

## Real Estate Broker Agreement

This Agency Agreement (hereinafter referred to as the "Agreement") has been executed on the 28 day of, November 2023 between:

- 1- ACUBE REAL ESTATE DEVELOPMENT LLC, a limited liability company incorporated in Dubai, UAE under registered number 1033502, Developer number 1403 and whose registered address is at Unit R04-1, Level-P2, Onyx Tower, Sheikh Zayed Road, P.O. Box 910300, Dubai, UAE herein represented by Ramjee Iyer, CEO & Chairman, (hereinafter referred to as the "Developer"); and
  
- 2- LUX REALTY LLC, a company registered in Dubai with commercial registration no. 1192458, and located in Business Bay, The Prime Tower, office 2801. P.O. Box 79998 represented by Sana Khan in the capacity of CEO (hereinafter referred to as the "Agent"). A RERA Registered Agency with Number 36023.

(each a "**Party**" and collectively referred to in this Agreement as the "**Parties**").

**WHEREAS:**

The Developer is developing projects located in the Emirate of Dubai in the United Arab Emirates, (the "**Projects**") and wishes to sell certain units within the Projects as will be provided from time to time (the "**Property(s)**") through non-exclusive agents; and

The Agent is a RERA registered agency and wishes to provide selling services on a non-exclusive basis to the Developer as specified in this Agreement (the "**Services**");

**NOW THEREFORE** it is hereby agreed by and between the Parties on the following terms and conditions:

- 1- In providing the Services, part of the Agent's role would be to identify and contact prospective purchasers (hereinafter referred to as the "**Client(s)**") and to introduce them to the Developer with the object of selling them a property.
  
- 2- The Agent shall exercise professional skills, care and diligence generally expected of a party of similar specialization in the provision of services.
  
- 3- The Agent shall have no authority to facilitate, sign or enter into an agreement with customer on behalf of developer, unless obtain written approval to do so from developer prior to the execution of such transaction/deal.
  
- 4- In consideration of the Services provided by the Agent, and only in return of a successfully completed transaction of sales of the Property, the Developer hereby agrees to pay the Agent commission of Seven percent (**7%**) of the total amounts of the purchase Price, upon satisfying following terms;

- 50% of commission shall be payable, if customer has paid minimum 10% of Sale price down payment along with 4% DLD registration charges and Admin Fee in Developer corporate bank account.
  - Balance of the commission shall be payable, if customer has paid minimum 20% of Purchase price.
  - Reservation Agreement and Sale Purchase Agreement including Payment plan has been agreed and signed by customer.
  - Valid legal documents have been provided.
  - All properly filled PDCs have been received by Developer's finance department.
  - Commission shall be invoiced by Agent once above terms fulfilled.
  - Current dated valid Tax Invoice with valid Trade License and TAX Certificate shall be provided to Developer.
  - All invoice shall be due to pay on 30<sup>th</sup> day from receipt of invoice by Developer accounts department duly certified by General Manager of Developer.
- 5- The Agent is aware and acknowledges that the Developer has engaged the services of other sales agents (internally within the Developers organization and/or externally) in relation to selling the Property; and accordingly, the Agent shall not be eligible to earn any commission under clause 4 above if the prospective buyer/client is already in contact with the Developer. The Agent further acknowledges that the agent who is present at the time when the deal is concluded (i.e. payment of a deposit and signature of the Reservation Agreement/Sales and Purchase Agreement) is the agent that will be entitled to the sales commission. The Developer will not be liable to the payment of any commission based on written or verbal introductions of potential Clients by the Agent.
- 6- The Agent shall be required to complete the Client Registration Form in the format required by the Developer when the prospective Client visits the Developer's sales offices with the Agent; and submit same to the designated customer service manager of the Developer for record control purposes.
- 7- The Agent shall check availability of the specific Property with the Developer's Sales manager before giving any commitment to the prospective Client. Should the Client wish to purchase a Property, the Agent should ensure that Client has completed the Developers' Reservation Agreement/Sales and Purchase Agreement and ensure that Client has made required payment as required by the Developer. The Developer's Sales/customer service manager will assist the Agent to co-ordinate the sale of the property as may be required.
- 8- Other than the commission stated for in Article 4 above, the Agent is not entitled to any other compensation, remuneration, amounts, and/or reimbursement of expenses of any kind, incurred by the Agent while performing their Services and/or functions under this Agreement.
- 9- Payments related to the Property should be made directly by the Client to the Developer. The Agent commits and undertakes not to accept under any circumstances cash payment and/or cheque(s) payable in the name of the Agent for the Property (and/or any other form of payment).
- 10- The Agent undertakes not to perform any advertising campaigns related to the Project/Developer/the Property without obtaining the prior written consent of Developer.
- 11- The Agreement shall commence on the date of signature and shall continue to be in force for a period of twelve (12) months which will renew for successive terms of twelve (12) months if agreed by both parties mutually in writing, or until all the available Properties as advised by the Developer have been sold, whichever occurs earlier. It is the obligation of the Agent to provide valid supporting documents (i.e. passport, visa and Emirates ID copies, Trade License, RERA Registration Certificate and power of attorney, as applicable) to the Developer on an annual basis.

