

Property Transfers/ Mortgages/ Visas



Property Transfers

Primary Market Transfers refer to the transfer of properties that are not fully paid for and/or not completed.

Secondary Market Transfers refer to the transfer of properties that are fully paid and/or completed.

Let's complete your transfer



Begin your Property Transfer applications



Log onto **eservice.emaar.com** > Select the Property > Select the Applicable Request depending on the type of transaction:

- Primary Market Transfer
- Secondary Market Transfer
 - NOC for Transfer
 - NOC for Name Addition/Deletion
 - NOC for Transfer of Succession



Upload documents as required. Refer to **Checklist #1**.



Click on **Submit** and pay the applicable administration fee.

Please note

Primary Transfer

- All outstanding dues are to be cleared.
- The eligible age to transfer is 21 years and above.
- Minimum payment restriction applies for transfer application – please refer to your Sales & Purchase Agreement.
- The new contract price will be issued on Emaar's original purchase price.
- For Polo & Golf Homes; transfer will be allowed only one time prior to the fit-out work; applicable only for the initial purchaser.
- Transfer will be concluded at the Land Department and is subject to approval based on their rules and regulations.

Secondary Transfer

- Visa Cancellation before transfer (transferor, if applicable).
- Property should be clear of any Dubai Municipality issued Building Violations and/or Emaar issued Notice of Violations.
- Service fees and outstanding payments are to be cleared.
- Emaar Towers project can be transferred only to UAE/GCC Nationals.
- Completion of land registration is mandatory prior to the Transfer Request - please also refer to the land registration fact sheet.
- Transfer will be concluded at the Land Department and is subject to approval based on their rules and regulations.

Additional notes

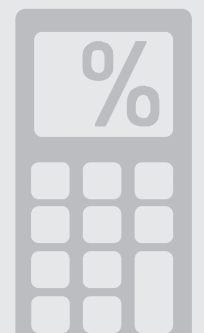
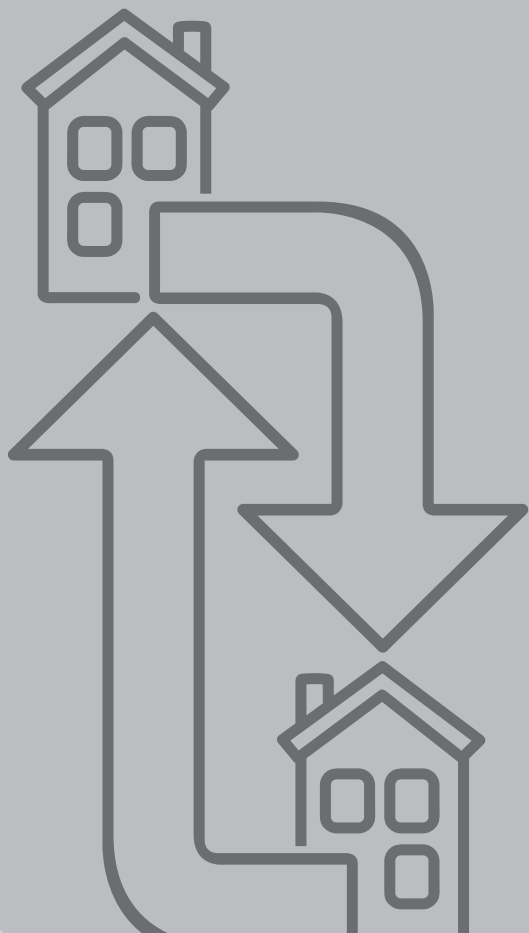
- Processing takes place within 1 working day subject to completion of all requirements.
- On receipt of the NOC via email, customers can directly proceed with the transfer using the NOC copy.
- NOC is valid only for 15 days from date of issuance; if expired, a new NOC has to be renewed.

Fees payable

- AED 5000/- for Primary Transfer
 - Renewal of NOC fees are the same as above
- AED 500/- for Secondary Transfer
 - Renewal of NOC fees are the same as above
- AED 500/- Mortgage Discharge fee – if applicable for seller

Note:

- Additional 5% VAT on the administration fees will be applicable.
- All fees paid are non-refundable.



NOC for Mortgage

NOC is required to register the mortgage in Dubai Land Department.

NOC for Visa

NOC is required by Dubai Immigration in order for the property owner obtain a multiple entry visit visa.

Visa Cancellation

Visa Cancellation is required for all property owners who had acquired an Emaar investment visa in the past.

Let's complete your applications



Begin your applications



Log onto **eservice.emaar.com** > Select the Property > Select the Applicable Request depending on the type of transaction:

- NOC for Mortgage
- NOC for Visa
- Visa Cancellation



Upload the documents as required. Refer to **Checklist #2** (NOC for Mortgage) and **Checklist #3** (NOC for Visa & Visa Cancellation).



Click on **Submit** and pay the applicable administration fee.

