



J-HAUS RESIDENCE

UNIT 216

Apartment · 512 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME A

**AED 866,685**

Approx. USD 236,154

01 Offer Details

Prepared for the client below through the appointed brokerage

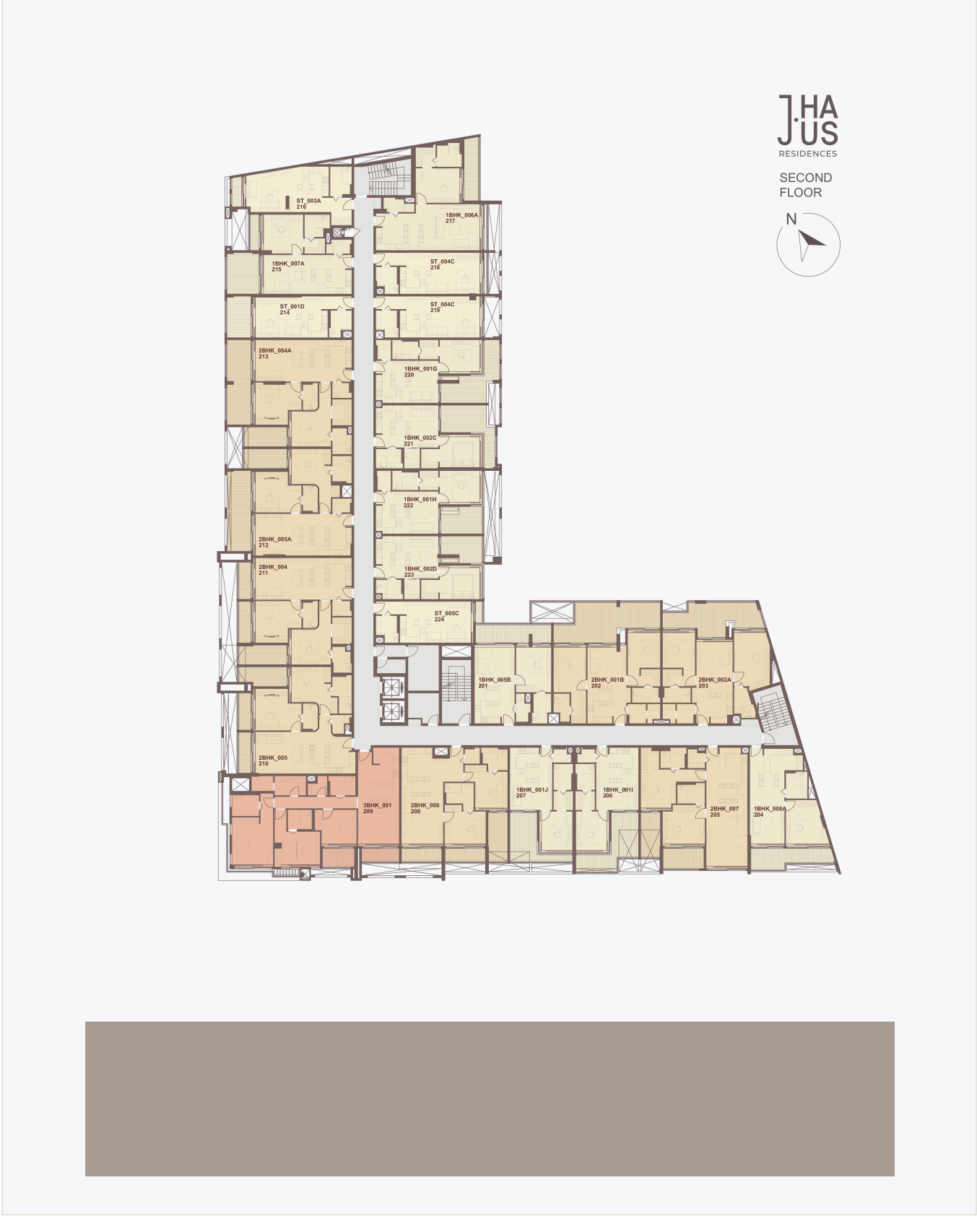
|                                                                                  |                                                                           |
|----------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| <p>PREPARED FOR</p> <p><b>Mojtaba Masoud Rezaei</b></p> <p>Prospective Buyer</p> | <p>ISSUED THROUGH</p> <p><b>SR    belle</b></p> <p>Samaya Real Estate</p> |
|----------------------------------------------------------------------------------|---------------------------------------------------------------------------|

