



```

<div style="width:100%; font-size:8pt; padding:0 14mm; box-sizing:border-box;">
  <div style="display:flex; justify-content:flex-end; align-items:center; width:100%;">
    
  </div>
</div>

<style>
/* body */
.sheet { page-break-after: always; }
.sheet:last-child { page-break-after: auto; }
.keep { page-break-inside: avoid; }
h1.doc { font-size: 11pt; font-weight: bold; margin: 0 0 3mm; text-decoration: underline; }
table.meta { width: 100%; border-collapse: collapse; margin-bottom: 3mm; }
table.meta td { padding: 1.1mm 1.6mm; border: 0.6pt solid #000; font-size: 8pt; }
table.meta td.k { background: #FDE9A9; font-weight: bold; width: 27%; }
table.meta td.v { width: 23%; }
.instr { margin-bottom: 3mm; }
.instr .t { font-weight: bold; text-decoration: underline; margin-bottom: 1mm; }
.instr ol { margin: 0; padding-left: 5mm; }
.instr li { margin-bottom: .6mm; }
.sec { margin-bottom: 2.6mm; }
.band { background: #FDE9A9; border: 0.6pt solid #000; border-bottom: 0;
  font-weight: bold; padding: 1.1mm 1.6mm; font-size: 8pt; }
table.kv { width: 100%; border-collapse: collapse; }
table.kv td { border: 0.6pt solid #000; padding: 1.0mm 1.6mm; font-size: 8pt; vertical-align: top; }
table.kv td.lbl { background: #FDF3D0; font-weight: bold; width: 27%; }
table.kv td.val { background: #fff; }
table.kv td.w-sh { width: 12%; }
table.kv td.val-sh { width: 14%; font-weight: bold; }
.nil { color: #999; }
.warn { border: 0.6pt solid #C00; background: #FDECEC; color: #900;
  padding: 1.4mm 2mm; font-size: 7.6pt; font-weight: bold; margin-top: 1.5mm; }
table.unit { width: 100%; border-collapse: collapse; }
table.unit td { border: 0.6pt solid #000; padding: 1.0mm 1.6mm; font-size: 8pt; vertical-align: top; }
table.unit td.k { background: #FDF3D0; font-weight: bold; }
table.sched { width: 100%; border-collapse: collapse; }
table.sched th { background: #FDE9A9; border: 0.6pt solid #000; font-size: 7.6pt; padding: 1.1mm 1.4mm;
font-weight: bold; }
table.sched td { border: 0.6pt solid #000; padding: 1.1mm 1.4mm; font-size: 7.8pt; vertical-align: middle; }
td.s-lbl { width: 30%; font-weight: bold; }
td.s-pct { width: 10%; text-align: center; }
td.s-terms { width: 30%; }
td.s-due { width: 16%; text-align: center; font-size: 7.2pt; }
td.s-amt { width: 14%; text-align: right; }
tr.grp td { <div style="width:100%; font-size:7.5pt; padding:0 14mm; box-sizing:border-box; color:#000;">
  <div style="display:flex; justify-content:space-between; align-items:flex-end; width:100%;">
    
    <div style="text-align:right; line-height:1.4;">
      table.tot td.k { background: #FDE9A9; font-weight: bold; width: 62mm; }
      table.tot td.v { width: 23mm; text-align:right; }
    </div>
    <div> Page <span class="pageNumber"></span> of <span class="totalPages"></span></div>
  </div>
</div>

<!-- BODY: parties + payment (no signatures) -->
<div class="sheet">

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<h1 class="doc">Booking Form - Promise to Sell</h1>

<table class="meta">	
<tr><td class="k">Reservation Date</td><td class="v">10-Sep-2026</td>	
<td class="k">External Broker / Agency:</td><td class="v">Proplux Real Estate Brokers LLC</td></tr>	
<tr><td class="k">Reservation No.</td><td class="v">RF-JR-10-46275</td>	
<td class="k">Agent Name:</td><td class="v">Neema Kataria</td></tr>	
<tr><td class="k">Sales Type (New/Resale)</td><td class="v">New</td>	
<td class="k"></td><td class="v"></td></tr>	
</table>	

<div class="instr keep">
 <div class="t">Instructions</div>
 Fill in this Booking Form using block letters. All details must be clearly legible.Please read the Terms and Conditions carefully before filling in this Booking Form.Please attach:
For individuals – Passport photocopy, Emirates ID (if UAE resident)
For Corporations – Trade License photocopy & amp; authorized signatory’s passport photocopy.Mode of payment to be clearly mentioned.Tick ONLY relevant boxes.
</div>

<div class="sec keep">
 <div class="band">Details of Seller</div>
 <table class="kv">
 <tr><td class="lbl">Name</td><td class="val">JVC HIRAT REAL ESTATE L.L.C</td></tr>
 <tr><td class="lbl">Address</td><td class="val">Office No.115, Al Garhoud Business Center, Al Garhoud, Dubai, United Arab Emirates</td></tr>
 <tr><td class="lbl">Email</td><td class="val">customercare@hiratred.com</td></tr>
 <tr><td class="lbl">Developer ID No</td><td class="val">2236</td></tr>
 </table>
</div>

<div class="sec keep">
 <div class="band">Details of Purchaser</div>
 <table class="kv">
 <tr><td class="lbl">Full Name</td><td class="val">Ms. Layla Al Mansoori</td>
 <td class="lbl w-sh">Share</td><td class="val val-sh">100%</td></tr>
 <tr><td class="lbl">Nationality</td><td class="val" colspan=3>Emirati</td></tr>
 <tr><td class="lbl">Passport No.</td><td class="val" colspan=3>A0000001</td></tr>
 <tr><td class="lbl">ID No.</td><td class="val" colspan=3>784-0000-0000001-0</td></tr>
 <tr><td class="lbl">Address/P.O Box</td><td class="val" colspan=3>The Pulse Beachfront, Dubai South</td></tr>
 <tr><td class="lbl">Town/City</td><td class="val" colspan=3>Dubai</td></tr>
 <tr><td class="lbl">Country</td><td class="val" colspan=3>United Arab Emirates</td></tr>
 <tr><td class="lbl">Post Code</td><td class="val" colspan=3>—</td></tr>
 <div style="width:100%; font-size:7.5pt; padding:0 14mm; box-sizing:border-box; border:1px solid #000;">—</div>
 <div style="display:flex; justify-content:space-between; align-items:flex-end; width:100%;">

 <tr><td class="lbl">Tel (Mobile 1)</td><td class="val" colspan=3>+971 50 000 0001</td></tr>
 <tr><td class="lbl">Fax No</td><td class="val" colspan=3>—</td></tr>
 <div style="text-align:right; line-height:1.4;"><td class="val" colspan=3>—</td></div>
 <div>1&C Version: {{tcVersion}}</div>
 <div>Page of </div>
 <tr><td class="lbl">Email 1</td><td class="val" colspan=3>demo1@example.com</td></tr>
 </table>
</div>
</div>

