

Developer Platform

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

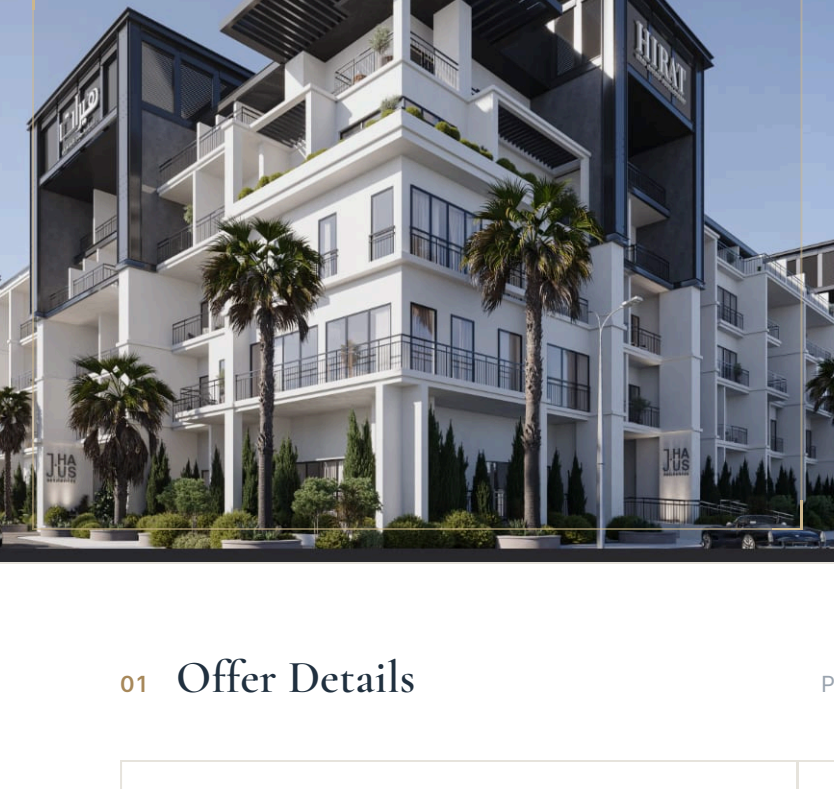
OFFER REFERENCE

Offer No. OFR-2026-362

Issue Date 28 Sep 2026

Valid Until 12 Oct 2026

Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 408

Apartment · 1,935 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME B

AED 3,296,403

Approx. USD 898,202

01 Offer Details

Prepared for the client below through the appointed brokerage

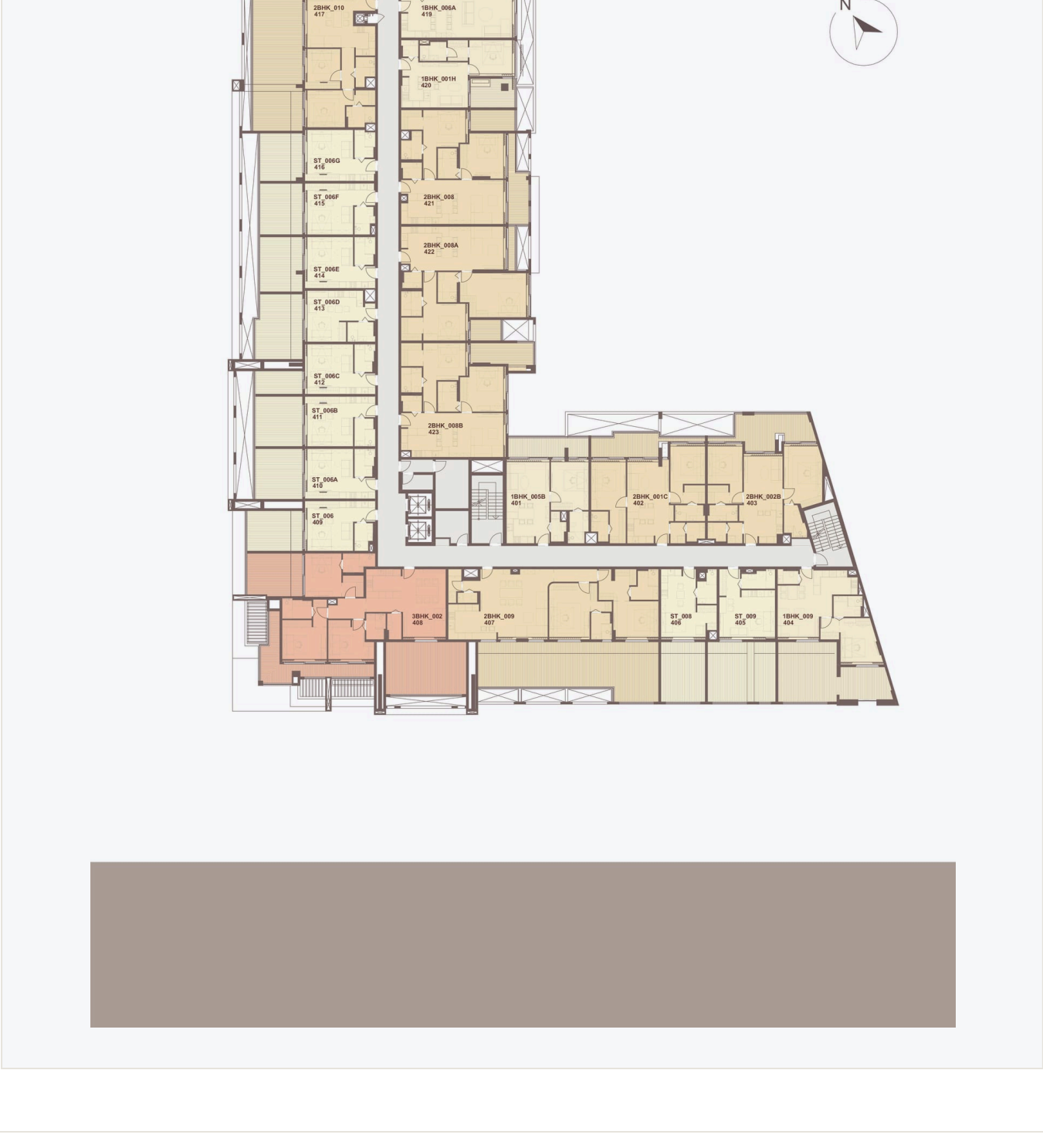
PREPARED FOR	ISSUED THROUGH
Ayesha Noor Prospective Buyer	TF Mujeeb Trust Forever Brokerage Real Estate LLC