- 12- The Developer shall be entitled to terminate this Agreement immediately if the Agent commits a breach of any of its obligations under this Agreement and, if such breach is capable of being
  - 1- remedied, neglects or otherwise fails to remedy such breach within a period of two (2) days after being requested to do so by the Developer.
- 13- Either party may terminate this Agreement by giving the other party thirty (30) days written notice prior to termination without reason and without any objection and/or claims from the other Party Subject complete clearance of payments and deals in process;
  - Developer sales department and Customer Support department clearance must be required to ensure all the documentation and deals are completed satisfactorily.
  - Agent shall return all documentation and related material to developer that was submitted to them for performance of their services.
- 14- The Agent should obtain and maintain any licenses, permits or approvals as may be required under the applicable United Arab Emirates ("UAE") laws for carrying out the Services in the UAE and for offering and undertaking the Services. Any consequences of such breach will be the sole responsibility of the Agent.
- 15- The Agent cannot assign this Agreement without the prior written consent of the Developer. The Agent acknowledges that the Developer may at its sole discretion assign or otherwise transfer the Agreement to any affiliate or other third party by giving the Agent suitable notice.
- 16- All notices, demands, requests and other communication required or permitted hereunder shall be in writing and shall be deemed to be delivered when actually received, or, if earlier and regardless of whether actually received after the lapse of ten (10) days as of the date of electronic mailing to given email addresses, mailing, courier, duly addressed and with proper postage to the last known place of business of either Party. Notices will be delivered as follows:

**Agent Communication addresses:**

Email ID: info@luxrealty.ae  
PO Box no. 79998  
Office no. 2801, Building The Prime Tower, Business Bay,  
Dubai, UAE

**Developer Communication Addresses**

Email ID: sales@a-cube.ae  
Office no. R4-P2, Onyx Tower, Sheikh Zayed Road  
Dubai, UAE.

- 17- This Agreement is governed by the laws of the UAE and the laws of the Emirate of Dubai. In the event of any dispute or difference arising between the Parties out of or relating to the Agreement or to the breach thereof, the Parties shall use their best endeavours to settle such dispute or differences. To this effect, they shall consult and negotiate with each other in good faith and understanding of their mutual interests to reach a just and equitable solution satisfactory to both Parties. If the Parties do not reach a solution within thirty (30) days, the dispute or difference shall be finally settled by arbitration in accordance with the Rules of Courts of the Dubai International Financial Centre. The language of arbitration and all communication will be English.
- 18- The Parties are independent entities to one another and are not related by partnership, employment, distribution, franchise, or otherwise with respect to any law governing compensation, performance, taxation, workers compensation, pension, disability, welfare, or other law regulations now existing or hereafter enacted.

- 19- This Agreement represents the entire understanding between the Parties hereto in relation to the subject matter hereof and supersedes all prior commitments, agreements and representations made by either Party whether oral or written.
- 20- It's responsibility of Agent to inform developer immediately, in writing and obtain developer's acknowledgement of receiving such communication, if their authorise personal has been changed or they want to appoint any other personal, otherwise deals/transactions entered through such personal shall remain valid and bounding to Agent.

**In witness of above, both Parties have signed the Agreement:**

**For and on behalf of "Developer"**

Name

---

Signature

---

Witness Name

---

Witness Signature

---

Company Seal

**For and on behalf of the "Agent"**

Name Sana Khan

---

Signature

*Sana Khan*

---

Witness Name

---

Witness Signature

---

Company Seal



**ATTACHMENTS**



**COMPANY TRADE LICENSE**



**COMPANY RERA REGISTRATION**



**MANAGERS IDENTIFICATION DOCUMENT**

## Contact Details for Agent

These are the contact details of Authorise legal Agent representatives that the Developer will be dealing with on a developer in routine course of business;

|                 |  |
|-----------------|--|
| Contact Person  |  |
| Mobile Number   |  |
| Landline Number |  |
| Email Address   |  |
| Emirates id     |  |

|                 |  |
|-----------------|--|
| Contact Person  |  |
| Mobile Number   |  |
| Landline Number |  |
| Email Address   |  |
| Emirates id     |  |

|                 |  |
|-----------------|--|
| Contact Person  |  |
| Mobile Number   |  |
| Landline Number |  |
| Email Address   |  |
| Emirates id     |  |

|                 |  |
|-----------------|--|
| Contact Person  |  |
| Mobile Number   |  |
| Landline Number |  |
| Email Address   |  |
| Emirates id     |  |

## Contact Details for Agent

These are the contact details of Authorise legal Agent representatives that the Developer will be dealing with on a developer in routine course of business;

|                 |   |
|-----------------|---|
| Contact Person  | Sana Khan   |
| Mobile Number   | 971503879245  |
| Landline Number | 97144470297   |
| Email Address   | sana@mediajunkieonmicrosoft.com   |
| Emirates id     |  |

|                 |   |
|-----------------|---|
| Contact Person  | NA  |
| Mobile Number   | NA  |
| Landline Number | NA  |
| Email Address   | Na  |
| Emirates id     |  |

|                 |   |
|-----------------|---|
| Contact Person  | NA  |
| Mobile Number   | NA  |
| Landline Number | NA  |
| Email Address   | NA  |
| Emirates id     |  |

|                 |   |
|-----------------|---|
| Contact Person  | NA  |
| Mobile Number   | NA  |
| Landline Number | NA  |
| Email Address   | NA  |
| Emirates id     |  |



# رخصة تجارية

## Commercial License

### تفاصيل الرخصة / License Details

|                  |  |   |
|------------------|--|---|
| License No.      | 1192458  | رقم الرخصة                                      |
|                  | لوكس للعقارات ش.ذ.م.م                              | اسم الشركة                                      |
| Company Name     | LUX REALTY L.L.C                                   | الإسم التجاري                                   |
| Trade Name       | LUX REALTY L.L.C                                   | الشكل القانونى                                  |
| Legal Type       | Limited Liability Company - Single Owner(LLC - SO) | شركة ذات مسؤولية محدودة - الشخص الواحد (ذ.م.م.) |
| Expiry Date      | 05/06/2024   | تاريخ الإنتهاء                                  |
| D&B D-U-N-S ®    | 0  | الرقم العالمي                                   |
| Register No.     | 1994704  | رقم السجل التجارى                               |
| Issue Date       | 06/06/2023   | تاريخ الإصدار                                   |
| Main License No. | 1192458  | رقم الرخصة الام                                 |
| DCCI No.         | 464982   | عضوية الغرفة                                    |

### الاطراف / License Members

| النسبة / Share | الصفة / Role            | الجنسية / Nationality     | الإسم / Name | رقم الشخص./ No. |
|----------------|-------------------------|---------------------------|--------------|-----------------|
| 100.00%        | Shares Owner / مالك حصص | United Kingdom / بريطانيا | سناء خان     | 1263697         |
|                | Manager / مدير          | United Kingdom / بريطانيا | SANA KHAN    | 1263697         |

