



J-HAUS RESIDENCES

UNIT 413

Apartment · 552 sq ft · Jumeirah Village Circle

SELLING PRICE — ORIGINAL SCHEME

AED 1,059,894

Approx. USD 288,799

01 Offer Details

Prepared for the client below through the appointed brokerage

|                                        |                                         |
|----------------------------------------|-----------------------------------------|
| PREPARED FOR                           | ISSUED THROUGH                          |
| Abolhassan Pakzad<br>Prospective Buyer | NR Boshra<br>Novagate real estate L.L.C |

02 Property

|                  |                         |              |                 |
|------------------|-------------------------|--------------|-----------------|
| PROJECT          | COMMUNITY               | CATEGORY     | UNIT            |
| J-Haus Residence | Jumeirah Village Circle | Residential  | UNIT 413        |
| UNIT TYPE        | SALEABLE AREA           | REGISTRATION | SELECTED PLAN   |
| Apartment        | 552 sq ft               | DLD · Oqood  | Original Scheme |

03 Floor Plan

Indicative layout — UNIT 413



04 Unit Plan

Indicative layout — UNIT 413



05 Selected Payment Plan

|                                                        |                                                                                                                                                                                                                            |
|--------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ORIGINAL SCHEME                                        | 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 |
| DOWN PAYMENT                                           |                                                                                                                                                                                                                            |
| AED 256,375                                            |                                                                                                                                                                                                                            |
| USD 69,857                                             |                                                                                                                                                                                                                            |
| DURING CONSTRUCTION                                    |                                                                                                                                                                                                                            |
| AED 317,968                                            |                                                                                                                                                                                                                            |
| USD 86,640                                             |                                                                                                                                                                                                                            |
| ON HANDOVER                                            |                                                                                                                                                                                                                            |
| AED 211,979                                            |                                                                                                                                                                                                                            |
| USD 57,760                                             |                                                                                                                                                                                                                            |
| INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY) |                                                                                                                                                                                                                            |
| AED 317,968                                            |                                                                                                                                                                                                                            |
| USD 86,640                                             |                                                                                                                                                                                                                            |
| TOTAL PAYABLE                                          |                                                                                                                                                                                                                            |
| AED 1,104,290                                          |                                                                                                                                                                                                                            |
| USD 300,896 · incl. fees                               |                                                                                                                                                                                                                            |

| DOWN PAYMENT                                           |                  |         |        |
|--------------------------------------------------------|------------------|---------|--------|
| TIMING                                                 | DESCRIPTION      | AED     | USD    |
| Booking                                                | DLD (4%)         | 42,396  | 11,552 |
| Booking                                                | Oqood            | 2,000   | 545    |
| Booking                                                | 20% Down payment | 211,979 | 57,760 |
| Section total                                          |                  | 256,375 | 69,857 |
| DURING CONSTRUCTION                                    |                  |         |        |
| TIMING                                                 | DESCRIPTION      | AED     | USD    |
| October 2026                                           | 10% Payment      | 105,989 | 28,880 |
| January 2027                                           | 10% Payment      | 105,989 | 28,880 |
| April 2027                                             | 10% Payment      | 105,989 | 28,880 |
| Section total                                          |                  | 317,968 | 86,640 |
| ON HANDOVER                                            |                  |         |        |
| TIMING                                                 | DESCRIPTION      | AED     | USD    |
| On handover                                            | 20% Payment      | 211,979 | 57,760 |
| Section total                                          |                  | 211,979 | 57,760 |
| INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY) |                  |         |        |
| INSTALMENT                                             | DUE              | AED     | USD    |
| 01                                                     | Aug 2027         | 39,746  | 10,830 |
| 02                                                     | Nov 2027         | 39,746  | 10,830 |
| 03                                                     | Feb 2028         | 39,746  | 10,830 |
| 04                                                     | May 2028         | 39,746  | 10,830 |
| 05                                                     | Aug 2028         | 39,746  | 10,830 |
| 06                                                     | Nov 2028         | 39,746  | 10,830 |
| 07                                                     | Feb 2029         | 39,746  | 10,830 |
| 08                                                     | May 2029         | 39,746  | 10,830 |
| Section total                                          |                  | 317,968 | 86,640 |

06 Available Payment Schemes

Alternative structures for UNIT 413

|                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Scheme A</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; 15% at handover date (auto-computed)</p> <p>TOTAL PRICE <b>AED 1,038,900</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; 15% at handover date; 20 installments of 2.93% (quarterly) = 58.5%, starting 3 months from handover date</p> <p>TOTAL PRICE <b>AED 1,146,500</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; 15% at handover date; 39 installments of 1.50% (quarterly) = 58.5%, starting 3 months from handover date</p> <p>TOTAL PRICE <b>AED 1,259,300</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 1,049,400</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 1,208,900</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 1,036,300</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 1,191,100</b></p>                                                                                                                            |                                                                                                                                                                                                                                                                                                         |