

Request for Offer (RFO)
for Purchase of Freehold Residential Plot in Dubai

Date: July —, 2025

Subject: Request for Offer for Purchase of Freehold Residential Plot

NBCC OVERSEAS REAL ESTATE LLC Dubai invite offers for the purchase of a freehold residential plot in prime areas of Dubai, including but not limited to Jumeirah Village Circle (JVC), Arjan, AL FURJAAN and any other similar location through registered brokers which have license from the UAE Govt. Our requirements and terms are outlined below for your consideration.

Plot Specifications:

1. **Type:** Freehold residential plot suitable for residential development.
2. **Land owning:** Government holding or Private owned.
2. **Gross Floor Area (GFA):** From 90,000 Sqft Up to 125,000 square feet.
3. **Location:** Preferred areas include Jumeirah Village Circle (JVC), Arjaan, AL FURJAAN and Any Other Similar Location.
4. **Title Status:** The plot must be free from all encumbrances, liens, disputes, or legal restrictions, with a clear title deed.
5. **Zoning and Approvals:** The plot should be zoned for residential use with necessary permits and approvals from relevant Dubai authorities (e.g., Dubai Land Department, RERA, etc.).

Payment Terms:

- **Payment Schedule:** Payment to be spread over a period of 3-6 months with a mutually agreed plan.
- **Proposed Structure:**
 - Initial down payment 10% upon signing the Sale and Purchase Agreement (SPA).
 - Balance to be paid in equal installments over 6 months, subject to negotiation.
- **Currency:** Payments to be made in UAE Dirhams (AED).

Submission Requirements:

We kindly request you to submit the following details with your offer:

1. Plot Details:

- Exact location and plot number.
- Total GFA and plot size.
- Zoning details and permissible usage.
- Current ownership status and proof of clear title.

2. Pricing:

- Total price for the plot (in AED).
- Proposed payment plan.
- Any other cost such as brokerage fees, registration charges etc.

3. Supporting Documents:

- Copy of the title deed.
- No Objection Certificate (NOC) from relevant authorities, if applicable.
- Any additional documents verifying the plot's status (e.g., encumbrance-free certificate, GFA).

4. Developer/Agent Details:

- Company profile and contact information.
Valid License Copy (ORN), BRN (Broker Registration number) duly issued by DLD
- Valid Tax registrations

5. Negotiation: We reserve the right to negotiate with Negotiate with any offerers to optimize price or payment terms. Every Quote for respective area will be evaluated separately based on NBCC internal due diligence.

6. Submission Deadline:

Please submit your detailed offer, including all requested documents, by within 15 days, by physical delivery at:-

**NBCC DWC LLC,
Building A3, Office 425,
Business Park, Dubai World Central, PO Box-27661,
Dubai, UAE.**

It must be noted that Financial Quote must be submitted through separate envelop as per Financial Quote format. Format enclosed as Annexure-II.

8. Additional Notes:

- Offers will be evaluated based on price, location and compliance with the specified terms.
- NBCC OVERSEAS REAL ESTATE LLC Dubai reserves the right to reject any or all RFOs or cancel/withdraw the invitation without assigning any reasons whatsoever thereof. Every Quote for respective area will be evaluated separately based on NBCC internal due diligence.
- No claim whatsoever for preparation & submission of the RFO shall be entertained / payable by M/S. NBCC OVERSEAS REAL ESTATE LLC Dubai.

For any clarifications please contact: Mr. Pradeep Sharma, Executive Director-
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We look forward to receiving your competitive offer and exploring a mutually
beneficial transaction.