```
<div class="sec keep">
  <div class="band">Unit Details</div>
  <table class="unit">
    <tr><td class="k">Floor</td><td>GF</td>
      <td class="k">Property (the &ldquo;Unit&rdquo;)</td><td>10</td>
      <td class="k">Unit Type/Unit Code</td><td>1 BR</td></tr>
    <tr><td class="k">Unit Area sq.ft.</td><td>614.52</td>
      <td class="k">Tower</td><td>J-Haus Residences</td>
      <td class="k">Anticipated Completion Date</td><td>30-Jun-2027</td></tr>
    <tr><td class="k">Number of Parking Bay(s)<br>(Included in Purchase Price)</td><td>1</td>
      <td class="k">Project details</td><td colspan="3">Residential Building comprising Two Basement
Levels, Ground Floor, Four Floors, and Roof Level.</td></tr>
  </table>
</div>
</div>
```

```
<div class="sheet">
  <div class="sec keep">
    <div class="band">Payment Details</div>
    <table class="sched">
      <tr><th class="s-lbl" style="text-align:left">Purchase Price:</th>
        <th colspan="4" style="text-align:left">AED 1,788,300</th></tr>
      <tr><th>Installment</th><th>%</th><th>Due Terms</th><th>Due Date</th><th>Amount
Payable</th></tr>
      <tr class="grp"><td class="s-lbl">The Booking/Deposit To Be Settled as Follows:</td><td class="s-
pct">20.00%</td><td class="s-terms"></td><td class="s-due"></td><td class="s-amt"></td></tr>
      <tr><td class="s-lbl"></td><td class="s-pct">20.00%</td><td class="s-terms">Booking Date</td><td
class="s-due">10-Sep-2026</td><td class="s-amt">357,660</td></tr>
      <tr><td class="s-lbl">Post Completion Payment (s)</td><td class="s-pct">80.00%</td><td class="s-
terms">Over 10 Years Post Completion<br>(2% Quarterly over 40 installments)</td><td class="s-due">2%
per quarter through 40 installments</td><td class="s-amt">1,430,640</td></tr>
      <tr><td class="s-lbl">DLD Registration</td><td class="s-pct">4.00%</td><td class="s-terms">Booking
Date</td><td class="s-due">10-Sep-2026</td><td class="s-amt"><span
class="nil">&mdash;</span></td></tr>
      <tr><td class="s-lbl">Ogood / NOC / Administration fees</td><td class="s-pct">-</td><td class="s-
terms">Booking Date</td><td class="s-due">10-Sep-2026</td><td class="s-amt">2,000</td></tr>

