



RESERVATION FORM

Project Name: Trinity By Karma

PREAMBLE

Date:	21 January 2025
1. Seller's Details	Karma Realty Developers LLC , a Dubai Chamber License No. 1193101, Address 2501, Binary Tower, Business Bay, Emirate of Dubai, UAE, P.O. BOX: 49275, Emirate of Dubai, United Arab Emirates

2. Applicant Details	Purchaser (1)
Buyer Name	Mr. Aitor Molano Jimenez
Address	Carrer De Heriz 36, Sant feliu de Guíxols, Girona
P.O. Box	17220
Emirate	N/A
Phone/Mobile	+34639424637
Email	Aliciacuret@gmail.com
Country	Spain
Nationality	Española
Passport No. / Exp. Date	PAD819200 – 04 January 2027
EID No.	N/A
Visa No. / Visa Exp. Date	N/A
2. Applicant Details	Purchaser (2)
Buyer Name	Ms. Alicia Octavia Curet Pichardo
Address	Carrer De Heriz 36, Sant feliu de Guíxols, Girona
P.O. Box	17220
Emirate	N/A
Phone/Mobile	+34639424637
Email	Aliciacuret@gmail.com
Country	Spain
Nationality	Española
Passport No. / Exp. Date	PAM591211 – 29 September 2031
EID No.	N/A
Visa No. / Visa Exp. Date	N/A

Seller's Initial: _____

Buyer's Initial: A.M.A.C.



3. Purchase Details: The Seller has agreed to sell and the purchaser has agreed to purchase the Property as set out below

Building / Project:	TRINITY BY KARMA Plot no. 411, Al Barsha South third, Dubai, UAE
Unit No.	1413
Area (Sq. ft.):	790.08

4. Total Purchase Value

Excluding VAT (if applicable)

Total: (AED) (In words)	One Million Two Hundred Four Thousand Eight Hundred Sixty-Eight And Thirty-Four Fils
Total: (AED)	1,204,868.34

5. Down Payment Details: (AED)

Cheque No:	
Cheque Date:	
Booking Date:	21 January 2025
10% DP Amount (AED):	120,486.83
Amount Received (AED):	
Balance (AED):	

6. Payment Schedule

On Booking			
Payment Type	%age	Amount	Remarks
On Booking	10.00%	120,486.83	
Installment	10.00%	120,486.83	3rd month from the Booking
1st Installment	1.00%	12,048.68	4th month from the Booking
2nd Installment	1.00%	12,048.68	5th month from the Booking
3rd Installment	1.00%	12,048.68	6th month from the Booking
4th Installment	1.00%	12,048.68	7th month from the Booking
5th Installment	1.00%	12,048.68	8th month from the Booking
6th Installment	1.00%	12,048.68	9th month from the Booking
7th Installment	1.00%	12,048.68	10th month from the Booking
8th Installment	1.00%	12,048.68	11th month from the Booking
9th Installment	1.00%	12,048.68	12th month from the Booking
10th Installment	1.00%	12,048.68	13th month from the Booking
11th Installment	1.00%	12,048.68	14th month from the Booking
12th Installment	1.00%	12,048.68	15th month from the Booking
13th Installment	1.00%	12,048.68	16th month from the Booking