### نشاط الرخصة التجارية / License Activities

Real Estate Management Supervision Services  
 Real Estate Buying & Selling Brokerage  
 Leasing Property Brokerage Agents

خدمات الإشراف الإداري للعقارات  
 الوساطة في بيع العقارات وشرائها  
 الوساطة في تأجير العقارات

### العنوان / Address

|           |            |                          |                           |
|-----------|------------|--------------------------|---------------------------|
| Phone No  | تليفون     | P.O. Box                 | صندوق بريد                |
| Fax No    | فاكس       | Parcel ID                | رقم القطعة                |
| Mobile No | هاتف متحرك | Sanakhan011244@gmail.com | البريد الإلكتروني / Email |

مكتب رقم 2801 ملك بريم 28 ليمتد - الخليج التجاري

### الملاحظات / Remarks

يجب تسجيل عقود الإدارة وعقود الإيجار في نظام إجاري لممارسة النشاط يجب تسجيل المكتب والحصول على شهادة تسجيل المكتب وبطاقة ممارسة المهنة من مؤسسة التنظيم العقاري وذلك من خلال الدخول على موقع دائرة الأراضي والأملاك (Dubailand.gov.ae)Please visit "Dubailand.gov.ae" – (Trakheesi System) to obtain Profession Practice Card and Office Registration Certificate in Order to be allowed to Practice Activity <https://dubailand.gov.ae/en/myId/#/login>

Print Date 07/09/2023 13:52 تاريخ الطباعة Receipt No. 15191920 رقم الإصدار



يمكنك الآن تجديد رخصتك التجارية من خلال الرسائل النصية القصيرة، أرسل رقم الرخصة إلى 6969 (دو/اتصالات) للحصول على آذن الدفع.

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وثيقة إلكترونية معتمدة وصادرة بدون توقيع من دائرة الاقتصاد والسياحة في دبي. لمراجعة صحة البيانات الواردة في الرخصة يرجى مسح رمز الاستجابة السريعة this is a certified e-document issued without signature by the department of Economy and Tourism .Kindly Scan the QR Code to Verify the certificate

# شهادة شهر قيد شركة في السجل التجاري

## Commercial Register

### تفاصيل القيد / Register Details

|                 |  |  |              |                       |               |
|-----------------|--|--|--------------|-----------------------|---------------|
| Main Lice. Nr   | 1192458  | رقم الرخصة الأم                                | Register No. | 1994704               | رقم القيد     |
| Company Name    | LUX REALTY L.L.C                                   |  |              | لوكس للعقارات ش.ذ.م.م |               |
| Legal Type      | Limited Liability Company - Single Owner(LLC - SO) | شركة ذات مسؤولية محدودة - الشخص الواحد (ذ.م.م) |              | الشكل القانوني        |               |
| Expiry Date     | 05/06/2024   | تاريخ الإنتهاء                                 | Reg. Date    | 06/06/2023            | تاريخ الإصدار |
| D&B D-U-N-S No. | ®  |  |              | 0                     | الرقم العالمي |

### تفاصيل رأس المال / Capital Details

|               |             |            |
|---------------|-------------|------------|
| Nominated     | -1          | الإسمى     |
| Paid          | 100,000     | المدفوع    |
| No. of Shares | 100         | عدد الأسهم |
| Currency      | UAE Dirhams | العملة     |

### عنوان الرخصة / License Address

مكتب رقم 2801 ملك بريم 28 ليمند - الخليج التجاري

### عنوان السجل التجاري / Commerce Address

مكتب رقم 2801 ملك بريم 28 ليمند - الخليج التجاري

### أنشطة السجل / Register Activities

- Real Estate Buying & Selling Brokerage
- Real Estate Management Supervision Services
- Leasing Property Brokerage Agents

الوساطة في بيع العقارات وشرائها

خدمات الإشراف الإداري للعقارات

الوساطة في تأجير العقارات

Print Date 07/09/2023 13:52 تاريخ الطباعة Receipt No. 15191920 رقم الإصال

يمكنك الآن تجديد رخصتك التجارية من خلال الرسائل النصية القصيرة، أرسل رقم الرخصة إلى 6969 (دو/اتصالات) للحصول على اذن الدفع.

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## Receipt الرصيد

| Receipt Date    | 01/09/2023  | تاريخ الإيصال   | Receipt No                        | 15191920              | رقم الإيصال    |
|-----------------|---|---|-----------------------------------|-----------------------|----------------|
| Company Name    | LUX REALTY L.L.C  |   |                                   | لوكس للعقارات ش.ذ.م.م | اسم الشخص      |
| Procedure       | Add Activities,Add Cmrc. Activity                                       |   | Add Activities,Add Cmrc. Activity |                       | نوع الاجراء    |
| P.V.Nr.         | 21393231  | رقم اذن الدفع   | License Nr.                       | 1192458               | رقم الرخصه     |
| Payment Mode    | Credit Card   | 0803  | Credit Card                       |                       | كيفية الدفع    |
| Amount in Words | Nine Thousand Eight Hundred and Seventy Six Dirhams And Forty Four fils | تسعة ألف وثمانمائة وستة وسبعون درهماً أربعة وأربعون فلساً |                                   |                       | القيمة بالحروف |

|          |  |                              |
|----------|--|------------------------------|
| 9,876.44 | : Amount per Payment Voucher /<br>المبلغ على حسب اذن الدفع             |                              |
| 0.00     | : Credit Card Service Charge /<br>رسوم خدمة استخدام البطاقة الانتمانية |                              |
| 9,876.44 | : Total Amount /<br>مجموع المبلغ                                       |                              |
| 550938   | : Docket Nr. /<br>رقم الحافظه  | AAFAQ : Cashier اسما المحصل/ |

