

Agent	Area	Plot No:	Agreement Date	ORIENTAL 2-402	Unit Type:		New/Renew
FT	BUR DUBAI	313-146	13/10/2025		Res.Apartment		RENEW
Tenant Name :		FAATEH REAL ESTATE / FAMA REAL ESTATE LLC Manager: ADIL FARIDI / Mobile : 056-8856995					
Contact Person:		ADIL FARIDI		Email:		Adil@faateh.ae	
Mobile		056-8856995		TRN No.			
Start Date		15/10/2025	Months/Days	12 M - 0 D		Expiry	14/10/2026
Rent Charges P.A.		130,000.00	Installments	4 / CHEQUE		VAT Breakup	
Rent for Period		130,000.00			Rent		0.00
Commission		0.00			Commission		0.00
Refundable Security Deposit		0.00			RSD		0.00
DEWA DEPOSIT		0.00			DEWA DEPOSIT		0.00
Admin Charges		0.00			Admin Charges		0.00
Chiller		0.00			Chiller		0.00
A/C Charges		0.00			A/C Charges		0.00
Maint/Others		0.00			Maint/Others		0.00
Ejari		0.00					
Misc		0.00			Total VAT		0.00
VAT		0.00			Purpose		
Total Receivable		130,000.00			RESIDENTIAL		

Payment Schedule

Date	Amount	Cash / Cheque	Composition
13/10/2025	32,500.00	By TT	Rent 1/4 -32,500.00
15/01/2026	32,500.00	By Cheque	Rent 2/4 - 32,500.00
15/04/2026	32,500.00	By Cheque	Rent 3/4 - 32,500.00
15/07/2026	32,500.00	By Cheque	Rent 4/4 -32,500.00
To Collect	NIL		
Comments			

Additional Terms:

- Tenant hereby agree to follow the laws of the UAE and undertake not to carry out any illegal activity in the above premises. If there is breach of this rule, tenant undertakes to vacate the premises immediately without any compensation.
- It is agreed that if any of the cheque issued by the tenant for rental or other payments is returned unpaid by the bank for any reason then there will be a penalty of AED 1000/- for each cheque on each occasion plus the tenant has to make good the cheque amount by cash immediately failing which tenant will have to vacate the premises immediately and landlord has full right to enter and take over the flat in the event of non-payment of rent. Also Landlord has full right & authority to take any/all legal action to claim any loses, monetary rights & tenant will not raise any objection..
- Tenant hereby confirms and agrees with the Landlord that they will not hang clothes to dry in the balconies and outside the windows in compliance with municipal regulations and if there is breach on the part of the tenant then he is responsible for the municipal fines if any.
- Tenant hereby confirms and agrees with the Landlord that more than 4 persons (1 Bedroom), 6 Person (2 Bedroom), 8 Person (3 Bedroom) will not occupy a flat at any time.
- Tenant hereby confirms and agrees that they will not make any alteration or additions in the leased premises and definitely not to fix showers in half bathrooms.
- All levies due to the Government including Tax/VAT or other levies as and when applicable is payable by the tenant.
- Tenant must inform the landlord 90 days before expiry of contract whether they want to renew or vacate the Unit and if the Tenant fails to inform then contract will be renewed for 1 year.
- The Tenant hereby confirms acceptance of Key & Possession of the premises on as is condition.
- Tenant hereby agrees to pay the DEWA Bills & all Utilities, Chiller(such as Empower), Etisalat/Du/Gas etc directly on their account.
- Tenant has to pay an amount of AED 1200/- as Admin Charges at the time of renewal.

Agreed & Accepted By: CAPITOL REAL ESTATE LLC	Agreed & Accepted by : FAMA REAL ESTATE LLC