

# PAYMENT ADVICE

## Gulf United Real Estate Investments Comp

Al Meena Street

P.O. BOX: Doha Qatar

Email :



PAYEE NAME : ZAWAIA REAL ESTATE

28304976

ZAWAIA REAL ESTATE

383, MARINA TWIN TOWERS

LUSAIL-Doha

marketing@zawayarealestate.com

Paym Date: 21.04.2024

Doc.No: 2434000730

Payment Method :

Exch.rate:

Remarks: Agent Commission EW-01

Ref. Doc. No	Posting Date	DC Type	Sup. Doc. No	Sup. Doc. Date	Currency	Doc Amount	Adjustment	Pay. Amount
2433000379	22.03.2024	KR	86	22.03.2024	QAR	3,375.00	0.00	3,375.00
Total					QAR	3,375.00	0.00	3,375.00

Bank Name	A/C No.	Cheque No	Cheque Date	Currency	Amount	Remarks
DUKHAN BANK	100000824416	00005607	21 Apr 2024	QAR	3,375.00	

Amount in Words : Qatari Riyal Three Thousand Three Hundred Seventy-Five Only

*Handwritten signature*  
21.04.24  
Created

*Handwritten signature*  
21/04/2024  
Verified

*Handwritten signature*  
Authorised

### Receiver's Details

Kindly Acknowledge the receipts

Name :

Signature :

### Payment Request Approvals

Pay. Req. Ref	PR Date	Creator	Level 1	Level 2	Level 3	Level 4	Level 5

Company Name : Zawaya Real Estate  
Agent : **AYMEN BENKACHA**  
Street Address: 303, Marina Twin Towers  
State: Qatar  
Tel: 40016912

City: Lusail

Email: marketing@zawayarealestate.com

**Real Estate Brokerage Commission Invoice Bill**

To : **GULF UNITED REAL ESTATE**  
Billing Name: **GULF UNITED REAL ESTATE**  
Billing Company: **GULF UNITED REAL ESTATE**

Invoice No: **86**  
Date : **2222/3/2024**

PROPERTY	COMMISSION RATE	SALES PRICE	SUBTOTAL
Ewan garden , Villa #1	5 days	20,250	3375
CLIENT NAME	NUMBER	QID NO.	E-MAIL ID
SULAIMAN ALI SULAIMAN	+974 55288779	NV1127130	sulaimanAli.alyahyaaee@halliburton.com
TOTAL			3375

Please make all cheques payable to **ZAWAIA REAL ESTATE**

Company Seal & Signature

Date



Vendor 20304976  
 Company Code 5201  
 Name ZAWAIA REAL ESTATE  
 City LUSAIL

SE	Assignment	DocumentNo	Type	Doc. Date		Amount in Local Cury	Curr	Clmg.doc	Text
<input type="checkbox"/>	•	2433000379	KR	22.03.2024		3.375,00-	QAR	2434000730	Agent Commission EM - 01
<input type="checkbox"/>	•	2434000730	KZ	21.04.2024		3.375,00	QAR	2434000730	
*	•					0,00	QAR		
** Account 20304976						0,00	QAR		