صفحة من 1

تم الطباعة في 07/09/2023 1:52 pm

Page 1 of 1

| Print Date   | 07/09/2023   | 13:52   | تاريخ الطباعة | Receipt No. | 15191920 | رقم الإيصال |
|--|--|---|---------------|-------------|----------|-------------|
|  | يمكنك الآن تجديد رخصتك التجارية من خلال الرسائل النصية القصيرة، أرسل رقم الرخصة إلى 6969 (دو/اتصالات) للحصول على اذن الدفع.<br>Now you can renew your trade license by sending a text message (SMS). Send your trade license number to 6969 (Du/ Etisalat) to receive payment voucher. | <br>Get FREE access to Zoho One for the first year<br>احصل على زوهو ون مجاناً للسنة الأولى<br><a href="http://Zoho.com/det">Zoho.com/det</a> |               |             |          |             |

وثيقة إلكترونية معتمدة وصادرة بدون توقيع من دائرة الاقتصاد والسياحة في دبي. لمراجعة صحة البيانات الواردة في الرخصة يرجى مسح رمز الاستجابة السريعة this is a certified e-document issued without signature by the department of Economy and Tourism .Kindly Scan the QR Code to Verify the certificate



GOVERNMENT OF DUBAI

**Dear Merchants,**  
**Kindly take the following instruction into high consideration:**

1. It is not allowed to change the location registered in the license to move to another address unless DET approval is obtained.
2. The trade name on the signboard must conform to the name mentioned in the license and typed in one size.  
The trade name must be in both Arabic and English **as follows:**
  - The trade name in Arabic must be placed on the right hand side of the signboard whereas the English text on the left hand side.
  - The Arabic text must be in same size of the English equivalent
  - The Arabic trade name must be placed above the English equivalent
3. A commercial permit must be issued for additional signboards and for placing trademarks on the signboard.
4. Text must not occupy more than 50% of the signboard.
5. Shops operating hours must not exceed 12:00 am unless a permit is issued.
6. Discounts, sales or special offers must not be announced unless a permit is issued.
7. It is not allowed to apply any amendments or change the license details unless approved by DET.
8. Prices must be placed on products and goods.
9. The Consumer Protection Card (Be Right and Know Your Consumer Rights) must be typed and placed visibly above the DET website [www.consumerrights.ae](http://www.consumerrights.ae)
10. Consumers have the right to receive a purchase receipt.
11. Announce the sale policy to consumer through suitable applicable channels (to clarify procedures for goods replacement, repair and refund).
12. It is not allowed to promote products through agents, telephone calls, or other ways or yelling.
13. Permits must be issued for warehouses of licensed business or additional offices or kiosks.
14. Restaurants must place a menu in both Arabic and English languages.
15. Place an approved price list for services provided by ladies and gentlemen salons at a visible area.
16. The displayed price list should be inclusive of 5% VAT
17. Invoices must clearly reflect the total amount of the purchased goods, services and VAT.
18. Avoid promoting or selling or displaying any counterfeited goods.
19. To protect trade marks, it must be registered by the Ministry of Economy.
20. The Department of Economy & Tourism in Dubai has the right to suspend or cancel the license or impose fines in case of non-compliance with the terms and conditions as well as violation of the legislation in the UAE.

عزيزي التاجر،“  
يرجىأخذ التعليمات التالية بعين الاعتبار:

1. عدم القيام بتغيير موقع الترخيص والانتقال الى موقع اخر دون الحصول على موافقة الدائرة.
2. ضرورة ان يكون الاسم التجاري المدون على اللافتة مطابق للاسم المدون بالرخصة مع ضرورة كتابته بحروف واحده.
- الحرص على ان تكون اللافتة باللغتين العربية والإنجليزية **و بالشكل التالي:**
  - يكتب الاسم التجاري باللغة العربية بنفس حجم الاسم المكتوب باللغة الانجليزية
  - يكتب الاسم التجاري باللغة العربية أعلى الاسم المكتوب باللغة الانجليزية
3. الحرص على استخراج تصريح لافتات الإضافية والعلامات التجارية على اللافتة.
4. عدم تضليل الواجهة أكثر من 50%
5. عدم العمل لساعات إضافية بعد منتصف الليل الا بعد استخراج تصريح.
6. عدم اجراء التزيارات او التصفيقات او العروض الخاصة بدون تصريح.
7. عدم تضليل الأسعار على السلع والبضائع.
8. الالتزام بكتابة الأسعار على السلع والبضائع.
9. طباعة ووضع طاقة حماية المستهلك (كن على حق واعرف حقوقك كمستهلك) في مكان بارز من موقع الدائرة الحق في الحصول على فاتورة الشراء.
10. الاعلان عن سياسة البيع للمستهلك عبر وسيلة اعلان مناسبة شاملة (عملية الاسترجاع او الاستبدال او الاصلاح للسلع)
11. عدم الترويج عن منتج عن طريق المندوبين، او الاتصال او غير ذلك وعدم البيع بطريقة المنداد.
12. استخراج تصريح لمعدات التخزين الخاصة بالمشاة المرخصة او تصريح للكائن الإضافية او الاكتاف.
13. يجب على المطاعم وضع قائمه الطعام باللغتين العربية والإنجليزية.
14. يجب وضع واعتماد قائمة الأسعار الخاصة بالصالونات الرجالية والتنسائية ووضعها في مكان بارز.
15. يجب وضع واعتماد قائمة الأسعار المعلنة مشتملة القيمة المضافة 5%
16. يجب ان تكون الأسعار المعلنة موضحا فيها الفيء الاجمالي للسلع والخدمات وقيمة الضريبة المضافة.
17. عدم القيام بالترويج او البيع او العرض لآية بضائع مقلدة أو مغشوشة.
18. المرخص على تسجيل العلامه التجارية بوزارة الاقتصاد بهدف حمايتها.
19. يحق لدائرة الاقتصاد والسياحة في دبي إيقاف الترخيص أو إلغائه أو فرض الغرامات في حال عدم الالتزام بالشروط والأحكام ومخالفة التشريعات في الدولة.

Print Date 07/09/2023 13:52 تاريخ الطباعة

Receipt No.

