

Contract: Government Land Sale Agreement (Based on Tamweel Case)

GOVERNMENT LAND SALE CONTRACT

Contract No: DLD/2008/JLT/046 **Date:** March 15, 2008 **Location:** Jumeirah Lakes Towers, Dubai

PARTIES:

- **Seller:** Dubai Government - Dubai Land Department
- **Purchaser:** Tamweel Properties & Investments LLC
- **Authorized Signatory:** A.A., Executive Director

PROPERTY DETAILS:

- **Plot Number:** JLT-PH2-G+15-Plot 47
- **Area:** 8,500 square meters
- **Zoning:** Residential/Commercial Mixed Use
- **Location:** Jumeirah Lakes Towers, Phase 2

FINANCIAL TERMS:

- **Listed Government Price:** AED 42,000,000
- **Contract Sale Price:** AED 28,000,000
- **Payment Terms:** 30% upon signing, 70% within 90 days
- **Registration Fees:** AED 84,000 (0.2% of contract value)

SPECIAL CONDITIONS:

- Property must be developed within 36 months
- Compliance with Dubai Municipality building regulations required
- Transfer of title upon full payment completion
- Purchaser responsible for all development permits

SIGNATURES:

- **Government Representative:** [Signature]
- **Tamweel Executive Director:** A.A. [Signature]
- **Witness:** Dubai Land Department Official

Note: This contract shows artificially reduced sale price compared to market value, indicating potential corruption.