



RERA PROJECT NO: 2334

TRANQUIL WELLNESS RESIDENCES

BOOKING CONFIRMATION

Congratulations!

We are pleased to confirm that your unit in the region's first wellness residence - Tranquil Wellness Residences is booked now.

Booking Reference : **BO-426**

Booking Date : **14-07-2023**

SELLER

Urban Wellness Real Estate Development

38-D, Almas Tower, JLT, P. O. Box No. 115594, Dubai, UAE,
Phone +971 4 5530341 Fax +971 4 5530361 Email : info@wellcube.life

PRIMARY BUYER

Title: **Mr** First Name : **Majidreza** Last Name : **Askari**

Nationality : **Iranian** Date of Birth : **28-08-1977**

Emirates ID : **////** Passport No : **Y62962498**

Address: **No.45,kaj sq,7th st,Tehran,Iran**

Post Code: **000** City : **Tehran** Country : **Iran (Islamic Republic of)**

Telephone No : **+989121183036** Mobile No : **+989121183036**

Email: **majidaskari1977@gmail.com**

JOINT BUYER

Title: First Name : Last Name :

Nationality : Date of Birth :

Emirates ID : Passport No :

Address:

Post Code: City : Country :

Telephone No : Mobile No :

Email:

1. Passport Copy of all buyers ☒ Yes ☐ No

2. Emirates ID , if UAE Residents ☒ Yes ☐ No

3. Company Trade License copy ☐ Yes ☐ No

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PROPERTY DETAILS

Product Name :	Tranquil Wellness Tower	Location :	JVT , Dubai
Product Type :	Serviced Hotel Apartments	Completion Date :	31 Mar 2024
Status :	Under Construction	Revenue Payout Starting Date :	31 Dec 2024

UNIT DETAILS

Unit ID :	1702	Unit Name :	Aura Luxe
Typology :	Two Bedroom(Luxury Two Bedroom)	View:	Garden & Mall View
Floor :	17	Unit Size in sqft :	887.17
No of Bedrooms :	2	Balcony Area in sqft:	265.66
No of Balconies :	3	Net Area in sqft :	1152.83

PRICING

Price per sqft. in AED :	1515	Unit Price in AED :	1,746,537.45
VAT (5%) :	87,326.87	Net Price :	1,833,864.32

Registration & GOVERNMENT CHARGES

Land Registration Fee (A) :	69,861.50	OQOOD Fee (C) :	1,090.00
Title Deed Fees (B) :	540.00	DSR Fee (D) :	1,000.00
Other Fees (E) :	1,000.00	Total Fees (A+B+C+D+E) :	73,491.50

RETURN ON INVESTMENT & WELLNESS BENEFITS

Net Returns	25% RevPAR Sharing *	★	★
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BOOKING

Booking Deposit in AED :		Mode of Payment :	Mode of Payment
Agency Name :	Sales@Wellcube	Agent Name :	Ms.Honeyeh Ghasemi
Contact Email :	honeyeh@wellcube.life	Agent Mobile No :	-

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Aura Luxe

Family luxury and Wellness living have a new name in Dubai called Aura- Luxe. With just one such Apartment per floor, these Luxury Apartments promise a unique value proposition for the clientele with grown-up kids or large families.





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BOOKING CONFIRMATION

PAYMENT SCHEDULE

Milestone Event	Schedule Description	Installment Date	Installment Percentage	Installment Amount	VAT Applicable	Total Payable
Booking Deposit	During Booking	14-07-2023	5%	87,326.87	4,366.34	91,693.22
Down Payment	Within 30 Days of Booking	13-08-2023	5%	87,326.87	4,366.34	91,693.22
DLD Registration Fee	Within 30 days of booking	13-08-2023	4%	69,861.50	0.00	69,861.50
Down Payment	Within 60 days of booking	12-09-2023	10%	174,653.74	8,732.69	183,386.43
Down Payment	Within 90 days of booking	12-10-2023	10%	174,653.74	8,732.69	183,386.43
First Installment	At Handover	30-04-2024	30%	523,961.24	26,198.06	550,159.30
Second Installment	6 Months from Handover	30-09-2024	7.5%	130,990.31	6,549.52	137,539.82
Third Installment	1 Year from Handover	31-03-2025	7.5%	130,990.31	6,549.52	137,539.82
Fourth Installment	18 Months from Handover	30-09-2025	7.5%	130,990.31	6,549.52	137,539.82
Fifth Installment	2 years from Handover	31-03-2026	7.5%	130,990.31	6,549.52	137,539.82
Sixth Installment	30 Months from Handover	30-09-2026	5%	87,326.87	4,366.34	91,693.22
Last Installment	3 Years from Handover	13-07-2026	5%	87,326.87	4,366.34	91,693.22
				1,816,398.95	87,326.87	1,903,725.82