15191920

رقم الإصدار

يمكنك الأن تجديد رخصتك التجارية من خلال الرسائل النصية القصيرة، أرسل رقم الرخصة إلى 6969 (دو/اتصالات) للحصول على اذن الدفع.  
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احصل على زوهو ون مجاناً للسنة الأولى



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وثيقة إلكترونية معتمدة وصادرة بدون توقيع من دائرة الاقتصاد والسياحة في دبي. لمراجعة صحة البيانات الواردة في الرخصة يرجى مسح رمز الاستجابة السريعة this is a certified e-document issued without signature by the department of Economy and Tourism. Kindly Scan the QR Code to Verify the certificate

# شهادة تسجيل العضوية

## Membership Certificate

|                         |  |                          |  |
|-------------------------|--|--------------------------|--|
| <b>License no.</b>      | 1192458  | <b>رقم الرخصة</b>        | 1192458  |
| <b>Membership no.</b>   | 464982   | <b>رقم العضوية</b>       | 464982   |
| <b>Registration no.</b> | 1994704  | <b>رقم السجل التجاري</b> | 1994704  |
| <b>Trade Name</b>       | LUX REALTY L.L.C   | <b>الاسم التجاري</b>     | لوكس للعقارات ش.ذ.م.م  |
| <b>Legal Status</b>     | Limited Liability Company - Sing   | <b>الشكل القانوني</b>    | شركة ذات مسؤولية محدودة - الشخص  |
| <b>Activity</b>         | Real Estate Buying & Selling<br>Brokerage<br>Leasing Property Brokerage Agents<br>Real Estate Management<br>Supervision Services | <b>نوع النشاط</b>        | الوساطة في بيع العقارات وشرائها<br>الوساطة في تأجير العقارات<br>خدمات الإشراف الإداري للعقارات |
| <b>Member Since</b>     | 06/06/2023   | <b>تاريخ الانتساب</b>    | 06/06/2023   |
| <b>Date of Issue</b>    | 06/06/2023   | <b>تاريخ الإصدار</b>     | 06/06/2023   |
| <b>Expiry Date</b>      | 05/06/2024   | <b>تاريخ الانتهاء</b>    | 05/06/2024   |

**Remarks**

This certificate shall be invalid incase of any alteration without chamber's authorization

For online verification of this Certificate, please visit our website  
<http://www.dubaichamber.ae/verify>

غرفة تجارة وصناعة دبي  
 Dubai Chamber of Commerce & Industry

P.O. Box 1457 - Dubai, U.A.E. | Tel (Within UAE) 800 CHAMBER (800 2426237) | Tel (Outside UAE) (+971) 4 2280000  
 Fax (+971) 4 2211646 | [فاكس](mailto:customercare@dubaichamber.ae) | [www.dubaichamber.ae](http://www.dubaichamber.ae)

**الملاحظات**

تعتبر هذه الشهادة لاغية في حال أي كشط أو تعديل عليها دون  
 اعتماد ذلك من الغرفة  
 للتأكد من صحة بيانات الشهادة يرجى الرجوع إلى موقع الغرفة  
<http://www.dubaichamber.ae/verify>





## ملحق تعديل عقد تأسيس شركة الشخص الواحد ذ.م.م

## Amendment to the Memorandum of Association of One-Person Company L.L.C.

Legal form: Limited Liability Company - Single Owner(LLC - SO)

الشكل القانوني : شركة ذات مسؤولية محدودة - الشخص الواحد (ذ.م.م)

Trade Name: LUX REALTY L.L.C

الاسم التجاري : لوكس للعقارات ش.ذ.م.م

License No.: 1192458, issued on 06/06/2023

رقم الرخصة: 1192458 والصادرة بتاريخ 06/06/2023

This contract has been concluded on Friday 01/09/2023 by and between the following referred hereinafter parties:

حرر هذا العقد في يوم الجمعة الموافق 01/09/2023 من قبل :

- Ms. SANA KHAN, United Kingdom national, holder of passport No. 550505664, born on: 15/09/1981, resident in Dubai, United Arab Emirates

- السيدة. سنا خان ، الجنسية : بريطانيا ، ويحمل جواز سفر رقم (550505664) تاريخ الميلاد 15/09/1981 مقيم في، دبي الإمارات العربية المتحدة

#### Preamble

#### مقدمة العقد

Whereas a limited liability company has been established under the trade name LUX REALTY L.L.C in accordance with the memorandum of association, duly attested by the Notary Public under No 9454387 date 05/06/2023

تأسست شركة لوكس للعقارات ش.ذ.م.م بموجب عقد التأسيس المصدق من الكاتب العدل برقم : 9454387 بتاريخ: 05/06/2023

- The Company Capital Owner wishes to Add Activities

- يرغب مالك رأس المال في اضافة نشاط

- The Company Capital Owner wishes to Add Cmrc. Activity

- يرغب مالك رأس المال في اضافة نشاط للسجل التجاري

Accordingly the Company Capital Owner have agreed on the following terms and conditions:

إنق مالك رأس المال على الأحكام و الشروط التالية

#### Article (1): Preamble

#### المادة (1): تمييز

The previous preamble shall be considered as an integral part of this annexure.

يعتبر هذا التمهيد جزء لا يتجزأ من هذا الملحق.

#### Article (2): Object of the Company

#### المادة (2): أغراض الشركة

Objects of the Company are:

الغرض من الشركة:

- Real Estate Buying & Selling Brokerage

- الوساطة في بيع العقارات وشرائها

- Leasing Property Brokerage Agents

- الوساطة في تأجير العقارات



- Real Estate Management Supervision Services

- خدمات الإشراف الإداري للعقارات

which shall include carrying on all activities as are related or ancillary thereto upon approval of the Department of Economy and Tourism.

All other provisions of the Memorandum of Association shall remain unchanged and shall apply to the extent that they do not contravene the provisions of this Annex

- The Manager is obliged to enter this amendment in the commercial register at the competent authority.

- This contract shall be treated, read and construed as an integral part of the memorandum of association.

IN WITNESS WHEREOF, the Parties have signed this Memorandum on Friday 01/09/2023

وتشمل مزاولة كافة الأنشطة المتعلقة بهذه الأغراض أو المتصلة بها وذلك بعد الحصول على موافقة دائرة الاقتصاد والسياحة.

