

The logo for POA.ae, featuring the letters 'POA' in white and '.ae' in orange, set against a blue background with white wavy lines at the top.

The Legal Backbone of

REAL ESTATE

**OWNERS &
PROFESSIONALS**

Across the UAE



ABOUT US

WHO WE ARE

At POA.ae, we redefine convenience and reliability for real estate professionals and property owners across the UAE. With efficient solutions in online notarization services of most common legal documents such as power of attorneys, wills, eviction notices and acknowledgement deeds, we stand as leaders in facilitating smooth property transactions and estate management.

Moreover, we offer expert support in relation to property conveyancing matters such as property selling, property buying & property gifting, including helping you obtain a UAE Golden Visa.

OUR EXPERTISE

Backed by years of experience and a portfolio that includes collaboration with over 30 prominent real estate entities in Dubai, POA.ae has earned a reputation as a trusted partner in real estate matters. From drafting comprehensive Power of Attorney documents tailored to both local and international needs to facilitating property conveyancing with meticulous attention to detail, we ensure every transaction is handled with utmost care and expertise.

Some of the most common services that we provide to real estate agencies and investors:

1. Power of Attorney Drafting and Online Notarization
2. Eviction Notice Drafting and Online Notarization
3. Will Drafting and Online Notarization
4. Acknowledgement Deed (Iqrar) Drafting and Online Notarization
5. Property Gifting
6. Property Conveyancing Services
7. Golden Visa for Property Investors



POWER OF ATTORNEY

DRAFTING AND ONLINE NOTARIZATION ASSISTANCE

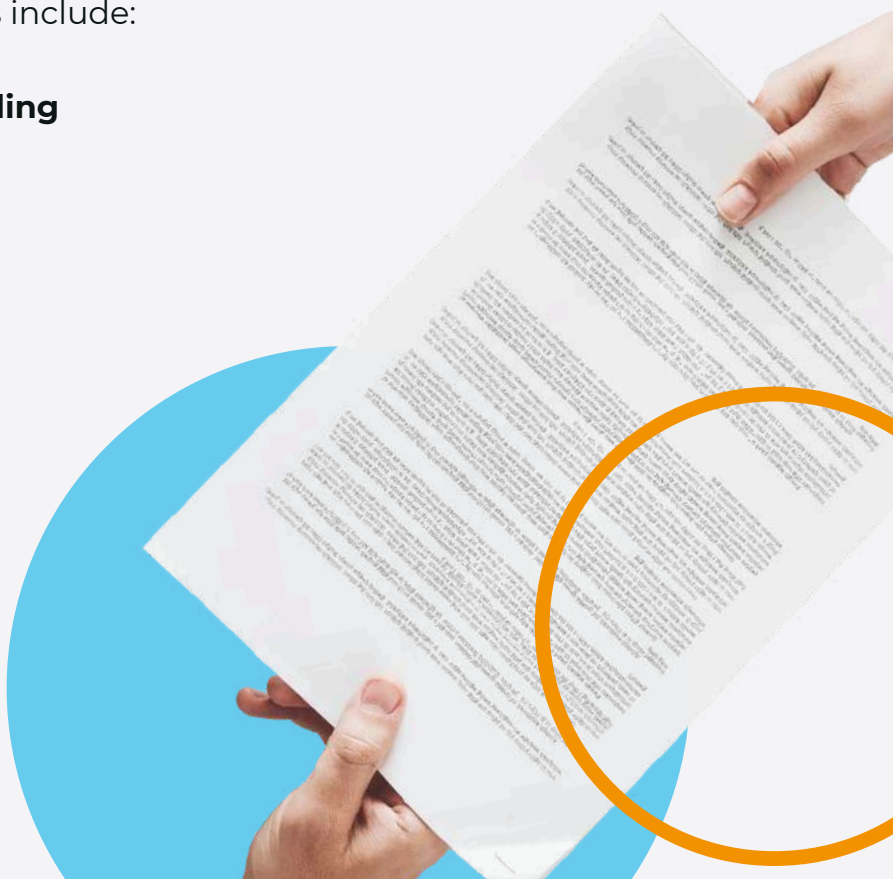
As the first-ever agency focusing on Power of Attorney solutions in the United Arab Emirates, we proudly offer a comprehensive range of Power of Attorney drafting and online notarization services.

Our highly qualified and experienced team is equipped to prepare valid Power of Attorney forms for use in the UAE or overseas.