**Lease Agreement**

عقد إيجار

This Lease Agreement is made and entered into this 4 <sup>th</sup> January 2024 by and between:	تم تحرير هذا العقد في هذا اليوم الموافق 4 يناير 2024 بين كل من:
1. Gulf United Real Estate Investments Company with its head office at Doha, Qatar, P.O Box 1444, and with Commercial Registration Number 41080, email <a href="mailto:leasing@guc.qa">leasing@guc.qa</a> (the "Lessor") represented by the Authorised Signatory of the Lessor.	1. الشركة الخليجية المتحدة للاستثمارات العقارية ومقرها الرئيسي في الدوحة ، قطر ، ص.ب 1444 ، بموجب سجل التجاري رقم : 41080 ، email, <a href="mailto:leasing@guc.qa">leasing@guc.qa</a> ("المؤجر") الذي يمثلته المخول بالتوقيع من طرف المؤجر.
2. M/s. Halliburton Worldwide Limited (Corporate), P.O. Box 3036, with Commercial registration number 30475, telephone number +974 44234888, mobile number +974 55707088, and email <a href="mailto:rabiha Hassan.mansour@halliburton.com">rabiha Hassan.mansour@halliburton.com</a> the "Lessee";	2. شركة : هاليبورتون ورلد وايد المحدودة (شركات) ص.ب: 3036 - رقم السجل التجاري : 30475 رقم تليفون : +974 44234888 - رقم الجوال : +974 55707088 البريد الالكتروني : <a href="mailto:rabiha Hassan.mansour@halliburton.com">rabiha Hassan.mansour@halliburton.com</a> (المستأجر)
<b>Preface</b>	<b>مقدمة</b>
WHEREAS the Lessor owns a compound which is known as the "Ewaan" and located in West Bay Area (the "Compound"), Building 79, Zone 66 & Street 2.  WHEREAS the Lessee wishes to rent the Unit Number EW 01 "5BHK" Semi-furnished unit (the "Unit") located at the Compound with water meter no. 943062, electricity no. 1028479, Qtel no. ...., and the Lessor wishes to rent the Unit to the Lessee, in accordance with the terms and conditions of this Lease Agreement. (Together, the Lessor and Lessee are the "Parties" and individually, each is a ("Party")  NOW AND THEREFORE, the Parties hereby agree as follows:	وحيث أن المؤجر يمتلك مجمع سكني يعرف باسم " ايوان " ويقع في منطقة الغربية. ("المجمع") ؛ مبنى 79 ، منطقة 66 و شارع 2  وحيث أن المستأجر يرغب في استئجار الوحدة شبه مفروشة رقم : "EW 01 "5BHK" ("الوحدة") الموجودة في المجمع رقم المياه رقم. 943062 ، الكهرباء رقم. 1028479 ، كيوتل رقم. .... ويرغب المؤجر في تأجير الوحدة للمستأجر وفقا للشروط التالية  وحيث أن الطرفين اتفقوا على أن يستأجر المستأجر الوحدة ارقم EW 01 ويشمل السماح للمستأجر باستخدام المرافق العامة الخاصة بالمجمع  يقر المستأجر على أن الوحدة المستأجرة شبه مفروشة و تحتوي على ثلاجة ، طباخ ، غسالة ، غسالة صحون ، وتكييف مركزي.
<b>Article 1:</b> The above Recitals shall constitute an integral part of this Agreement and shall be binding on the parties.	<b>المادة 1:</b> يعتبر التمهيد المذكورة أعلاه جزءاً لا يتجزأ من هذه الاتفاقية و يقرأ و يفسر معها
<b>Article 2: UNIT</b> Both parties agreed that the Lessee shall lease the EW 01 and the Lessor acknowledges and agrees that such grant of lease includes a right by the lessee to utilize all common areas of the compound  The Lessor agrees that the Semi-furnished unit includes: Fridge, Cooker, Washing machine, Dish Washer and Central air conditioners.	<b>المادة 2: الوحدة</b> اتفق الطرفان ان يستأجر المستأجر الوحدة ارقم EW 01 ويشمل السماح للمستأجر باستخدام المرافق العامة الخاصة بالمجمع  يقر المستأجر على أن الوحدة المستأجرة شبه مفروشة و تحتوي على ثلاجة ، طباخ ، غسالة ، غسالة صحون ، وتكييف مركزي.



## Lease Agreement

عقد إيجار

### Article 3: TERM

This Lease Agreement shall become effective as of 5<sup>th</sup> January 2024 to 4<sup>th</sup> January 2025 and shall continue for a term of twelve (12) month[s] the "Initial Term".

The initial term shall be renewable after a successive period of one (1) year, unless notified by either party by a written agreement (30) thirty days prior to the expiry date.

The agreement shall be deemed automatically renewed for one year on the newly offered rates in the event the tenant fails to inform the lessor before the notice period.

### Article 4: RENTAL VALUE

The Lessee agrees to pay the Lessor the rent during the initial term a sum of QAR 20,250 per month (Qatar Riyals Twenty Thousand Two Hundred and Fifty Only) including maintenance, and security.

The rent shall be paid by M/s. Halliburton Worldwide Limited in advance in two half yearly instalments by bank transfer to the Lessor in the following bank account:

#### DUKHAN BANK ACCOUNT DETAILS

Account No.	100000824416
Account Type	CUR Current
Bank Name	Dukhan Bank
Branch	Main Branch
Account Name	GULF UNITED REAL ESTATE INVESTMENTS CO
BIC	DUKHAN

The first transfer will be made before the agreement start date and the second transfer will be made in the beginning of 5<sup>th</sup> month of the agreement. In any case, if the second party fails to transfer the second instalment in the 5<sup>th</sup> month, the contract will be considered terminated at the completion of 6 months, and the security deposit will not be refunded and considered as penalty.