تنقى باقي مواد وأحكام وشروط عقد التأسيس كما هي دون تعديل ويسري العمل بها بين المتعاقدين إلى المدى الذي لا يخالف أحكام هذا العقد.

- على مدير الشركة قيد هذا التعديل في السجل التجاري لدى السلطة المختصة.

- يعتبر هذا العقد جزءاً لا يتجزأ من عقد التأسيس ومكملاً له ويقرأ ويفسر معه

وإشهاداً على ما تقدم وقع الأطراف على هذا العقد في يوم الجمعة الموافق  
01/09/2023

- السيدة. سناء خان

- Ms. SANA KHAN

**توقيع الأطراف**

- سناء خان

**Parties Signature**

- SANA KHAN



# شهادة تسجيل مكتب عقاري

## REAL ESTATE OFFICE REGISTRATION CERTIFICATE

تفيد إدارة الترخيص العقاري بان الرخصة \

**TRADE NAME**

LUX REALTY L.L.C

المسماه

لوكس للعقارات ش.ذ.م.م

**LICENSE NO.**

1192458

رقم الرخصة

**REGISTRATION DATE**

6/6/2023

تاريخ التسجيل

**EXPIRY DATE**

5/6/2024

تاريخ الانتهاء

**ACTIVITY**

Real Estate buying & selling Brokerage

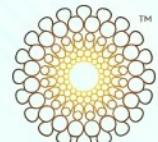
الأنشطة

الوسطاء في بيع العقارات و شرائها

Registered At Real Estate Regulatory Agency  
under the number

36023

مسجلة لدى مؤسسة التخطيم العقاري تحت رقم



إكسبو ٢٠٢٠  
دبي، الإمارات العربية المتحدة  
DUBAI, UNITED ARAB EMIRATES

Approved electronic document issued without signature by Dubai Land Department  
for verifying the certificate details visit the web site [www.dubailand.gov.ae](http://www.dubailand.gov.ae)



وثيقة إلكترونية معتمدة و صادرة بدون توقيع من دائرة الأراضي و الأملاك  
[www.dubailand.gov.ae](http://www.dubailand.gov.ae)  
و للتأكد من بيانات الشهادة يرجى مراجعته الموقع الإلكتروني



## Broker Card    وسيط عقاري



|   |  |                                  |
|---|--|----------------------------------|
| Card Number                                 | 62837                                    | رقم البطاقة                      |
| Name  | سناء خان<br>SANA KHAN                    | اسم                              |
| Office Name                                 | لوکس للعقارات ش.م.د.<br>LUX REALTY L.L.C | اسم المكتب                       |
| Issue Date                                  | 18/9/2023                                | تاريخ الاصدار                    |
| Expiry Date                                 | 5/6/2024                                 | تاريخ انتهاء البطاقة             |
| Activities                                  |  | النشاط                           |
| Real estate management supervision services |  | خدمات الإشراف الإداري للعقارات   |
| Leasing Property Brokerage Agents           |  | الوساطة في تأجير العقارات        |
| Real Estate buying & selling Brokerage      |  | الوساطة في بيع العقارات و شرائها |



UNITED ARAB EMIRATES  
FEDERAL AUTHORITY FOR IDENTITY &  
CITIZENSHIP CUSTOMS & PORT SECURITY

Resident Identity Card



الإمارات العربية المتحدة  
الإمارات العربية المتحدة ل الهوية  
والجنسية ولجمباز وامن المنافذ  
بطاقة هوية مقيم



ID Number / رقم الهوية

784-1981-5004637-7

الاسم: سناء خان

Name: Sana Khan

Date of Birth:

15/09/1981

تاريخ الميلاد:

ال الجنسية: المملكة المتحدة

Nationality: United Kingdom (Uk)

Issuing Date / تاريخ الاصدار

12/06/2023

الجنس: انتي

Expiry Date / تاريخ الانتهاء

11/06/2025



15/09

Signature / التوقيع

الإمارات العربية المتحدة ل الهوية  
والجنسية ولجمباز وامن المنافذ

Sex: F

Card Number / رقم البطاقة

129736359



المهنة: مستثمرة

صاحب العمل: لوكس للعقارات ش.ذ.م.م

Employer: Lux Realty L.L.C

مكان الاصدار: دبي

Issuing Place: Dubai

عند العثور على هذه البطاقة الرجاء إرجاعها إلى جهة  
إصدارها أو إلى أقرب مسوك بر سرطة.

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KHAN<<SANA<<<<<<<<<<<<<

|   |   |  |                |  |
|---|---|--|----------------|--|
| جنسية والإقامة  | وزارة الداخلية الادارة العامة للجنسية والإقامة                                      | وزارة الداخلية الادارة العامة للجنسية والإقامة | جنسية والإقامة | وزارة الداخلية الادارة العامة للجنسية والإقامة |
| <b>الإسم:</b>   | <b>اقامة</b>  |  |                |  |
| <b>دولة الإمارات العربية المتحدة</b>  |   |  |                |  |
| <b>UNITED ARAB EMIRATES</b>   |   |  |                |  |
| جنسية والإقامة  | وزارة الداخلية الادارة العامة للجنسية والإقامة                                      | وزارة الداخلية الادارة العامة للجنسية والإقامة | جنسية والإقامة | وزارة الداخلية الادارة العامة للجنسية والإقامة |
| جنسية والإقامة  | وزارة الداخلية الادارة العامة للجنسية والإقامة                                      | وزارة الداخلية الادارة العامة للجنسية والإقامة | جنسية والإقامة | وزارة الداخلية الادارة العامة للجنسية والإقامة |
| الرقم الموجه:   | 156420325 M   |  |                |  |
| الملف :   | 201/7381967   |  |                |  |
| جنسية   | Place of Issue  | Dubai  | جنسية          | Place of Issue                                 |
| رقم الجواز :  | 550505664   |  |                |  |
| Passport No   |   |  |                |  |
| الاسم:  | SANA KHAN   |  |                |  |
| Name  |   |  |                |  |
| جنسية المعنونة:   | مستثمره   |  |                |  |
| Investor (Female)   |   |  |                |  |
| Profession  |   |  |                |  |
| الكفيل :  | لوكس للعقارات ش.ذ.م.م   |  |                |  |
| Sponsor   | LUX REALTY L.L.C  |  |                |  |
| تاريخ إصدار الإقامة :   | 2023/06/12  |  |                |  |
| Issue Date  |   |  |                |  |
| تاريخ الانتهاء :  | 2025/06/11  |  |                |  |
| Expiry Date   |   |  |                |  |
| جنسية والإقامة  | وزارة الداخلية الادارة العامة للجنسية والإقامة                                      | وزارة الداخلية الادارة العامة للجنسية والإقامة | جنسية والإقامة | وزارة الداخلية الادارة العامة للجنسية والإقامة |
| التوقيع:  |  |  |                |  |
| Sign.   |   |  |                |  |
| تعتبر الإقامة لاغية اذا تجاوز حاملها الاقامة خارج دولة الإمارات مدة ستة أشهر          |   |  |                |  |
| Residence Permit Become invalid bearer resides out of U.A.E for more than six months. |   |  |                |  |
| جنسية والإقامة  | وزارة الداخلية الادارة العامة للجنسية والإقامة                                      | وزارة الداخلية الادارة العامة للجنسية والإقامة | جنسية والإقامة | وزارة الداخلية الادارة العامة للجنسية والإقامة |

