



AL HAMRA

RESALE CHECKLIST

In order to resell an apartment or a villa from Al Hamra, you will be required to submit the following documents: -

- Email request/ confirmation from Seller's registered address requesting transfer of property.
- Clearance and dues confirmed by developer.
- Bank NOC addressed to AHRED, if unit was mortgaged.
- Power of Attorney originals, if applicable, to be viewed and validated, obtain copies of the same along with passport/ ID copy of POA.
- Undertaking Letter signed by POA, if applicable.
- Client Application form filled and signed by the Seller and the Buyer.
- If the Seller or Buyer is a company then, copies of Trade License, Incorporation Certificate, Shareholder Certificate, Memorandum of Articles, Directors Resolutions and all documents that indicate ownership/ shareholders details.
- MOU copy signed by both parties.
- FEWA Clearance letter from FEWA, else NOC to carry out transfer of property without FEWA clearance from Buyer.
- Title Deed and Map copies.
- 03 copies of Tripartite Agreement signed by both the Seller and the Buyer.
- Declaration of Adherence to Community Rules.
- Original Sale and Purchase Agreement or Declaration of Loss of SPA, signed by the Seller.
- All receipts pertaining to settlement of dues by Seller and/ or Buyer (i.e. Final utility bill, FEWA upgrade, Association Fee, Service Charge Security Deposit etc.) as per agreed MOU.
- Updated Statement of Account.