheque
1% monthly installment	Post Dated Cheque
Dubai Land Department Charges	Manager's Cheque

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** in 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 Form / 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 and monthly installments must be made to the project Escrow Accounts. The details are given below:

Bank Name: National Bank of Abu Dhabi (NBAD)
Account Name: Danube Properties Development LLC – GLAMZ RESIDENCE
Account Number: 6206811356
IBAN: AE290350000006206811356
Branch: Downtown Dubai, U.A.E
SWIFT Code: NBADAEAXXX
Beneficiary Address: Emaar Square, Bldg. No. 3, Floor-3, Dubai, U.A.E

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:

Bank Name: Union National Bank
Account Name: Danube Properties Development LLC
IBAN: AE310450000011068395119
Branch: SZR Branch
SWIFT Code: UNBEAEAA
Beneficiary Address: Al Barsha

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 Al Furjan 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 GLAMZ Residence have an Individual Chiller unit or District Cooling?

A: GLAMZ Residence will have individual chiller units for the towers and there is no District Cooling.

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

A: Telecommunication Supplier for Al Furjan 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.

DANUBE PROPERTIES OFFICE**Q: Where is your office located and your contact details?**

A: The registered offices of Danube Properties are at:

DUBAI OFFICE	INDIA OFFICE	SAUDI ARABIA OFFICE
17th Floor API Trio Residence (Novotel Hotel Building) Al Barsha 1, Sheikh Zayed Road P. O. Box: 113806 Dubai, United Arab Emirates (Nearest Metro Station – Sharaf DG) T: +971 4 399 8333 F: +971 4 399 8222 E: info@danubeproperties.ae W: www.danubeproperties.ae	Unit No. 111, 1 st Floor The Capital Building, G-Block, Opp ICICI Bank, Bandra Kurla Complex Bandra (E) Mumbai 40005 India T: +91 2261140800 E: sales.india@danubeproperties.ae	MZ-002, Al –Ebdaa Tower King Fahad Road Al Olaya Riyadh Saudi Arabia

<u>FURNITURE SCHEDULE</u>		
<u>Studio Apartment</u>	<u>One Bedroom Apartment</u>	<u>Two Bedroom Apartment</u>
Kitchen <ul style="list-style-type: none"> • Refrigerator • Microwave • Cooker • Washer/Dryer • Exhaust Hood Living Room/Bedroom <ul style="list-style-type: none"> • L-Shape Sofa • Center Table • Modular Bed with Cabinet Unit • TV Cabinet with Dining Table • Curtain • Rug 	Kitchen <ul style="list-style-type: none"> • Refrigerator • Microwave • Cooker • Washer/Dryer • Exhaust Hood Living Room/Dining Room <ul style="list-style-type: none"> • L-Shape Sofa • Center Table • Modular Bed with cabinet unit • Dining Table with 6 Chairs • TV Cabinet • Curtain • Rug Master Bedroom <ul style="list-style-type: none"> • Double Bed • 2 x Bedside Tables • Dresser • Mattress (to match the Bed Size) • Curtain • Rug 	Kitchen <ul style="list-style-type: none"> • Refrigerator • Microwave • Cooker • Washer/Dryer • Exhaust Hood Living Room/Dining Room <ul style="list-style-type: none"> • L-Shape Sofa • Centre Table • Modular Bed with cabinet unit • Dining Table with 6 Chairs • TV Cabinet • Curtain • Rug Master Bedroom <ul style="list-style-type: none"> • Double Bed • 2 x Bedside Tables • Dresser • Mattress (to match the Bed Size) • Curtain • Rug Bedroom 2 <ul style="list-style-type: none"> • Double Bed • 2 x Bedside Tables • Dresser • Mattress (to match the Bed Size) • Curtain • Rug