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14th Installment	1.00%	12,048.68	17th month from the Booking
15th Installment	1.00%	12,048.68	18th month from the Booking
16th Installment	1.00%	12,048.68	19th month from the Booking
17th Installment	1.00%	12,048.68	20th month from the Booking
18th Installment	1.00%	12,048.68	21st month from the Booking
19th Installment	1.00%	12,048.68	22nd month from the Booking
20th Installment	1.00%	12,048.68	23rd month from the Booking
21st Installment	1.00%	12,048.68	24th month from the Booking
22nd Installment	1.00%	12,048.68	25th month from the Booking
23rd Installment	1.00%	12,048.68	26th month from the Booking
24th Installment	1.00%	12,048.68	27th month from the Booking
25th Installment	1.00%	12,048.68	28th month from the Booking
26th Installment	1.00%	12,048.68	29th month from the Booking
27th Installment	1.00%	12,048.68	30th month from the Booking
28th Installment	1.00%	12,048.68	31st month from the Booking
29th Installment	1.00%	12,048.68	32nd month from the Booking
30th Installment	1.00%	12,048.68	33rd month from the Booking
31st Installment	1.00%	12,048.68	34th month from the Booking
32nd Installment	1.00%	12,048.68	35th month from the Booking
Total	52.00%	626,531.54	
1st Post-Handover Installment	1.00%	12,048.68	1st month after handover
2nd Post-Handover Installment	1.00%	12,048.68	2nd month after handover
3rd Post-Handover Installment	1.00%	12,048.68	3rd month after handover
4th Post-Handover Installment	1.00%	12,048.68	4th month after handover
5th Post-Handover Installment	1.00%	12,048.68	5th month after handover
6th Post-Handover Installment	1.00%	12,048.68	6th month after handover
7th Post-Handover Installment	1.00%	12,048.68	7th month after handover
8th Post-Handover Installment	1.00%	12,048.68	8th month after handover
9th Post-Handover Installment	1.00%	12,048.68	9th month after handover
10th Post-Handover Installment	1.00%	12,048.68	10th month after handover
11th Post-Handover Installment	1.00%	12,048.68	11th month after handover
12th Post-Handover Installment	1.00%	12,048.68	12th month after handover
13th Post-Handover Installment	1.00%	12,048.68	13th month after handover
14th Post-Handover Installment	1.00%	12,048.68	14th month after handover
15th Post-Handover Installment	1.00%	12,048.68	15th month after handover
16th Post-Handover Installment	1.00%	12,048.68	16th month after handover
17th Post-Handover Installment	1.00%	12,048.68	17th month after handover
18th Post-Handover Installment	1.00%	12,048.68	18th month after handover
19th Post-Handover Installment	1.00%	12,048.68	19th month after handover
20th Post-Handover Installment	1.00%	12,048.68	20th month after handover
21st Post-Handover Installment	1.00%	12,048.68	21st month after handover
22nd Post-Handover Installment	1.00%	12,048.68	22nd month after handover
23rd Post-Handover Installment	1.00%	12,048.68	23rd month after handover

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24th Post-Handover Installment	1.00%	12,048.68	24th month after handover
25th Post-Handover Installment	1.00%	12,048.68	25th month after handover
26th Post-Handover Installment	1.00%	12,048.68	26th month after handover
27th Post-Handover Installment	1.00%	12,048.68	27th month after handover
28th Post-Handover Installment	1.00%	12,048.68	28th month after handover
29th Post-Handover Installment	1.00%	12,048.68	29th month after handover
30th Post-Handover Installment	1.00%	12,048.68	30th month after handover
31st Post-Handover Installment	1.00%	12,048.68	31st month after handover
32nd Post-Handover Installment	1.00%	12,048.68	32nd month after handover
33rd Post-Handover Installment	1.00%	12,048.68	33rd month after handover
34th Post-Handover Installment	1.00%	12,048.68	34th month after handover
35th Post-Handover Installment	1.00%	12,048.68	35th month after handover
36th Post-Handover Installment	1.00%	12,048.68	36th month after handover
37th Post-Handover Installment	1.00%	12,048.68	37th month after handover
38th Post-Handover Installment	1.00%	12,048.68	38th month after handover
39th Post-Handover Installment	1.00%	12,048.68	39th month after handover
40th Post-Handover Installment	1.00%	12,048.68	40th month after handover
41st Post-Handover Installment	1.00%	12,048.68	41st month after handover
42nd Post-Handover Installment	1.00%	12,048.68	42nd month after handover
43rd Post-Handover Installment	1.00%	12,048.68	43rd month after handover
44th Post-Handover Installment	1.00%	12,048.68	44th month after handover
45th Post-Handover Installment	1.00%	12,048.68	45th month after handover
46th Post-Handover Installment	1.00%	12,048.68	46th month after handover
47th Post-Handover Installment	1.00%	12,048.68	47th month after handover
48th Post-Handover Installment	1.00%	12,048.68	48th month after handover
Total	48.00%	578,336.80	
Grand Total	100%	1,204,868.34	