Please note

NOC for Mortgage

- Property should be clear of unauthorised alteration/ Notice of Violation.
- Service fees and outstanding payments to be cleared.
- Completion of land registration is mandatory prior to the request - please also refer to the land registration fact sheet.
- NOC is valid only for 15 days from date of issuance; once invalid, a new NOC has to be applied for.
- Registration of mortgage will be concluded at the Land Department and is subject to approval based on their rules and regulations.
- For mortgages which are being registered at Land Department, a NOC has to be obtained from Emaar.
- Processing takes place within 1 working day subject to completion of all requirements.
- NOC will be sent to customer via email.

Visa

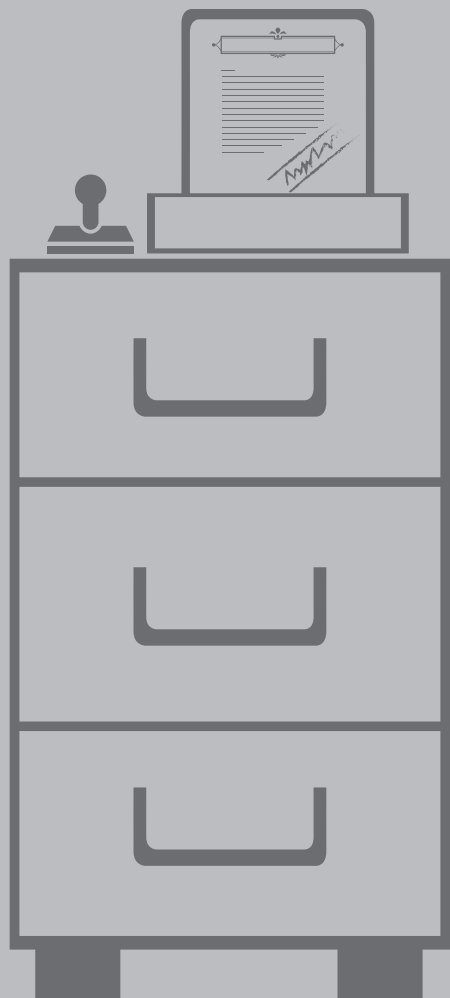
- Additional 5% VAT on the administration fees will be applicable.
- Application for land registration is mandatory prior to applying for all the above transactions - if land is not yet registered, please follow the fact sheet for land registration to obtain the title deed.
- If property value is not mentioned on the title deed, please provide an evaluation letter from Dubai Land department reflecting the value of the property.
- For visa cancellation, if the primary applicant has dependents, visas for all dependents must be cancelled first.
- Please approach Dubai Immigration for further visa processing and other procedures.
- The NOC for Multiple entry visit visa is valid for 10 calendar days from the date of issuance.
- Processing takes place within 1 working day subject to completion of all requirements.

Fees payable

- AED 500/- for NOC for Mortgage
 - Renewal of NOC fees are the same as above
- AED 500/- Mortgage Discharge fee - if applicable
- AED 500/- for NOC for Visa
 - Renewal of NOC fees are the same as above
- AED 480/- for Visa Cancellation

Note:

- Additional 5% VAT on the administration fees will be applicable.
- All fees paid are non-refundable.



Checklist #1: NOC for Transfer

For all customers

- Valid passport of both buyer & seller
- Title Deed issued by Land Department (for Secondary Transfer) and Oqood or pre/post registration document (Primary Transfer)
- Clearance Letter/No Objection Letter from the respective bank if the property was financed by the transferor
- Original Sale Agreement (for Primary Transfer: To be surrendered at the time of New Sales Agreement issuance)
- Dubai Municipality Completion Certificate applicable for land sale plots and/or shell & core units (for Secondary Transfer)

For units under company ownership

- Certified true copy of Certificate of Incorporation or Business Registration License (Trust).
- Fresh original Certificate of Incumbency (issuance date should not be more than three months prior to the date of any transaction)
- For off shore company, all the company documents must be attested by a Notary (or similar) and legalized by the UAE Embassy (in the country of issue) and by the Department of foreign affairs in UAE
- Passport Copies of share holders

Checklist #2: NOC for Mortgage

For all customers

- Owner's valid passport
- Loan offer letter signed by the customer and stamped by the bank
- Certified true copy of deed, stamped by the bank
- Clearance Letter/ No Objection Letter from the respective bank if owner has settled previous mortgage

Checklist #3: Visa

For all customers

- Owner's valid passport
- Title deed of the property/ certified true copy of the title deed (if the property is financed); with a property value of minimum AED 1 million
- No Objection Letter from the joint owner along with passport copy
- Service fees to be fully paid until end of current year
- For Cancellation: Original passport - if visa valid or applicant is inside the country/ passport copy - if visa has expired or applicant has not entered UAE within 6 months from last departure

Power of Attorney:

General (if applicable)

- In the event the customer (seller or buyer) cannot apply, a Power of Attorney (POA) is required. POA must be duly notarised by a UAE Court or if you are living overseas, the POA must be notarised and attested by the UAE Embassy in the country of origin and from Ministry of Foreign Affairs in Dubai, UAE.
- The attorney should carry a copy of the customer's valid passport as per the POA. The attorney must bring his original passport along with the original POA.
- POA should explicitly mention that the authorised representative has the authority to whatever is required for a specific property such as to sell or buy properties, sign agreements/ contracts, apply specific NOCs etc.
- If not in Arabic, legalised translation of POA is required by Land Department