



Registration of Real Estate Rights With Umm Al Quwain Land And Property Department

Documents Required

- Original Sale Agreement / Contract
- Original Passport for Verification and copy
- Original authorization letter or Power of Attorney in the absence of owner/s
- **If financed-**
 - Certified true copy stamp on the Sale Agreement
 - No Objection Certificate from the financial institution addressed to UAQ Land Department with mortgage details
- **For Company owned-** please refer to the Company documents fact sheet

Note:

- Registration applies for all property types and is mandatory by UAQ Land Department.
- Only Banker's draft/ Manager's cheque will be accepted for the above.
- Processing time is estimated up to 21 working days.
- For future transactions after Registration of the property, the UAQ Land Department will require a No Objection Letter (NOC) from Emaar
- In case of joint ownership, customers should provide the percentage of ownership of the property.
- Title deed plot confirmation letter can be obtained from Property Transfer Department for a fee of AED 500/-
- Please ensure to complete payment of service fees and all dues till date prior to applying.

Contacts

For any enquiries please contact:

Emaar Customer Care Department

P.O. Box: 9440, Dubai, U.A.E.

Tel: 800 EMAAR (36227)

Tel: +971 4 366 1688

Fax: +971 4 367 3011

Email: customercare@emaar.ae

Web: www.emaar.com

Location: Emaar Square, Customer Care Center
B2, Ground Level.

Dear Home Owner,

Kindly read the information provided in this document for easy reference the process of applying for Registration of Real Estate Rights.

Submission:

- All registration has to be submitted online via E-Services Emaar App which can be downloaded from IOS Apps Store/ or thru the web by visiting www.emaar.com under E-Services. Existing users can log in with their Username & Password, New users has to register first.
- Properties under company name has to submit the application to Emaar Customer Care Dept. with all of the required documents.

Fees:

- **2%** of the purchase price (as registration fee) + **AED 1060** (as Title Deed issuance fee) payable via Banker's draft/ Manager's cheque addressed to "Government of Umm Al Quwain Land and Property Department"
- **AED 1000** (as registration of the purchase agreement fee) payable via Banker's draft/ Manager's cheque addressed to "Government of Umm Al Quwain – Department of Planning and Survey"

If property is mortgaged:

- **1%** of the Mortgage value + **AED 60** (as knowledge fee) payable via Banker's draft/ Manager's cheque addressed to "Government of Umm Al Quwain Land and Property Department"
- **AED 500** as administrative fees payable to Emaar Properties PJSC (via Cash/Credit Card/Banker's draft/Manager's cheque)
- **AED 1500** For overseas customers applicable only for non-financed / individual purchasers not under a Company name (Registration documents to be couriered in original to the below address and registration fees to be submitted either by local Manager's cheque or via wire transfer- please contact customercare@emaar.ae for more information).

*** All fees paid are non-refundable

POWER OF ATTORNEY (IN THE EVENT CUSTOMER CANNOT APPLY IN PERSON):

- Power of attorney duly notarized by a UAE Court or if you are living overseas, the POA to be notarized by the UAE Embassy and Department of Foreign Affairs in the UAE OR the POA to be notarized and attested by the respective Consulate/ Embassy in UAE from where the POA was originally issued and then attested by the Department of Foreign Affairs in the UAE.
- The attorney should carry a copy of your passport and his original passport along with the POA. (Applicable for individual or joint owners)
- Legalized translation of POA if not in Arabic is required.

Note: All applications are subject to approval. The policy and procedures may change without prior notice.