7. Additional Cost Details: (AED)

Admin Fee:	5,000.00
Oqood Fee:	1,060.00
DLD Fee (4% + 40):	48,234.73
Total (AED):	54,294.73
Amount Received:	
Balance:	

All Unit Payments To Be Made To

Bank Name	FIRST ABU DHABI BANK (FAB)
Swift Code	NBADAEEAXXX
Credit Account	TRINITY BY KARMA ESCROW ACCT
Account No.	1031225838233004
IBAN No	AE520351031225838233004

Seller's Initial: _____

Buyer's Initial: A.M.A.C



Important: Please quote your name, customer number and unit details while making direct remittance. Please fax/email a copy of the transfer instruction within three (3) days from initiating the transfer. All due payments shall be paid free of exchange, encumbrance and/or any bank charges and without any deduction or set-off.

All Additional Cost Payments To Be Made To

Bank Name	FIRST ABU DHABI BANK (FAB)
Swift Code	NBADAEEAAXX
Credit Account	KARMA REALTY DEVELOPERS LLC
Account No.	1901325838233001
IBAN No	AE710351901325838233001

Important: Please quote your name, customer number and unit details while making direct remittance. Please fax/email a copy of the transfer instruction within three (3) days from initiating the transfer. All due payments shall be paid free of exchange, encumbrance and/or any bank charges and without any deduction or set-off.

8. Anticipated Completion Date	Q4 - 2026
9. Permitted Use	Residential

TERMS & CONDITONS

- 1) **Binding Contract:** Purchaser hereby acknowledges and agrees that this Reservation Agreement is irrevocable and that by signing this Reservation Agreement, Purchaser is entering into a binding contract with the Seller for the purchase of the above unit.
- 2) **Payment Obligations:** A current dated cheque in the sum of the Reservation Amount, which is non-refundable, and postdated cheques each corresponding to the dates and amounts according to each installment in the Price Payment Schedule, issued by a UAE licensed bank in the name of the Seller, shall be provided by the Purchaser to the Seller on the date of signing this Reservation Contract
 - a. Purchaser hereby undertakes to make all payments in accordance with the above-payment schedule. Purchaser's obligation to make payments in accordance with the above-payment schedule is absolute and unconditional under any and all circumstances and irrespective of any contingency whatsoever.
 - b. All payments to be made by Purchaser shall, unless otherwise agreed, be made in United Arab Emirates Dirham by cash and/or cheque (in any event the cheque is not cleared on the due date and the amount is not deposited in the Seller's aforesaid account due to any reason whatsoever including but not limited to clerical or number error, insufficient funds, Purchaser's account is attached, inactive or closed. The Purchase shall be liable to pay a fee as pre-estimated liquidated damages and not as a penalty equal to 2% per month on the amount due and outstanding to the Seller from the due date to the date which the payment is made, which the Purchaser expressly agrees is a fair and reasonable pre-estimate loss that will be suffered by the Seller as a result of the Purchaser's default.
 - c. All payments made by Purchaser shall be net of bank charges or other deductions. If Purchaser makes a payment in any currency other than the specified currency, Purchaser shall bear all exchange rate differences.
 - d. The Purchaser shall pay, in cleared funds and on or before the applicable payment dates, the installments that form the Payment Schedule (the **Installments**).