### Article 5: SECURITY DEPOSIT

The Lessee agrees to pay a sum of QAR 20,250 (Qatar Riyals Twenty Thousand Two Hundred and Fifty Only) by bank transfer at the beginning of the initial term as a security deposit to the same (above mentioned) bank account, which shall held by the Lessor for the due observance and performance of the Lessee's obligations contained herein, and the Lessor shall at the expiry of the term refund to the

### المادة 3: مدة العقد

تصبح اتفاقية الإيجار هذه سارية اعتبارًا من 5 يناير 2024 إلى 4 يناير 2025 وتستمر لمدة اثني عشر (12) شهرًا (أشهر) "المدة الأولية".

المدة الأولية قابلة للتجديد لمدة عام واحد (1) ما لم يتم إخطار أي من الطرفين باتفاق مكتوب (30) قبل ثلاثين يومًا من تاريخ انتهاء العقد.

يتم تجديد الاتفاقية تلقائيًا لمدة عام واحد بالأسعار المعلنة حديثًا إذا فشل المستأجر في إخطار المؤجر قبل فترة الإخطار.

### المادة 4: القيمة الإيجارية

يوافق المستأجر على دفع مبلغ الإيجار خلال الفترة الأولية بمبلغ QAR 20,250 شهريًا (عشرون ألفًا ومائتان وخمسون فقط) شاملاً خدمات الصيانة والأمن.

يتم دفع الإيجار من قبل شركة هالiburton العالمية المحدودة مقدماً على قسطين نصف سنويين عن طريق التحويل المصرفي إلى المؤجر في الحساب المصرفي التالي:

#### DUKHAN BANK ACCOUNT DETAILS

Account No.	100000824416
Account Type	CUR Current
Bank Name	Dukhan Bank
Branch	Main Branch
Account Name	GULF UNITED REAL ESTATE INVESTMENTS CO
BIC	DUKHAN

سيتم إجراء التحويل الأول قبل تاريخ بدء الاتفاقية وسيتم التحويل الثاني في بداية الشهر 5 من الاتفاقية. إذا فشل الطرف الثاني في تحويل القسط الثاني في الشهر الخامس، اعتبار العقد منتهياً عند الانتهاء من 6 أشهر، ولن يتم رد مبلغ التأمين ويعتبر بمثابة غرامة.

### المادة 5: مبلغ التأمين

يوافق المستأجر على دفع مبلغ QAR 20,250 (عشرون ألف ومائتان وخمسون فقط) عن طريق التحويل المصرفي في بداية المدة الأولية كوديعة تأمين إلى نفس الحساب المصرفي (المذكور أعلاه)، والتي يمكن وضعها في الاعتبار والوفاء بالتزامات المستأجر المذكورة في هذا العقد، ويجب على المؤجر في نهاية مدة العقد إعادة مبلغ التأمين إلى المستأجر،

## Nafees Hassan Mohamed

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**From:** Mohamed Nafees Noor Mohamed  
**Sent:** Monday, April 1, 2024 2:39 PM  
**To:** Nafees Hassan Mohamed  
**Subject:** FW: Seeking approval for a potential tenant - Ewaan Garden Villa 1

Thanks & Regards,

Mohamed Nafees  
Leasing Coordinator



### Gulf United Real Estate Investments Co.

(A Subsidiary of Zad Holding Company)  
P.O. Box - 3805, Doha - Qatar  
Tel : +974-44355501 | Fax : +974-44509405  
Email : [nafees@guc.qa](mailto:nafees@guc.qa) | Web : [www.guc.qa](http://www.guc.qa)

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**From:** Mohamed Nafees Noor Mohamed  
**Sent:** Wednesday, March 20, 2024 1:55 PM  
**To:** Nafees Hassan Mohamed <[nafeeshassan@guc.qa](mailto:nafeeshassan@guc.qa)>  
**Subject:** FW: Seeking approval for a potential tenant - Ewaan Garden Villa 1

Thanks & Regards,

Mohamed Nafees  
Leasing Coordinator



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(A Subsidiary of Zad Holding Company)  
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Email : [nafees@guc.qa](mailto:nafees@guc.qa) | Web : [www.guc.qa](http://www.guc.qa)