02 Property

|                                               |                                                        |                                               |                                             |
|-----------------------------------------------|--------------------------------------------------------|-----------------------------------------------|---------------------------------------------|
| <p>PROJECT</p> <p><b>J-Haus Residence</b></p> | <p>COMMUNITY</p> <p><b>Jumeirah Village Circle</b></p> | <p>CATEGORY</p> <p><b>Residential</b></p>     | <p>UNIT</p> <p><b>UNIT 216</b></p>          |
| <p>UNIT TYPE</p> <p><b>Apartment</b></p>      | <p>SALEABLE AREA</p> <p><b>512 sq ft</b></p>           | <p>REGISTRATION</p> <p><b>DLD · Oqood</b></p> | <p>SELECTED PLAN</p> <p><b>Scheme A</b></p> |

03 Floor Plan

Indicative layout — UNIT 216



04 Selected Payment Plan

|                                                                                                                                                                                             |                                                                        |                                                                 |                                                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|-----------------------------------------------------------------|--------------------------------------------------------------------------------|
| <p><b>SCHEME A</b>    10% at booking date; 10% 2 months from booking date; 10% 5 months from booking date; 10% 8 months from booking date; Balance 60% at handover date (auto-computed)</p> |                                                                        |                                                                 |                                                                                |
| <p>DOWN PAYMENT</p> <p><b>AED 123,336</b></p> <p>USD 33,607</p>                                                                                                                             | <p>DURING CONSTRUCTION</p> <p><b>AED 260,006</b></p> <p>USD 70,846</p> | <p>ON HANDOVER</p> <p><b>AED 520,011</b></p> <p>USD 141,692</p> | <p>TOTAL PAYABLE</p> <p><b>AED 903,352</b></p> <p>USD 246,145 · incl. fees</p> |

|                     |                     |         |         |
|---------------------|---------------------|---------|---------|
| DOWN PAYMENT        |                     |         |         |
| TIMING              | DESCRIPTION         | AED     | USD     |
| Booking             | DLD (4%)            | 34,667  | 9,446   |
| Booking             | Oqood               | 2,000   | 545     |
| Booking             | 10% Down payment    | 86,669  | 23,615  |
| Section total       |                     | 123,336 | 33,607  |
| DURING CONSTRUCTION |                     |         |         |
| TIMING              | DESCRIPTION         | AED     | USD     |
| October 2026        | 10% Payment         | 86,669  | 23,615  |
| January 2027        | 10% Payment         | 86,669  | 23,615  |
| April 2027          | 10% Payment         | 86,669  | 23,615  |
| Section total       |                     | 260,006 | 70,846  |
| ON HANDOVER         |                     |         |         |
| TIMING              | DESCRIPTION         | AED     | USD     |
| On handover         | Balance on handover | 520,011 | 141,692 |
| Section total       |                     | 520,011 | 141,692 |

05 Available Payment Schemes

Alternative structures for UNIT 216

|                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Scheme A</b>    <b>SELECTED</b></p> <p>10% at booking date; 10% 2 months from booking date; 10% 5 months from booking date; 10% 8 months from booking date; Balance 60% at handover date (auto-computed)</p> <p>TOTAL PRICE                                <b>AED 912,300</b></p>                                             | <p><b>Scheme B</b></p> <p>10% at booking date; 10% 2 months from booking date; 10% 5 months from booking date; 10% 8 months from booking date; 1.5% at handover date; 20 installments of 2.93% (quarterly) = 58.5%, starting 3 months from handover date</p> <p>TOTAL PRICE                                <b>AED 1,006,700</b></p>  |
| <p><b>Scheme C</b></p> <p>10% at booking date; 10% 2 months from booking date; 10% 5 months from booking date; 10% 8 months from booking date; 1.5% at handover date; 39 installments of 1.50% (quarterly) = 58.5%, starting 3 months from handover date</p> <p>TOTAL PRICE                                <b>AED 1,105,800</b></p> | <p><b>Original Scheme</b></p> <p>20% at booking date; 10% 2 months from booking date; 10% 5 months from booking date; 10% 8 months from booking date; 20% at handover date; 8 installments of 3.75% (quarterly) = 30%, starting 3 months from handover date</p> <p>TOTAL PRICE                                <b>AED 921,500</b></p> |
| <p><b>Scheme D</b></p> <p>20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date</p> <p>TOTAL PRICE                                <b>AED 1,061,600</b></p>                                                                                                                             | <p><b>Scheme E</b></p> <p>30% at booking date; Balance 70% at handover date (auto-computed)</p> <p>TOTAL PRICE                                <b>AED 910,000</b></p>                                                                                                                                                                 |
| <p><b>Scheme F</b></p> <p>30% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date</p> <p>TOTAL PRICE                                <b>AED 1,045,900</b></p>                                                                                                                             |                                                                                                                                                                                                                                                                                                                                      |

DEVELOPER

Hirat Developers

VALIDITY

Offer No. **OFR-2026-077 · Rev. 6**

Issued 19 Aug 2026

Expires 18 Sep 2026

Valid for 30 days from issue