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THERE ARE NO OFFICIAL OBSERVATIONS



~~HOLDER'S SIGNATURE / SIGNATURE DU TITULAIRE~~

UNITED KINGDOM OF GREAT BRITAIN AND NORTHERN IRELAND

PASSPORT  
PASSEPORT

550505664

KHAN

**RENDEZ-VOUS**

SANA

**Nationality/Nationalität (3)**

BRITISH CITIZEN

15 SEP / SEPT 81

Sex/Sexe (5) Place of birth/Lieu de naissance

F FOREST GATE

HMPO

SEE PAGE ABOVE

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## بطاقة وسيط عقاري Broker Card



|   |  |                                  |
|---|--|----------------------------------|
| Card Number                                 | 62837                                    | رقم البطاقة                      |
| Name  | سنا خان<br>SANA KHAN                     | اسم                              |
| Office Name                                 | لوکس للعقارات ش.م.د.<br>LUX REALTY L.L.C | اسم المكتب                       |
| Issue Date                                  | 18/9/2023                                | تاريخ الاصدار                    |
| Expiry Date                                 | 5/6/2024                                 | تاريخ انتهاء البطاقة             |
| Activities                                  |  | النشاط                           |
| Real estate management supervision services |  | خدمات الإشراف الإداري للعقارات   |
| Leasing Property Brokerage Agents           |  | الوساطة في تأجير العقارات        |
| Real Estate buying & selling Brokerage      |  | الوساطة في بيع العقارات و شرائها |



|   |   |  |                |  |
|---|---|--|----------------|--|
| جنسية والإقامة  | وزارة الداخلية الادارة العامة للجنسية والإقامة                                      | وزارة الداخلية الادارة العامة للجنسية والإقامة | جنسية والإقامة | وزارة الداخلية الادارة العامة للجنسية والإقامة |
| <b>الإسم:</b>   | <b>اقامة</b>  |  |                |  |
| <b>دولة الامارات العربية المتحدة</b>  |   |  |                |  |
| <b>UNITED ARAB EMIRATES</b>   |   |  |                |  |
| جنسية والإقامة  | وزارة الداخلية الادارة العامة للجنسية والإقامة                                      | وزارة الداخلية الادارة العامة للجنسية والإقامة | جنسية والإقامة | وزارة الداخلية الادارة العامة للجنسية والإقامة |
| جنسية والإقامة  | وزارة الداخلية الادارة العامة للجنسية والإقامة                                      | وزارة الداخلية الادارة العامة للجنسية والإقامة | جنسية والإقامة | وزارة الداخلية الادارة العامة للجنسية والإقامة |
| الرقم الموجه:   | 156420325 M   |  |                |  |
| الملف :   | 201/7381967   |  |                |  |
| جنسية   | Place of Issue  | Dubai  | جنسية          | Place of Issue                                 |
| رقم الجواز :  | 550505664   |  |                |  |
| Passport No   |   |  |                |  |
| الاسم:  | SANA KHAN   |  |                |  |
| Name  |   |  |                |  |
| جنسية المعنونة:   | مستثمره   |  |                |  |
| Investor (Female)   |   |  |                |  |
| Profession  |   |  |                |  |
| الكفيل :  | لوكس للعقارات ش.ذ.م.م   |  |                |  |
| Sponsor   | LUX REALTY L.L.C  |  |                |  |
| تاريخ إصدار الإقامة :   | 2023/06/12  |  |                |  |
| Issue Date  |   |  |                |  |
| تاريخ الانتهاء :  | 2025/06/11  |  |                |  |
| Expiry Date   |   |  |                |  |
| جنسية والإقامة  | وزارة الداخلية الادارة العامة للجنسية والإقامة                                      | وزارة الداخلية الادارة العامة للجنسية والإقامة | جنسية والإقامة | وزارة الداخلية الادارة العامة للجنسية والإقامة |
| التوقيع:  |  |  |                |  |
| Sign.   |   |  |                |  |
| تعتبر الإقامة لاغية اذا تجاوز حاملها الاقامة خارج دولة الامارات مدة ستة أشهر          |   |  |                |  |
| Residence Permit Become invalid bearer resides out of U.A.E for more than six months. |   |  |                |  |
| جنسية والإقامة  | وزارة الداخلية الادارة العامة للجنسية والإقامة                                      | وزارة الداخلية الادارة العامة للجنسية والإقامة | جنسية والإقامة | وزارة الداخلية الادارة العامة للجنسية والإقامة |