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**From:** Saliq Sheikh <[saliq@guc.qa](mailto:saliq@guc.qa)>  
**Sent:** Sunday, December 10, 2023 4:51 PM  
**To:** Mohamed Nafees Noor Mohamed <[nafees@guc.qa](mailto:nafees@guc.qa)>  
**Cc:** Ishtiyag Hidayatulla Rawoot <[Ishtiyag@guc.qa](mailto:Ishtiyag@guc.qa)>; Mohamed Abdulla Mohamed Mahir <[mohamedabdulla@guc.qa](mailto:mohamedabdulla@guc.qa)>; Mohamed Nafees Noor Mohamed <[nafees@guc.qa](mailto:nafees@guc.qa)>; Shahzad Ahmad <[shahzad@guc.qa](mailto:shahzad@guc.qa)>; Nafees Hassan Mohamed <[nafeeshassan@guc.qa](mailto:nafeeshassan@guc.qa)>  
**Subject:** FW: Seeking approval for a potential tenant - Ewaan Garden Villa 1



Dear Nafees,

Please keep the agreement ready as the agent will collect it tomorrow.

Also, before handing it over to the agent we will have to amend one clause that we will discuss in the morning.

Kind regards,

**Saliq Sheikh**

Manager – Leasing & Business Development



**Gulf United Real Estate Investments Co.**

(A Subsidiary of Zad Holding Company Q.P.S.C)

P.O. Box - 1444, Doha – Qatar

Tel : +974-44355501 | Fax : +974-44509405 | Mob : +974-66115224

Email : [saliq@guc.qa](mailto:saliq@guc.qa) | Web : [www.guc.qa](http://www.guc.qa)

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**From:** Tarique Mohammad <[tarique@zad.qa](mailto:tarique@zad.qa)>

**Sent:** Sunday, December 10, 2023 4:21 PM

**To:** Abdella Ali Ismail <[abdella@guc.qa](mailto:abdella@guc.qa)>

**Cc:** Saliq Sheikh <[saliq@guc.qa](mailto:saliq@guc.qa)>; Fahad Ahmad <[fahad@guc.qa](mailto:fahad@guc.qa)>; Shahbaz Ahmad <[shahbaz@zad.qa](mailto:shahbaz@zad.qa)>

**Subject:** Re: Seeking approval for a potential tenant - Ewaan Garden Villa 1

Ok

Sent from my iPhone

On 10 Dec 2023, at 4:08 pm, Abdella Ali Ismail <[abdella@guc.qa](mailto:abdella@guc.qa)> wrote:

Dear Tarique,

This is to request your approval for a potential tenant for Ewaan Villa 1 on the following requests:

1. A net discount of **7.94%** after considering one-month free period and five days agent commission. The tenant is the employee of Halliburton and has a maximum budget of QAR 18,600 from the company. After negotiations, they agreed to sign at QAR 20,250 per month, with a one-month free period, which makes the monthly rent QAR 18,693 on pro rata, excluding the bills. Agent will only get paid **5 days commission** instead of two weeks and the contract attestation charges of QAR 1,215 will be paid by the tenant.
2. For the rent payment Halliburton is requesting to transfer the whole rent including the security deposit in two installments, instead of providing the rental cheques. As per their company's policy, Halliburton doesn't provide the cheques for any of their employees'

housing in Qatar and therefore, are requesting to pay through two half-yearly advance bank transfers (first, along with the deposit - before the contract starts and second - in the 5<sup>th</sup> month). They're claiming that they are dealing with other real estate companies in a similar manner (UDC, Al-Asmakh, Al-Fardan).

Below are the workings for the impact if we consider the discount (7.94%) compared to the opportunity loss of 2 month.

Particulars	Approved Rent	Negotiated Rent
Monthly rent	20,000	20,250
Total rent for 13 months (12 months + 1 month free)	240,000	243,000
Agent commission for 5 days		3,375
Net monthly agent commission		281
Net rent for one month	20,000	18,411
<b>Impact</b>		
Discount per month (7.94%)		1,589
Total yearly discount		19,067
Opportunity loss for 2 months at approved rate		40,000
Net Benefit		20,933

Kind Regards,

Abdella Ali Ismail  
General Manager

<image003.png>

**Gulf United Real Estate Investments Co.**

(A Subsidiary of Zad Holding Company Q.P.S.C)  
Tel: +974 4448 9602 | Fax: +974 44489706 | Mob: +974 5589 8521  
Email: [abdella@guc.qa](mailto:abdella@guc.qa) | Website: [www.guc.qa](http://www.guc.qa)

Please consider the environment before printing this email  
<image004.png>

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