

AGREEMENT

This Agreement (hereinafter referred to as "the Agreement") has been executed on _____, 2024, in Dubai - UAE, between

- 1) **Imtiaz Real Estate Investment & Development LLC**, Dubai, a company registered in Dubai - UAE under License No. 718965, having Office at Park Heights Square, suite 303, Dubai Hills, Dubai UAE (hereinafter referred to as "the **Developer**")
- 2) LUX REALTY LIMITED, a company registered in United Kingdom
under License No. 14815338, and Office at 182-184 High Street North, London UK, (hereinafter referred to as "the **Broker**")

The Broker Representative Name:

Tel No. _____ Mobile: +44 7500 896792 Email: info@luxrealty.co.uk

Hereinafter together referred to as the "**Parties**" and each as "**Party**"

The expression, Developer and Broker include their respective heirs / survivors / assignees and successors in title.

WHEREAS:

- A. The Broker is interested in providing the services to Developer and refer to Developer the prospective buyers(hereinafter referred as the "**Buyers**") who wish to purchase units in the project.
- B. The Developer appoints the Broker to perform the services and will allow the Broker to participate in the Commissions received by it from the Developer.
- C. The Broker accepts the appointment as per below stated terms and conditions to sell the units in the project.

IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. This agreement is effective from the date hereof and will be valid till unless terminated by either Party in writing. Trade License Expiry Date 19 April 2025
2. The role of the Broker will be to contact the prospective Buyers and introduce them to the Developer.
3. The Broker shall submit a booking form to the Developer on or before the Buyer visits the site/sales office of the Developer to keep a record of all prospective Buyers introduced by the Broker.
4. The sale, for this purpose, would be deemed to occur when the Developer's Booking Form is executed, the full booking deposit has been received in the Escrow Account of the Developer, Registration and Oqood fee is received, and the Sales & Purchase Agreement ("SPA") has been signed and fully executed and returned to the Developer.

5. The Broker will co-ordinate the completion of the SPA and collection of all required documents from the Buyers and deliver to the Developer (or if so directed directly to the Developer). The Broker shall at all times co-operate and assist the Developer to recover the payment up to twenty percent (20%) of the selling price from the Buyers whose transaction the Agent has enabled.
6. The Developer undertakes to pay Commission to the Broker as follows:
 - i. 2.5% commission upon receipt of 20% installment, 4% DLD Registration fees, Oqood Fees and signed SPA Three (3) Key Pages.
 - ii. 2.5% commission on signed SPA Booklet hardcopy from the client and returned to the Developer.
7. The Broker shall only market the units at price and specifications provided by the Developer.
8. The Developer reserves the right to change the price and payment plan of the available units at any time.
9. The Developer may terminate this Agreement with or without cause at any time during the course of term by giving the Broker written notice of its intention to do so with no further notice required. However, the business already done will survive the termination.
10. The Broker hereby assure that it is a duly registered and licensed real estate broker/agent in accordance with the By-Law No.85 of 2006 regarding the Regulation of Real Estate Broker's Register in the Emirate of Dubai ("Law") and is registered and licensed by Dubai Land Department. A copy of the said Registration approval and license is hereby attached, the Agent confirms to provide a renewed license copy once expired.
11. Any changes or amendments to this Agreement will be done only in writing duly signed by the Parties.
12. Both Parties agree to try and resolve disputes which may arise in relation to this Agreement amicably. In case the dispute is not resolved then the case may be handled by Dubai Courts as per laws of Dubai and the United Arab Emirates as applied in the Emirate of Dubai.

In witness of the above, both Parties have signed this Agreement,


For and on Behalf of the Developer



Sana Khan Director/Owner

For and on Behalf of the Broker