UNITED ARAB EMIRATES  
FEDERAL AUTHORITY FOR IDENTITY &  
CITIZENSHIP CUSTOMS & PORT SECURITY

Resident Identity Card



الإمارات العربية المتحدة  
الإمارات العربية المتحدة ل الهوية  
والجنسية ولجمباز وامن المنافذ  
بطاقة هوية مقيم



ID Number / رقم الهوية

784-1981-5004637-7

الاسم: سناء خان

Name: Sana Khan

Date of Birth:

15/09/1981

تاريخ الميلاد:

ال الجنسية: المملكة المتحدة

Nationality: United Kingdom (Uk)

Issuing Date / تاريخ الاصدار

12/06/2023

الجنس: انتي

Expiry Date / تاريخ الانتهاء

11/06/2025



15/09

Signature / التوقيع

الإمارات العربية المتحدة

Sex: F

Card Number / رقم البطاقة

129736359



المهنة: مستثمرة

صاحب العمل: لوكس للعقارات ش.ذ.م.م

Employer: Lux Realty L.L.C

مكان الاصدار: دبي

Issuing Place: Dubai

إذا عثيروا على هذه البطاقة الرجاء إرجاعها إلى جهة  
الإصدار أو إلى أقرب مسوك مشرطة.

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KHAN<<SANA<<<<<<<<<<<<<<

UNITED ARAB EMIRATES  
FEDERAL AUTHORITY FOR IDENTITY &  
CITIZENSHIP CUSTOMS & PORT SECURITY

Resident Identity Card



الإمارات العربية المتحدة  
الإمارات العربية المتحدة ل الهوية  
والجنسية ولجمباز وامن المنافذ  
بطاقة هوية مقيم



ID Number / رقم الهوية

784-1981-5004637-7

الاسم: سناء خان

Name: Sana Khan

Date of Birth:

15/09/1981

تاريخ الميلاد:

ال الجنسية: المملكة المتحدة

Nationality: United Kingdom (Uk)

Issuing Date / تاريخ الاصدار

12/06/2023

الجنس: انتي

Expiry Date / تاريخ الانتهاء

11/06/2025



15/09

Signature / التوقيع

الإمارات العربية المتحدة

Sex: F

Card Number / رقم البطاقة

129736359



المهنة: مستثمرة

صاحب العمل: لوكس للعقارات ش.ذ.م.م

Employer: Lux Realty L.L.C

مكان الاصدار: دبي

Issuing Place: Dubai

إذا عثيروا على هذه البطاقة الرجاء إرجاعها إلى جهة  
الإصدار أو إلى أقرب مسوك مشرطة

If you find this card, please return it to the issuing organization

or to the nearest police station

ILARE1297363591784198150046377  
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KHAN<<SANA<<<<<<<<<<<<<

UNITED ARAB EMIRATES  
FEDERAL AUTHORITY FOR IDENTITY &  
CITIZENSHIP CUSTOMS & PORT SECURITY

Resident Identity Card



الإمارات العربية المتحدة  
الإمارات العربية المتحدة ل الهوية  
والجنسية ولجمباز وامن المنافذ  
بطاقة هوية مقيم



ID Number / رقم الهوية

784-1981-5004637-7

الاسم: سناء خان

Name: Sana Khan

Date of Birth:

15/09/1981

تاريخ الميلاد:

ال الجنسية: المملكة المتحدة

Nationality: United Kingdom (Uk)

Issuing Date / تاريخ الاصدار

12/06/2023

الجنس: انتي

Expiry Date / تاريخ الانتهاء

11/06/2025



15/09

Signature / التوقيع

الإمارات العربية المتحدة

Sex: F

Card Number / رقم البطاقة

129736359



المهنة: مستثمرة

صاحب العمل: لوكس للعقارات ش.ذ.م.م

Employer: Lux Realty L.L.C

مكان الاصدار: دبي

Issuing Place: Dubai

إذا عثيروا على هذه البطاقة الرجاء إرجاعها إلى جهة  
الإصدار أو إلى أقرب موكب شرطة.

ILARE1297363591784198150046377  
8109150F2506115GBR<<<<<<<<<<8  
KHAN<<SANA<<<<<<<<<<<<<<

**Certificate Of Completion**

Envelope Id: 385D015037634AD5A87252A91CA79B01

Status: Sent

Subject: Sales Partner Agreement - ACUBE

Source Envelope:

Document Pages: 28

Signatures: 1

Envelope Originator:

Certificate Pages: 5

Initials: 0

SALES PARTNER - ACUBE

AutoNav: Enabled

Stamps: 1

2601 Saba 1 Tower,

Enveloped Stamping: Enabled

Cluster E JLT

Time Zone: (UTC+04:00) Abu Dhabi, Muscat

Dubai, Dubai 910300

salespartner@a-cube.ae

IP Address: 217.165.22.36

**Record Tracking**

Status: Original

Holder: SALES PARTNER - ACUBE

Location: DocuSign

Sep 22, 2023 | 10:02

salespartner@a-cube.ae

**Signer Events****Signature****Timestamp**

Sana Khan



Sent: Sep 22, 2023 | 10:02

info@luxrealty.ae

Resent: Nov 28, 2023 | 15:29

Security Level: Email, Account Authentication  
(None)

Viewed: Nov 28, 2023 | 16:42



Signed: Nov 28, 2023 | 17:01

Signature Adoption: Pre-selected Style

Using IP Address: 110.39.14.123

**Electronic Record and Signature Disclosure:**

Accepted: Nov 28, 2023 | 16:42

ID: 19554202-c498-4be6-916e-144d0e42a525

Rajasekharan Subramanian

Sent: Nov 28, 2023 | 17:01

sekhar@acube.ae

General Manager

Security Level: Email, Account Authentication  
(None)**Electronic Record and Signature Disclosure:**

Not Offered via DocuSign

| In Person Signer Events      | Signature | Timestamp  |
|------------------------------|-----------|------------|
| Editor Delivery Events       | Status    | Timestamp  |
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| Intermediary Delivery Events | Status    | Timestamp  |
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| Witness Events               | Signature | Timestamp  |
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| Envelope Summary Events      | Status    | Timestamps |

| Envelope Summary Events                    | Status           | Timestamps           |
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