

Frequently Asked Questions

General

1) What is Mayflower Residences?

Mayflower Residences is G+ 6 residential building project. The building features lush greenery, creating a serene, eco-friendly environment. Our homes feature open designs, expansive terraces, and thoughtful amenities, capturing the essence of serene urban living. Mayflower Residences is the ideal choice for those seeking a harmonious blend of nature and contemporary living.

2) Is Mayflower Residence a Freehold project?

Yes, Mayflower Residences is a freehold property.

3) Who is the developer of Mayflower Residences project?

AJ Gargash Real Estate Development, a UAE based business with an established legacy is developing the project.

4) What type of Apartments are available in Mayflower Residences?

Studio, 1 Bedroom and 2 Bedrooms Apartments

5) What are the Apartment sizes in Mayflower Residences?

Studio: 677 sqft

1 bedroom: 630 sqft to 1339 sqft

2 bedrooms: 1292 sqft to 1392 sqft

6) How many units are there in the project?

The building has a total of 97apartments comprising of 1 (Studio), 86 (1 Bedroom) and 10 (2 bedroom) apartments in addition to 2 retail shops on the ground floor.

7) What is the completion date for Mayflower Residences?

Expected completion date is March 2026

8) Where is Mayflower Residences located and how far is it from other major locations?

Mayflower Residences is located in Warsan Fourth, International City Phase 3 in Dubai.

Dubai International Airport: 15 minutes away; Burj Khalifa and Dubai Mall: 22 minutes away; Dragon Mart: 11 Minutes;

Mirdif City Center: 21 minutes; Academic City: 10 minutes; Mall of Emirates: 32 minutes; Dubai Marina: 33 minutes;

Al Maktoum International Airport: 39 minutes

9) What are the main features of Mayflower Residence?

- A prime central location with excellent connectivity to all major road networks and highways.
- Located in one of the most affordable residential communities in Dubai.
- Spacious apartments with expansive balcony spaces.
- Courtyard Garden in the building with landscaping, walking pathway and sitting areas
- Children's play area
- Fully equipped gymnasium
- 24-hour security & Intercom
- Dedicated and secure private car parking facilities including parking slots for visitors

10) **Is Mayflower Residences project registered at RERA?**

Yes, Mayflower Residences is registered at Dubai Land Department/ RERA under the Project No 3301

11) **Is AJ Gargash Real Estate Development a registered developer?**

Yes, we are a duly registered developer with Dubai Land Department/RERA and our RERA Developer ID is 1904

12) **What is the Payment plan for the project?**

1st installment:	10% upon Booking
2nd installment:	10% within 60 days of Booking
3rd installment:	5% on 5 th March 2025
4th installment:	5% on 5 th June 2025
5th installment:	5% on 5 th September 2025
6th installment:	5% on 5 th December 2025
7th installment:	60% on 31 st March 2026 (Upon Completion)

13) **Will the apartment in Mayflower Residences be handed over fully furnished with electrical appliances?**

No, the apartment is sold unfurnished, and no soft furnishings, hard furnishings or electrical appliances will be provided in the apartment. However, the apartment will be handed over with kitchen cabinets and worktop, kitchen extract hood, bathroom vanity and fixtures, flooring, skirting, wall and ceiling paint and doors. The draft specifications will be mentioned in the SPA

14) **What will be the Service charges for the project?**

The service charges will be in line with market benchmarks for similar project and will be communicated to purchasers upon completion. The service charges will be determined in accordance with the Jointly Owned Property Law in Dubai.

15) **Is the infrastructure for the community International City Phase 3 ready?**

Road network, Telecom lines, sweet water line are in existence. It has ready substation for electricity. Sewerage lines are connected. The community has a road network with easy access to the main road & highway.

16) **Is the community connected to the Metro Line?**

Currently the community is not connected directly to the Metro Line, however International City is included in the route of the Blue Metro Line through 14 stations and is scheduled for completion in 2029.

Dubai Metro Blue Line comprises two main routes. The first route begins at the Creek Interchange Station on the Green Line and passes through Dubai Festival City, Dubai Creek Harbour and Ras Al Khor, before reaching Dubai International City 1, which has an interchange station. The route continues towards Dubai International City 2 and 3, extending to Dubai Silicon Oasis and up to the Academic City. This section spans 21 km and features 10 stations. A significant reduction in travel time via Blue Line between these destinations is expected – ranging from 10 to 25 minutes

The second route starts from Centrepoint Interchange Station on the Red Line in Al Rashidiya. It passes through Mirdif and Al Warqaa, concluding at the Dubai International City 1 Interchange Station.

17) **What will be my key investment advantages of buying a property in Mayflower Residences, International City Phase 3 ?**

The International City Phase 3 area is set for substantial development in the coming years. By investing early, you can take advantage of being among the first to capitalize on the opportunities this growth will bring.

- The community's connection to the Blue Metro Line will result in increased rental income and sustained demand
- The affordable lifestyle options within the community and its neighboring areas will ensure a consistently strong demand for rentals and property purchases.
- In general, the International city community vicinity is known for its high ROI and high liquidity of investment.
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18) When can I resell my property?

As the property buyer you can resell at any-time, given the following conditions are met by you:

- All payment and fees due until the transfer date must be paid in full
- 25% Instalment is paid
- Reservation Agreement and SPA must be signed by the respective buyers
- Your property purchase must be registered in Dubai Land Department as per the law
- Administration & NOC Fee of AED 5,000.00/- must be paid in full (Subject to change as per change in regulations)
- All required documents must be supplied to AJ Gargash Real Estate Development
- All necessary original documents pertaining to the Original Buyer must be surrendered

19) How do I find out more information about Mayflower Residences?

Call our Sales Team on +971 4 329 3434 or Email: sales@ajgargashdevelopment.ae

Or visit the AJ Gargash Sales Centre at: Office 501, Building 1, Bay Square, Business Bay, Dubai

Frequently Asked Questions

Property Purchase

How can I purchase a property in Mayflower Residences?

You can purchase any available property by:

- Submitting 1st Installment (Non-Refundable) which is 10% of the Purchase Price

- Submitting payment for DLD Registration (4% of purchase price + OQOOD + knowledge fees)
- The Booking will be considered incomplete in case any of the above payment is not completed.

Can I purchase the property if I am not resident in Dubai/UAE?

Yes, you can purchase the property.

How many Joint Buyers can I have on the property?

The limit of the property joint purchase to a maximum of two buyers per property. The ownership of the respective property will be equally divided between the joint buyers.

Can I change / add or remove primary buyer / joint buyer after booking?

Ownership is locked down at the time of booking and no changes can be made.

Is the Booking Deposit refundable in case I decided to cancel my purchase?

The Booking Deposit is strictly NON-REFUNDABLE.

What documents do I need to provide at the time of property purchase?

1. Individual Purchaser:
 - a. UAE Residents:
 - i. Clear & Valid Passport Copy with signature page
 - ii. Clear & Valid Visa & Emirates ID
 - b. Emirati National:
 - i. Clear & Valid Passport Copy with signature page
 - ii. Passport unified & File Number Page. Valid Emirates ID
 - c. Non-Residents:
 - i. Valid Passport Copy with signature page
 - ii. Non-Resident undertaking Letter signed by the Purchaser
2. For Companies:
 - i. Memorandum & Articles of Association
 - ii. Certificate of Incorporation
 - iii. Board Resolution to purchase property or Power of Attorney Board Resolution specifying Signatory
 - iv. Passport Copy + Visa Copy (if Applicable) + Emirates ID of Authorized Signatory
 - v. Shareholder's Certificates
 - vi. Certificate of Incumbency (if applicable)
 - vii. Trade License (all pages)

NOTE: Dubai Land Department will accept only clear scanned / photocopy of documents. All documents which are not clear will be rejected thereby causing delay in registration process and /or penalty will be applied by Dubai Land Department.

Frequently Asked Questions **Documentation, Title & Registration**

When do I get my Reservation Agreement?

You will receive your Reservation Agreement at the time of your property purchase upon providing KYC form, Purchaser identity documents (Passport Copy, Emirates Id Copy, Visa copy, relevant corporate documents in case of companies), 1st Instalment payment, payment of Dubai Land Department Registration/Pre-Registration charges.

When do I get my Sale & Purchase Agreement (SPA)?

The Sales and Purchase Agreement will be issued with 21 days from Reservation Date, subject to the Purchaser fulfilling all terms and conditions of the Reservation Agreement. The Purchaser shall sign the Sales and Purchase Agreement not later than five (5) working days from the date on which the Purchaser is notified by the Seller to sign the Seller's Sales and Purchase Agreement.

What Registration Fees do I need to pay now and why?

The purchaser will be required to pay the following fees at the time of booking:

Title Registration Fee: 4% of Purchase Price + AED 1042 (charges are subject to change)

Registration payment will be paid by cheque in favor of "AJ Gargash Real Estate Development LLC"

Can I delay the 4% Registration Fee payment?

The Registration fees is due with immediate effect upon booking and cannot be delayed for any reason.

Can I go to Dubai Land Department / RERA to register my property purchase?

As per the notification received from Dubai Land Department dated 29th September 2016, PROPERTY PURCHASE REGISTRATION CAN BE DONE ONLY THROUGH DEVELOPER'S OFFICE. Your application to register your property purchase directly at Dubai Land Department and not through the developer will be declined.

What Registration Document will I receive after my property purchase?

Your property purchase will be registered in Oqood once you have paid the due installments, paid the required land department fees and any other charges and signed the Reservation Agreement and Sales & Purchase Agreement . You will be notified via receipt of Initial Contract of Sale.

Will I get my Title Deed at the time of my Property Handover?

The title deed of the property will be issued upon property completion, 100% payment and completing all requirements in accordance with the Sales and Purchase Agreement.

Frequently Asked Questions

Payments

What mode of payments do you accept?

We accept payments can be made by cheques issued by UAE local banks or bank transfers.

How can I pay if I am a non-resident?

You can pay through Bank Transfer into the Escrow Account. It is mandatory to mention your complete UNIT NUMBER and LAST NAME OF PRIMARY PURCHASER under the "Information for Beneficiary Account" for us to identify your funds for allocations

If I pay through bank transfer / TT, what will be the value of my receipt?

A: The receipt will be issued on the exact value received in the bank account. Please note that if there is any deduction due to intermediary or direct bank charges, it will not be accounted as amount received.

What is the notice period for installment payment?

A: There is no arrangement of payment notice as the due date is fixed at the time of property purchase and we are providing you a relaxed monthly payment plan. You must ensure the payment is made on time to avoid late payment charges.

Is there any penalty applicable on late payments?

You will be charge Late Payment Fees in line with terms and conditions of Reservation Agreement / Sales and Purchase Agreement in case the payment is not received before/on the due date.

Which Bank Account should I transfer my Installments to?

Contact Sales office for account details

Which Bank Account should I transfer the Land Department Registration charges?

Contact Sales office for account details