Seller's Initial: _____

Buyer's Initial: A.M.A.C



- e. The Purchaser shall provide post-dated cheques for all Installments as set out in the Payment Schedule.
- 3) **Agreement of Sale and Purchase:** The Purchaser undertakes to sign the sale and purchase agreement and disclosure statement (together the "SPA") for the Unit(s) within fourteen (14) days from the date the SPA is provided by the Developer to the Purchaser.
- Until such time as the SPA is signed by all parties, the Purchaser acknowledges that the terms of this Reservation Agreement shall remain binding upon the Parties and that the Parties shall continue to abide by all of the terms of this Reservation Agreement, including, but not limited to the Payment Schedule.
- This Reservation Contract is exclusive to the Purchaser and is not assignable or transferable and the Purchaser may not at any time transfer or assign its rights and obligations under this Reservation Contract to any third party. The Purchaser may assign or transfer its rights and obligations under the SPA with the prior written consent of the Seller (which shall not be unreasonably withheld) subject to the Purchaser having already settled Thirty percent (30%) of the Purchase Price. If the Seller grants its consent, the same shall be given in the form of a written assignment of the SPA as applied by the Seller (at its sole discretion) and executed between the existing Purchaser, the new purchaser and the Seller. The existing Purchaser shall pay to the Seller an administrative fee, and any expenses, costs or disbursements incurred by the Seller, for any such transfer and assignment.
- This Reservation Agreement cannot be assigned and/or transferred by the Purchaser before the Purchaser and Developer sign the SPA and thereafter in accordance with the SPA, subject (but not limited) to the payment of the prevailing administration and transfer of title fees.
- 4) **Non-Performance:** In the event that Purchaser fails to make any of the payments specified above and/or to enter into an Agreement of Purchase, Seller may, at its sole option and in its absolute discretion, treat such failure as a repudiation of this Reservation Agreement by Purchaser and terminate this Reservation Agreement without prior notice to Purchaser and without any further liability or obligation on the part of Seller, any third parties. Upon such termination, Seller shall, without prejudice to any other rights it may have at law or equity, retain all payments made by Purchaser up to the date of such termination and resell the unit.
- 5) **Personal Contract:** This Reservation Agreement and the transaction contemplated herein are a personal contract between Purchaser and Seller and therefore no third-party including master developer shall assume any liability or give warranty for the proper performance of the obligations hereunder.
- 6) **Disclaimer:** Neither the Seller, nor any of their respective officers, directors, employees, representatives, servants or agents (the "**Relevant Parties**") will have any obligation or liability whatsoever and howsoever arising to Purchaser or any third party arising from, out of, or in connection with, this Reservation Agreement, the transaction contemplated herein or attributable to any acts, errors or omission of the Relevant Parties or any applicable Municipal Authority. None of the Relevant Parties has, or will be deemed to have, made or given any terms, conditions, covenants, warranties or representations, express or implied (whether statutory or otherwise), with respect to this Reservation Agreement or the transaction contemplated herein.
- 7) The Purchaser acknowledges that the Purchase Price does not include other fees and charges payable by the Purchaser (including but not limited to title registration charges, transfer fees, utility fees and charges, services fees and maintenance charges and administration charges).
- 8) **Governing Law:** This Reservation Agreement shall be governed by and construed in accordance with the laws of the Emirate of Dubai and applicable Federal Laws of the United Arab Emirates.

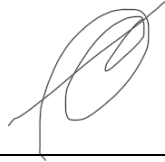
Seller's Initial: _____

Buyer's Initial: A.M.A.C

KARMA

IN WITNESS HEREOF, the parties have executed this Reservation Form, with full knowledge of its content and significance and intend to be legally bound by the terms hereof the day of signature and execution.

Purchaser's Signature



Joint Purchaser's Signature



OFFICE USE ONLY

Seller

Karma Realty Developers LLC

Seller

(Sign & Stamp)

Date

OFFICE USE ONLY

Name

Sami Abbas Rizvi

Designation

Sales Representative

Broker Company
(Sign & Stamp)

3S REAL ESTATE BROKERS LLC

Date

21 January 2025

Attach Broker RERA Card:

Seller's Initial: _____

Buyer's Initial: A.M.A.C