

A Dubai property matter is usually decided by what is on the record: the contract, the register entry, the payments and the notices. Gather the documents for your situation below before seeking advice — including from us. A gap is also useful information: an unregistered disposition, an unserved notice or a verbally agreed variation each change what can realistically be argued.

■ Buying property

- ☐ Reservation or booking form and the sale and purchase agreement
- ☐ Title deed, or the Oqood or interim register entry for an off-plan unit
- ☐ Proof of every payment made, and to which account
- ☐ Developer no-objection certificate where one is required
- ☐ Broker agreement and commission terms
- ☐ Mortgage offer, facility agreement and any security documents

■ Selling property

- ☐ Title deed and the current mortgage position, including any discharge
- ☐ Service charge account and any outstanding community fees
- ☐ The sale contract and anything agreed by email or message
- ☐ Identity and eligibility documents for the transfer appointment

■ Off-plan and developer disputes

- ☐ The sale and purchase agreement and its payment schedule
- ☐ Every receipt and bank transfer, matched to the schedule
- ☐ Construction, delay and handover correspondence
- ☐ Project registration and escrow account details
- ☐ Any notice served by the developer, and how it was served

■ Landlord and tenant matters

- ☐ The tenancy contract and the Ejari certificate
- ☐ Notices given or received, with dates and method of service
- ☐ Rent payment history, cheques and any returned cheque
- ☐ Photographs and correspondence about condition, maintenance or access

■ Property disputes generally

- ☐ The contract, every amendment and anything signed later
- ☐ Payments, receipts and bank statements
- ☐ Notices and the proof that they were served
- ☐ Email and WhatsApp correspondence, complete rather than selected
- ☐ Any DLD or RERA record already obtained
- ☐ Photographs, inspection or snagging reports, expert reports

■ Property inheritance

- ☐ Title documents for each property, and whether a company holds any of them
- ☐ Death certificate and its legalisation where issued abroad
- ☐ Any will, and the register in which it was registered
- ☐ Documents establishing the heirs and their relationship to the deceased
- ☐ Mortgage and service charge position on each property

When you are ready

Send the documents you hold through dubaipropertylawyer.com/contact-us, call +971 50 627 5196, or message on WhatsApp. We read them, identify the forum and the deadlines that apply, and tell you in writing what is realistic.

Version 1.0 — 29 August 2026. Jurisdiction: Dubai, United Arab Emirates. This checklist is general information about Dubai property law, not legal advice on any particular matter. Sending documents or making contact does not create a lawyer and client relationship. © Dubai Property Lawyer.