    </table>
  </div>
```

```
<table class="tot keep">
  <tr><td class="k">Total Sales Value</td><td class="v">1,788,300</td></tr>
  <tr><td class="k">Total Registration / Administration fees</td><td class="v">2,000</td></tr>
</table>
```

```
<div class="sec keep" style="margin-top:4mm">
  <div class="band">Purchaser Account Details</div>
  <table class="kv" style="width:100%; font-size:7.5pt; padding:0 14mm; box-sizing:border-box; color:#000;">
    <tr><td class="l" style="display:flex; justify-content:space-between; align-items:flex-end; width:100%;">
      <div style="display:flex; align-items:center; justify-content:center; width:100%; height:7mm; border:1px solid black; border-radius:4mm; text-align:center; font-size:6pt; font-weight:bold; color:#000;">
        
      </div>
      <div style="text-align:right; line-height:1.4;">
        <div>T&amp;C Version: <span>{{tcVersion}}</span></div>
      </div>
    </td><td class="r"><div>Page <span class="pageNumber"></span> of <span class="totalPages"></span></div></td></tr>
    <tr><td class="l">A/C No.</td><td class="r"><div>Bank Name</div></td></tr>
    <tr><td class="l">IBAN No.</td><td class="r"><div>Bank Address</div></td></tr>
  </table>
</div>
```

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</div>

<style>
/* signatures */
.sigs { display: grid; grid-template-columns: repeat(3, 1fr); gap: 5mm 6mm; margin-top: 6mm; }
.sig-t { font-size: 7.2pt; font-weight: bold; letter-spacing: .02em; }
.sig-n { font-size: 8pt; color: #C0762A; margin-top: 1mm; min-height: 4mm; }
.sig-line { border-bottom: 0.8pt solid #000; margin-top: 8mm; }
.sig-date { font-size: 7.2pt; margin-top: 1.5mm; }
</style>
```

```
<!-- SIGNATURE SECTION
Mid-page variant (no date) — place after each body sheet.
Final variant (with Date) — place after addendum.
-->
```

```
<!-- Mid-page signature block (sheets 1 & 2) -->
<div class="keep">
  <div class="sigs">
    <div class="sig">
      <div class="sig-t">PURCHASER'S SIGNATURE</div>
      <div class="sig-n">Ms. Layla Al Mansoori</div>
      <div class="sig-line"></div>
    </div>
    <div class="sig">
      <div class="sig-t">SELLER'S SIGNATURE</div>
      <div class="sig-n">JVC HIRAT REAL ESTATE L.L.C</div>
      <div class="sig-line"></div>
    </div>
    <div class="sig">
      <div class="sig-t">SIGNATURE OF SELLER'S SALES MANAGER</div>
      <div class="sig-n">&nbsp;</div>
      <div class="sig-line"></div>
    </div>
    <div class="sig">
      <div class="sig-t">SIGNATURE OF SELLER'S SALES HEAD</div>
      <div class="sig-n">&nbsp;</div>
      <div class="sig-line"></div>
    </div>
  </div>
</div>
```

```
<!-- Final signature block (after T&C / addendum) -->
<div class="keep">
  <div class="sigs">
    <div class="sig">
      <div class="sig-t">PURCHASER'S SIGNATURE</div>
      <div class="sig-n">Ms. Layla Al Mansoori</div>
      <div class="sig-line"></div>
      <div class="sig-date">Date: </div>
    </div>
    <div style="text-align:right; line-height:1.4;">
      <div>T&C Version: <span>{{tcVersion}}</span></div>
      <div>Page <span class="pageNumber"></span> of <span class="totalPages"></span></div>
    </div>
    <div class="sig">
      <div class="sig-t">SELLER'S SIGNATURE</div>
      <div class="sig-n">JVC HIRAT REAL ESTATE L.L.C</div>
      <div class="sig-line"></div>
      <div class="sig-date">Date: </div>
    </div>
  </div>
</div>
```

```
</div>
<div class="sig">
  <div class="sig-t">SIGNATURE OF SELLER'S SALES MANAGER</div>
  <div class="sig-n">&nbsp;</div>
  <div class="sig-line"></div>
  <div class="sig-date">Date: _____</div>
</div>
<div class="sig">
  <div class="sig-t">SIGNATURE OF SELLER'S SALES HEAD</div>
  <div class="sig-n">&nbsp;</div>
  <div class="sig-line"></div>
  <div class="sig-date">Date: _____</div>
</div>
</div>
</div>
```

```
<div style="width:100%; font-size:7.5pt; padding:0 14mm; box-sizing:border-box; color:#000;">
  <div style="display:flex; justify-content:space-between; align-items:flex-end; width:100%;">
    
    <div style="text-align:right; line-height:1.4;">
      <div>T&C Version: <span>{{tcVersion}}</span></div>
      <div>Page <span class="pageNumber"></span> of <span class="totalPages"></span></div>
    </div>
  </div>
</div>
```


period; or
(d) fails to execute the SPA within the period specified under this Booking Form;

8.1. the Seller may, subject to Applicable Law:

- (i) cancel this Booking Form;
- (ii) release the Unit and make it available for sale to another purchaser; and
- (iii) retain the Booking Deposit as earnest money and compensation to the extent permitted under this Booking Form and Applicable Law.

