

UNDERTAKING

Unit No.:

Development Name:

Purchaser:

Developer:

The Purchaser hereby expressly acknowledges that the Purchaser has no existing or future rights to claim any penalties, interests, payments, compensations or any other amounts from the Developer or its Employees or Staff with respect to the unit.

The Purchaser understands that the property is on as it is basis and Westar Properties Limited will not be responsible for any further maintenance after the date of transfer. The Purchaser agrees that he has inspected the property and is ready to accept it as it is.

The Purchaser also accepts the below given conditions:

1. The Purchaser is liable to pay the pro-rata Annual Service Charge (**AED 12,000**). The Purchaser also understands that if there is an additional cost incurred due to undue circumstances in the Annual budget, he/she will be solely liable to pay the difference as per the budget of the following year.
2. An upfront fee of **AED 2,625** against AC maintenance must be paid by the purchaser if the property transfer is done before 1st July '24 or **AED 1,312.5** if the transfer is done later than 1st July '24.
3. The Purchaser is liable to pay **AED 5,000** as a refundable DEWA security deposit at the time of applying for the NOC. The Deposit will be refunded once the Purchaser transfers the DEWA of the property in their name.

Name:

Date: