

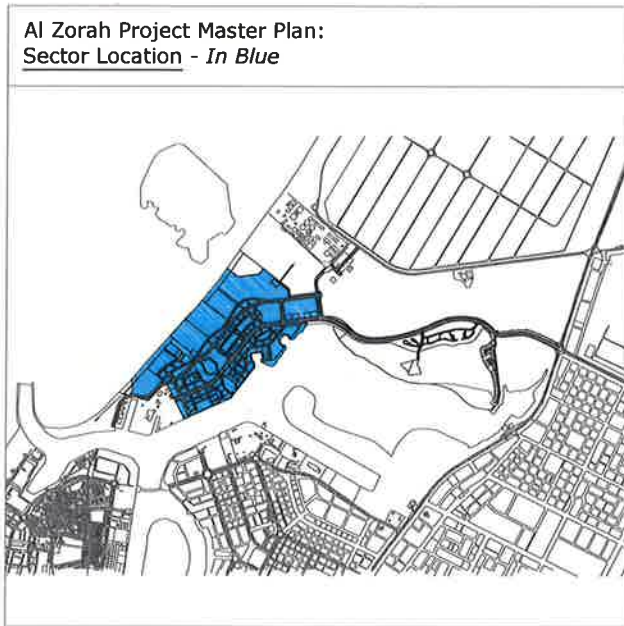


SALE AND PURCHASE AGREEMENT

Al Zorah Development Private Company Ltd

Plot Number: M-05-008

Annex 1

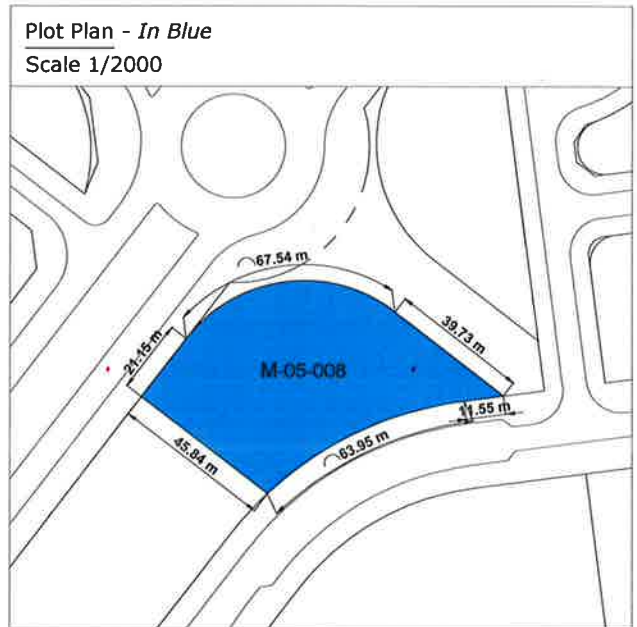
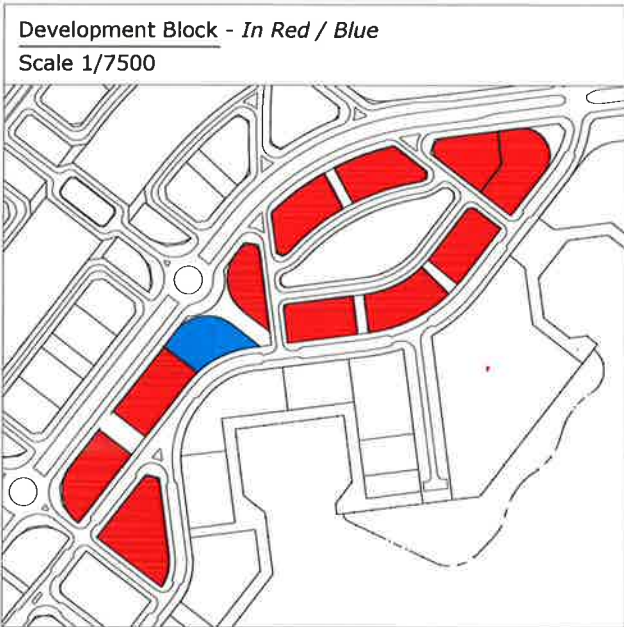


PARTICULARS

Purchaser Name: WATAN PROPERTIES DEVELOPMENT LLC.
Sector: M
Block: 05 Plot: 008
Plot Area: 36,678 sq.ft Plot BUA: 160,000 sq.ft
Max. Height: 32.8 m Coverage: 65%
(As per development brief) (As per development brief)
Land Use: Basement Floor level: Parking
Ground level: 30% Retail & 70% Residential
Upper Floor levels: Residential

GENERAL CONDITIONS:

- 1 - Purchaser shall comply with the Development Brief terms including setbacks, envelop controls, design guidelines, etc ...
- 2 - Purchaser shall comply with the Construction Permit
- 3 - Number and location of parking spaces allocated for every Unit within the Building to be in compliance with the Law and the Development Brief terms.
- 4 - Equipments and facilities in connection to the Building (water, electricity, telecom, sewerage, etc.) should be located within the Plot boundaries.



COMMENTS:
