



Blocking/Unblocking

Blocking fees

Dubai Land Department Fees:

(Manager's Cheque addressed to "Dubai Land Department" or credit card or Epay)

1020 AED

Registration Fees:

(Credit Card or Cash)

525 AED

Unblocking fees

Dubai Land Department Fees:

(Manager's Cheque addressed to "Dubai Land Department" or cash)

Mortgage release = 1290 AED

Lease to Own Release Unit/Villa/Apartment = 1560 AED

Lease to Own Release Land = 1410 AED

Registration Fees:

(Cash)

315 AED

Registration Fees:

(Credit Card or Cash)

For property value less than
500,000 AED = 2,100 AED

For property value
500,000 AED and more = 4,200 AED

Requirements

- Certificate of Ownership copy (Title Deed copy)
- NOC (No Objection Certificate) – Original/Electronic copy/ENOC from the developer
- Liability Certificate from the bank in Arabic (Original) with details below:
 - ✓ The letter must be addressed to the Dubai Land Department.
 - ✓ Property details must be mentioned.
 - ✓ The full amount of remaining mortgage to be paid must be stated.
 - ✓ The letter must mention that the bank/financial institution will release the property after payment has been received.
- Unified sales contract from Dubai rest application, if broker is involved OR MOU (Contract F)
- Cheque between Buyer and Seller *manager's cheque
- Cheque to the bank (Remaining Mortgage) *manager's cheque
- Cheque to the Dubai Land Department (4% + aed580 if villa/unit aed430 if land) *manager's cheque
- Emirates ID (buyer, seller, POA)
- Passport copy with entry stamp, if non-resident
- Original power of attorney in Arabic (if applicable; must mention buying, selling or transferring the properties)



Note:

POA issued in Dubai court has no expiration.

POA expiry 2 years selling / 5 years buying if the Poa issued outside of the UAE

All signatories must present original Passport, Visa and Emirates ID

Requirements and fees are subject to change as per the Dubai Land Department's rules and regulations

UNBLOCKING

Requirements:

- Original/Copy Certificate of Ownership (Title Deed)
- Original Bank Mortgage Release letter