REAL ESTATE POWER OF ATTORNEY SOLUTIONS

Recognizing the critical role a Power of Attorney plays in property transactions, we assist real estate owners, agents, brokers, developers, and professionals in swiftly issuing Power of Attorneys for UAE property-related matters, no matter where they are located. Our services include:

- **POA for Property Buying or Selling**
- **POA for Property Management**
- **POA for Property Handover**
- **POA for Property Mortgage**
- **POA for Property Gifting**



CONVENIENT ONLINE ORDERING

SEAMLESS ONLINE NOTARIZATION

To streamline the process further, we offer assistance with online notarization of POAs through various e-notary systems across the UAE. The smart, electronic notarization service introduced by the UAE government allows you to notarize a Power of Attorney from anywhere, eliminating the need to physically visit notary public offices. Our comprehensive e-notarization support ensures a seamless online notarization for your documents.

CONVENIENT ONLINE ORDERING

Understanding the importance of time for our clients, we have developed a platform that allows you to order a Power of Attorney online from the comfort of your home or office. You can get your Power of Attorney notarized in three simple steps:

Step 1: Order

Place your order online through our website by selecting your desired POA package or call us for assistance.

Step 2: Approve

We will collect the required information from you and send you the draft of your POA by email for your review and approval.

Step 3: e-Notarization

Upon your approval, we'll assist you with submitting the application for e-notarization, to make the process seamless and hassle-free.



 <https://poa.ae/>

EVICITION NOTICE DRAFTING AND ONLINE NOTARIZATION

HELPING LANDLORDS WITH EVICTION NOTICES

Navigating the eviction process requires precision and adherence to legal guidelines to regain possession of your property efficiently. Whether you need a 12-month eviction notice, immediate termination of contract due to nonpayment or breach, or notice for demand of payment or performance obligation, POA.ae provides comprehensive support tailored to your needs.

OUR PROCESS: 3 SIMPLE STEPS TO SEND AN EVICTION NOTICE

1

Drafting:

Our expert team ensures your notice is drafted professionally, meeting all legal standards and specifying the reason for eviction clearly.

2

e-Notarization:

Once drafted, your eviction notice is notarized through the smart notary system to ensure its legal validity.

3

Serving the Notice:

The finalized notice is served to the tenant using registered postal courier service, guaranteeing proper documentation and adherence to legal timelines.

WHY CHOOSE POA.AE FOR YOUR EVICTION NOTICE?

- **Cost Savings:** Timely eviction proceedings prevent unnecessary costs and emotional strain.
- **Hassle-Free Process:** Our streamlined approach ensures prompt and legally compliant evictions.
- **Expertise:** With a proven track record of over 1000 successful eviction notices, we navigate through the process of preparing and serving legally-compliant eviction notices.



EVICTED

WILL DRAFTING AND ONLINE NOTARIZATION ASSISTANCE

LAST WILL AND TESTAMENT

A Will is a critical, legal document that expresses how one's estate will be distributed after death. In the UAE, non-Muslim expatriates have the option to adhere to their home country's laws when drafting a Will. In partnership with esteemed law firms and experienced legal professionals across the UAE, we assist in efficient Will drafting and registration services across different jurisdictions including Dubai Courts, Dubai International Financial Center (DIFC), and Abu Dhabi Civil Family Court.



JURISDICTIONS FOR WILL REGISTRATION IN THE UAE

- **Dubai Courts Wills:** Non-Muslim expatriates can register Wills here to specify asset distribution and appoint guardians for children, applying Dubai's legal framework across all Emirates.
- **DIFC Wills:** The DIFC Wills Registry offers a common-law alternative, allowing non-Muslims in the UAE to register Wills in English. This covers a variety of asset types under the oversight of DIFC Courts.
- **Abu Dhabi Civil Family Court Wills:** Established in 2021, this jurisdiction serves both Muslim and non-Muslim expatriates, integrating civil principles while respecting UAE's cultural heritage and Sharia principles.

OUR SERVICE INCLUDES

- **Professional Drafting:** Ensuring your Will meets all legal requirements and accurately reflects your specific instructions.
- **Online Registration:** Facilitating the registration process through secure video calls and online submissions, ensuring convenience and adherence to jurisdictional regulations.
- **Comprehensive Support:** From initial consultation through to final registration, POA.ae provides thorough assistance to safeguard your estate and uphold your testamentary wishes.

ACKNOWLEDGEMENT DEED / IQRAR SERVICE

ACKNOWLEDGEMENT DEED/IQRAR

An Acknowledgement Deed, also known as an Iqrar, is a legal document in which a person acknowledges and confirms certain facts or actions. To be valid, the Acknowledgement Deed has to be notarized. In the UAE, an Acknowledgement Deed/Iqrar can be used for various purposes including:



Acknowledgment of Debt:

Confirming the existence of a debt and the obligation to repay it.