Any amount received from the Purchaser in excess of the amount that the Seller is legally entitled to retain shall be refunded to the Purchaser without interest.

Following execution of the SPA, any default, termination, retention, compensation or other remedy relating to the sale and purchase of the Unit shall be governed by the SPA and Applicable Law.

This Booking Form does not itself require the Seller to register the Unit in the DLD Interim Real Estate Register. Following execution of the SPA and satisfaction of the applicable DLD requirements, the Seller or its authorised service provider shall proceed with the initial registration process in accordance with Applicable Law. The Purchaser shall bear all DLD registration fees and other governmental fees, charges, taxes and VAT (if applicable) payable by the Purchaser in connection with the reservation and purchase of the Unit, in accordance with Applicable Law and the SPA.

The Unit forms part of J-Haus Residences, located in Al Barsha South Fourth, Dubai, UAE;

10.1. The project is situated within Jumeirah Village Circle and the master developer is NAKHEEL PJSC (the “Master Developer”);

10.2. The Purchaser acknowledges that the Unit, the Building and the Master Community shall be subject to the applicable master community rules, declarations, regulations and requirements, as amended from time to time in accordance with Applicable Law.

The Purchaser acknowledges that the plans, specifications, finishes and other details of the Unit may be subject to changes permitted under the SPA and Applicable Law. Once the SPA has been executed, any variation to the Unit, its area, plans, specifications or Purchase Price shall be governed by the SPA.

Before execution of the SPA, any addition, deletion or replacement of a Purchaser shall be subject to the Seller's prior written approval, completion of the applicable KYC requirements and payment of any permitted administrative fees. Following execution of the SPA, any assignment, transfer or change to the Purchaser or its interest in the Unit shall be governed by the SPA and Applicable Law.

The Purchaser represents and warrants that all amounts paid in connection with the purchase of the Unit are derived from legitimate sources and are not the proceeds of crime or unlawful activity. The Purchaser shall comply with all applicable anti-money laundering, counter-terrorist financing and sanctions requirements and shall provide such additional information or supporting documents as the Seller may reasonably require. The Seller may suspend or decline a transaction where required by Applicable Law or the Seller's applicable compliance requirements.

All amounts shall be paid only to the account specified by the Seller for the relevant payment. Any change to a project escrow account or transfer of amounts between project accounts shall be subject to Applicable Law and all approvals required by the DLD, RERA and any other Relevant Authority.

Prior to execution of the SPA by the Seller, the Seller may cancel this Booking Form by written notice to the Purchaser. Where the Seller cancels the Booking Form for reasons not arising from a breach or withdrawal by the Purchaser, the Seller shall refund the amounts received from the Purchaser in connection with the Unit without interest. To the fullest extent permitted by Applicable Law, the Purchaser shall have no further claim for compensation arising solely from such cancellation.

This Booking Form supersedes all previous discussions, correspondence, expressions of interest and other preliminary arrangements relating to the reservation of the Unit. Upon execution of the SPA, the SPA together with this Booking Form, to the extent incorporated into the SPA, shall constitute the agreement between the parties in relation to the sale and purchase of the Unit.

Any notice under this Booking Form shall be in writing and may be delivered personally, by courier or by email to the contact details stated in this Booking Form or such updated contact details as a party may notify in writing. Where there is more than one Purchaser, a notice properly served on the first Purchaser identified in this Booking Form shall be deemed served on all Purchasers.

This Booking Form shall be governed by and construed in accordance with the laws of the Emirate of Dubai and the applicable Federal laws of the United Arab Emirates. The parties irrevocably agree that the Courts of the Dubai International Financial Centre (the “DIFC Courts”) shall have exclusive jurisdiction to hear and determine any dispute or claim, including proceedings arising out of or in connection with this Booking Form, in its entirety.

The Seller hereby submits to the jurisdiction of the DIFC Courts and waives any objection to such jurisdiction.

Nothing in this clause shall prevent the Seller from seeking interim, precautionary, execution or enforcement measures before any competent court, including the onshore Dubai Courts, where necessary to protect or enforce its rights.

This Booking Form may be executed electronically or by scanned PDF signature. The parties agree that such signatures shall have the same effect for purposes of validity, enforceability and admissibility as handwritten signatures, subject to

