

Service Code	ZL13
Service	Real Estate Sale Contract Registration
Description	This service allows customers to register a sale transaction (full or partial), between the seller and the buyer or their legal representatives, of land, property, or real estate unit.
Conditions	<ol style="list-style-type: none"> 1. For Minors: A Judge permission to the trustee to dispose of the Minors' properties and Money. 2. If one party, or both, is an institution or a company, the institution's founding document, or company's Memorandum of Association must be submitted. 3. The presence of the buyer and seller (or their legal representatives)
Structure	Major Subsidiary
Customer Category	G2C/G2B
Subsidiary Services	
Fees	<p>For Warehouses: AED 0.0 For Agricultural Land: AED 0.18 per square foot. For registration through Sheikh Zayed Housing Program:</p> <ul style="list-style-type: none"> • For grants: AED 1,000 • For Loans: AED 500 plus 2% of the difference in value between: the value of the allocation and the value of the property. <p>For all other cases:</p> <ul style="list-style-type: none"> • the seller: 2% of the value of the property • the buyer: 2% of the value of the property
Submission Channels	Customer Happiness Centre
Number of procedures	1 Procedure
Service Time	18 Minutes

Required Documents	<p>Individuals:</p> <ol style="list-style-type: none"> 1. Original Property Ownership 2. Original Sitemap 3. Original power of attorney (if any) 4. If buying from Sheikh Zayed Housing Program: <ol style="list-style-type: none"> a. Home Purchase Finance Letter b. Financial Assistance Letter c. Mortgage Contract (in case of a bank finance). 5. ID copies of both the buyer and the seller (Passports copies in case of Foreign Investors) 6. No Objection Letter from the Real Estate developer to dispose of the property <p>Additional documents for Institution and Companies:</p> <ol style="list-style-type: none"> 1. Trade License 2. Memorandum of Association or Institution's founding document 3. Authorized signatory
Used Forms	Standard Sale contract generated from the electronic system
Service Correlation	Related
Corresponding Services (if any)	<p>Sheikh Zayed Housing Program (Housing Purchase Financing Letter) Developers Companies (NOC) Courts Department (Inventory of Inheritance) Mortgages Section (Investigating the document and the attorney) Old Properties Section (Investigation of plot)</p>
Main Outcome	Title Deed.
Performance Indicators	<p>Number of Real Estate Sale Contract Registering Transactions The volume of Real Estate investments in Ras Al Khaimah registered with Lands and Properties Sector (in Millions of Dirhams) Investors Satisfaction Degree with Services Provided to Real Estate Sector Number of land price indicators approved by the department in light of the recorded trades Number of promotional initiatives to stimulate real estate investment in free and ordinary ownership</p>
Additional Services	<ul style="list-style-type: none"> • Employee Exit to take the Assignee's signature for a fee. • Parking Areas for Women and People of Determination- • Dedicated places for women- Special Counter for Women and People of Determination- • Hospitality- Provision of Hot beverages and Water
Internal Process	<ul style="list-style-type: none"> • Review the required documents by the registrar • Determine service fees • Printing Ownership • Verification of Ownership by Service head • Document Approval service head.