MODE OF PAYMENT

Installment Payments

Use the below account details for the payment of Installments directly to the ESCROW Account

Payments by Swift / Electronic Transfer

BANK NAME - MASHREQBANK
Account Name - URBAN WELLNESS REAL ESTATE DEVELOPMENT (TRANQUIL WELLNESS TOWER) TRUST
Branch: Dubai Internet City
BAN : AE850330000019000072281
Swift Code : BOMLAHAD

Payment by Cheque / Cash Deposit

Account number: 019000072281
Account Name: URBAN WELLNESS REAL ESTATE DEVELOPMENT (TRANQUIL WELLNESS TOWER) TRUST

Registration and VAT Payment

Use the below account details to pay DLD, VAT and other government charges.

Payments by Swift / Electronic Transfer

BANK NAME - BANK OF BARODA
ACCOUNT NAME- URBAN WELLNESS REAL ESTATE DEVELOPMENT
IBAN - ACCOUNT NO AE410110090010200031572
SWIFT CODE - BARBAEADDUB

Payment by Cheque / Cash Deposit

Account number: 10200031572
URBAN WELLNESS REAL ESTATE DEVELOPMENT



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BOOKING CONFIRMATION

Where the Purchaser executes this Reservation Form following the due date of future installments identified above, the Purchaser agrees to pay all installments due as of the date of signing this Reservation Form. This Purchaser, on signing the Reservation Form, acknowledges on his own free will and sane mind as subject to the following conditions:

- 1 This Booking Confirmation Form is subject to receipt by the Seller of all payments in cleared funds on the dates stipulated herein. In the event the Seller does not receive the full amount of any payment in cleared funds by its due date the Seller may, at its option, treat this Booking Confirmation Form as canceled and terminated. Thereafter the Seller shall forfeit all amounts paid by Purchaser(s) till date, up to the maximum amount permitted under law.
- 2 The full terms and conditions of the sale of the Unit shall be set out in a Sale and Purchase Agreement. This Booking Confirmation Form shall remain in full force and be binding until the execution of the Sale and Purchase Agreement, where after the Sale and Purchase Agreement shall supersede and prevail over this Reservation form. The Purchaser agrees to promptly sign and return the Sale and Purchase Agreement to the Seller within fifteen (15) days of the date upon which it is sent to the Purchaser(s).
- 3 The Unit is sold on a freehold basis for the Purchaser(s).
- 4 The Deposit paid by the Purchaser(s) is non-refundable, and subject to the Purchaser's compliance with the terms herein, will be credited towards the Purchase Price.
- 5 The signing of this Booking Confirmation Form and payment of Deposit by the Purchaser shall not force the Seller to sell the Unit to the Purchaser(s) and the Seller may decline, at its discretion, to sell the Unit to the Purchaser(s) at any time prior to the signing by the Seller or the Purchaser(s) of the Sale and Purchase Agreement. Should the Seller decline to sell the Unit to the Purchaser(s), the Seller will refund the Deposit to the Purchaser(s) within thirty (30) days following the Seller's decision to decline without any interest thereon.
- 6 This Booking Confirmation Form may be immediately terminated by the Seller by notice to the Purchaser(s) if:
 - a The Purchaser(s) fails to pay any installment within fifteen (15) days of its due date
 - b The Sale and Purchase Agreement is not duly signed and returned to the Seller within fifteen (15) days of the date it is sent to the Purchaser(s). After that, the Purchaser(s) consents to the Seller to deregister the Purchaser(s) interests (to the extent the registration has taken place) from the Oqood system and to sell the Unit to any third party.
- 7 Without prejudice to any of the Seller's rights under this Agreement, where any of the Purchaser's payments made by bank cheque are dishonored for any reason, the Purchaser shall promptly replace such bank cheque and shall be liable to pay the Seller an administration fee of AED 2000.00 (Arab Emirate Dirham Two Thousand only).
- 8 The Purchaser(s) acknowledges that the Purchase Price does not include other fees and charges (including but not limited to title registration charges, transfer fees, utility connection fees and charges, service charges, and maintenance charges, visa application, and the Seller/Master Developer admin charges). The Purchaser agrees to pay ALL title registration charges and ALL such other fees and charges in respect of the Unit promptly as and when due.
- 9 This Booking Confirmation Form and the rights of parties hereto shall be governed by the laws of Dubai and the United Arab Emirates applicable in Dubai. The parties hereto agree that any legal action or proceeding with respect to this Booking Confirmation Form shall be subject to the exclusive jurisdiction of Dubai Courts. For avoidance of doubt, the DIFC laws and courts are excluded.

I/We have read and understood the terms set out above and agree to be legally bound by the same:

Seller's Authorized Signatory

Sales Agent / Broker's Signature

Buyer's Signature