Receipt of Property Sale Proceeds: Acknowledgement that the Seller has received the sale proceeds from the Buyer. This document shall be submitted to the Real Estate Registration Trustee office to complete the transfer of the property.

Using our simplified process of preparing and notarizing the acknowledgement deeds, here's how we assist you:

- **Document Preparation:** We draft the acknowledgement deed/iqrar with the required details and as per the required format.
- **Notarization Assistance:** We facilitate the online notarization process through the notary, ensuring all formalities are correctly handled.
- **End-to-End Support:** From drafting to final notarization, we provide comprehensive support to make the process seamless for you.



PROPERTY GIFTING SERVICES

HASSLE FREE PROPERTY GIFTING IN THE UAE

Property gifting, known as "Hiba" in Arabic, is a transfer of real estate to first-degree family members or your company without consideration. In Dubai, government fees for property gifts to family members are significantly lower compared to property sale-purchase transfers, making it a favourable option to transfer properties between family members with lower costs.

OUR EXPERTISE IN PROPERTY GIFTING

Navigating the complexities of property gifting requires expert guidance. POA.AE boasts a team of experts well-versed in Dubai's property gifting procedures and regulations. We understand the intricacies involved and offer personalized services to ensure a smooth and hassle-free experience.

SERVICES WE OFFER

- **Gifting Property to Children, Parents, & Spouses**
- **Transfers Between Individuals and Companies**

CHOOSE POA.AE FOR PROPERTY GIFTING IN DUBAI FOR:

- **Expert Guidance:** Navigate the process confidently with our experienced team.
- **Comprehensive Support:** From document preparation to final transfer, we have got you covered.
- **Efficiency:** We streamline the process, ensuring all legal requirements are met promptly.



PROPERTY CONVEYANCING SERVICES

STREAMLINED PROPERTY CONVEYANCING SERVICES

Whether you're buying, selling, or gifting real estate, POA.ae offers comprehensive conveyancing assistance and representation services, allowing you to focus on your priorities while we handle the intricacies of property transactions in the UAE.

OUR SERVICES INCLUDES:

- **Representation Services:** Acting on your behalf through Power of Attorney, we manage the entire property conveyancing process.
- **Document Preparation:** Expertly preparing all necessary forms and applications.
- **Fee Facilitation:** Managing payments to various entities such as the land department, brokers, trustees office, and developers, ensuring accurate calculations and distributions.
- **Approvals and Clearances:** Securing all required approvals and clearances from developers and facilities management companies.
- **Utilities Transfer:** Handling paperwork for transferring or canceling utilities like water, electricity, gas, and air cooling.
- **Mortgage Management:** Representing you before banks and financial institutions to apply for or clear mortgages.
- **Land Department Representation:** Representing you at the final closing and transfer of title before the Land Department.





GOLDEN VISA FOR PROPERTY INVESTORS

Unlock the unparalleled benefits of the UAE Golden Visa through strategic property investment. At POA.ae, we specialize in providing comprehensive assistance to ensure a smooth and efficient application process for obtaining your UAE Golden Visa through property investment.

OUR SERVICES INCLUDES:

- **Client Assessment:** Assessing your profile and eligibility to ensure you meet the requirements for the Golden Visa program through property investment.
- **Documentation:** Assisting you in collecting, preparing, and submitting all necessary documents with precision and care to meet Golden Visa requirements.
- **Expert Support:** Providing comprehensive guidance throughout each step of the application process, ensuring you fulfill all criteria for a successful application.
- **Hassle-Free Process:** Ensuring a seamless and meticulously managed application experience, taking care of every detail for you.

WHY APPLY FOR A GOLDEN VISA?

- No sponsor or employer required
- 10 years of renewable residence visa
- Ability to stay outside the UAE for more than six months
- Sponsor your family members, including spouses and children of any age, with 10-year visas
- Apply for an unlimited number of visas/work permits for your household workers

CONTACT US

At POA.ae, we understand the demands of the real estate industry and are committed to providing top-notch document processing services to support your success. Whether you need assistance with Power of Attorney drafting, eviction notices, will drafting, property gifting, conveyancing, or obtaining a Golden Visa, our expert team is here to help. Simplify your real-estate related documents processing today with POA.ae – your reliable partner in the UAE.

Contact us now to discuss your specific needs and discover how we can assist you with our services.



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