



**BEAUTY SALOON**

**B S M**  
**PROPERTIES**

**COMMERCIAL PROPERTIES  
& BUSINESS BROKERAGE**

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**Sale and transfer contract**  
**BEAUTY SALOON**

On ....., ....., 2026, this contract was concluded between:

**First Party: -**

-Ms.....

(SELLER)

**Second Party: -**

-Mr.....



**Introduction**

Whereas the First Party owns a duly established and licensed ladies' salon in the Emirate of (Ajman – Sharjah – Dubai) under the trade name (..... **Salon**)– ....– pursuant to the professional license issued by the Economic Development Department under License No.(.....) dated ....., valid until ....., Commercial Registration No.(.....), for the licensed activities (.....), located in ..... – ..... – Shop No.

Whereas the First Party wishes to sell the salon in its entirety with all its components and assets (commercial license, trade name, furniture, fittings, accessories, electronic devices, equipment, décor, etc.) in its current condition, as per the inventory list attached to this agreement and all contents therein.

Whereas the Second Party wishes to purchase the salon with all its tangible and intangible components, free from any claims or liabilities up to the date of completion of transfer procedures, amendment of the license, completion of newspaper advertisement, issuance of the license in the name of the Second Party, and provided that no third-party claims arise prior to the issuance of the license in the name of the Second Party.

Accordingly, the mutual intent of both parties has met, and they have agreed, while in full legal capacity, to conclude this agreement under the following terms and conditions:

### Clause 1 –:

The above preamble shall be deemed an integral and inseparable part of this agreement and shall be read and interpreted accordingly.

### Clause 2 – Sale and Assignment of the Salon and Its Assets:

The First Party (Seller) hereby sells, relinquishes, assigns, and transfers, with all legal guarantees conveying ownership, to the Second Party (Buyer), who accepts the purchase, the ladies' salon duly established and licensed in the Emirate of Sharjah under the trade name (..... Salon)— ....– pursuant to the professional license issued by the Economic Development Department under License No.(.....) dated ....., valid until ....., Commercial Registration No.(.....), for the licensed activities (.....), located in ..... – ..... – Shop No.

This transfer includes 100% of the establishment shares (.....), the commercial license, trade name, and all assets, including but not limited to furniture, fittings, accessories, electronic devices, equipment, décor, and all contents therein, in their current condition, as inspected and accepted by the Second Party, free from any claims or liabilities up to the date of completion of transfer and license amendment procedures.

### Clause 3 – Price and Payments:

The parties have agreed that the total consideration for the sale and assignment of the salon with all its contents shall be **AED 000,000 (0000 UAE Dirhams)**, to be paid as follows:

- First installment: **AED 00,000 (0000000 Dirhams only)**, payable upon signing this agreement.
- Second installment: **AED 00,000 (00000000 Dirhams only)**, payable after completion of transfer procedures and amendment of the license in the name of the Second Party.

The signature of the First Party on this agreement shall constitute an acknowledgment of receipt of the agreed sale amount for the purpose of

commencing the transfer procedures before the Economic Development Department.

#### Clause 4 – Obligations of the First Party:

- The First Party shall sign all required documents before official and governmental authorities to transfer ownership of the salon and amend the trade license and trade name.
- The First Party shall hand over all official documents related to the salon immediately upon signing this contract, including but not limited to: original license.
- The First Party shall settle all due payments to employees, if any, from the date of their employment until the date of signing this contract.
- The First Party shall pay all outstanding debts or claims related to the salon incurred before the date of this contract, regardless of amount or type, and shall fully release the Second Party from any such liabilities, governmental or otherwise.
- The First Party guarantees that the license is free from any debt or claims, whether from companies, suppliers, individuals, banks, financial institutions, or any governmental or service authorities, and that the salon is free from mortgages or any third party rights.
- The First Party shall notify the property owner of the ownership transfer and license/trade name assignment to the Second Party and shall settle all outstanding dues up to the contract date.
- The First Party shall settle all electricity, water, and gas consumption charges up to the date of this agreement, and pay any outstanding amounts due to Sharjah Electricity and Water Authority (FIWA -SEWA-DEWA) for periods prior to signing

#### Clause 5 – Obligations of the Second Party:

- The Second Party shall sign all necessary documents to transfer “..... SALON” in their name after signing this contract and attend to any authority as required to complete the process.
- The Second Party shall pay the lease for the premises starting from the date of signing and replace the current post-dated rent cheques with ones under their name for the same lease term from that date.

- The Second Party shall pay the fully agreed sale price on the specified due dates without delay. In case of delay in payment, the First Party has the right to take legal action.
- The Second Party shall pay the deposits related to electricity, wastewater and sewerage services, taking full responsibility for all operational and contractual obligations from the date of signing and handover.
- The Second Party shall bear all costs and fees related to the ownership transfer, license amendment, and issuance of the new license in their name.

#### Clause 6 – Jurisdiction:

In the event of any dispute or disagreement between the parties concerning this contract, it shall be subject to the jurisdiction of the (Sharjah – Ajman – Dubai) Courts, United Arab Emirates. This shall not prevent either party from seeking relief from any other competent court within the UAE.

#### Clause 7– Copies:

This contract has been drawn up in two original copies, with each party retaining one copy to act upon, when necessary, after both parties confirmed their full legal capacity and agreed to all its terms and conditions.

**Allah is the Best of Witnesses**

**First Party**

**Real Estate Broker**

**Second Party**

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