02 Property

PROJECT	COMMUNITY	CATEGORY	UNIT
J-Haus Residence	Jumeirah Village Circle	Residential	UNIT 408
UNIT TYPE	SALEABLE AREA	REGISTRATION	SELECTED PLAN
Apartment	1,935 sq ft	DLD · Oqood	Scheme B

03 Floor Plan

Indicative layout — UNIT 408



04 Unit Plan

Indicative layout — UNIT 408



05 Selected Payment Plan

SCHEME B	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
DOWN PAYMENT	
AED 463,496	
USD 126,293	
DURING CONSTRUCTION	
AED 988,920	
USD 269,460	
ON HANDOVER	
AED 49,446	
USD 13,473	
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)	
AED 1,928,397	
USD 525,449	
TOTAL PAYABLE	
AED 3,430,259	
USD 934,675 · Incl. fees	

DOWN PAYMENT			
TIMING	DESCRIPTION	AED	USD
Booking	10% Down payment	329,640	89,820
Booking	DLD (4%)	131,856	35,928
Booking	Oqood	2,000	545
Section total		463,496	126,293
DURING CONSTRUCTION			
TIMING	DESCRIPTION	AED	USD
November 2026	10% Payment	329,640	89,820
February 2027	10% Payment	329,640	89,820
May 2027	10% Payment	329,640	89,820
Section total		988,920	269,460
ON HANDOVER			
TIMING	DESCRIPTION	AED	USD
On handover	1.5% Payment	49,446	13,473
Section total		49,446	13,473
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)			
INSTALMENT	DUE	AED	USD
01	Aug 2027	96,420	26,272
02	Nov 2027	96,420	26,272
03	Feb 2028	96,420	26,272
04	May 2028	96,420	26,272
05	Aug 2028	96,420	26,272
06	Nov 2028	96,420	26,272
07	Feb 2029	96,420	26,272
08	May 2029	96,420	26,272
09	Aug 2029	96,420	26,272
10	Nov 2029	96,420	26,272
11	Feb 2030	96,420	26,272
12	May 2030	96,420	26,272
13	Aug 2030	96,420	26,272
14	Nov 2030	96,420	26,272
15	Feb 2031	96,420	26,272
16	May 2031	96,420	26,272
17	Aug 2031	96,420	26,272
18	Nov 2031	96,420	26,272
19	Feb 2032	96,420	26,272
20	May 2032	96,417	26,272
Section total		1,928,397	525,449

06 Available Payment Schemes

Alternative structures for UNIT 408

Scheme A 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) TOTAL PRICE AED 3,017,300	Scheme B 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 TOTAL PRICE AED 3,329,700
Scheme C 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 TOTAL PRICE AED 3,657,400	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 TOTAL PRICE AED 3,047,800
Scheme D 20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date TOTAL PRICE AED 3,511,100	Scheme E 30% at booking date; Balance 70% at handover date (auto-computed) TOTAL PRICE AED 3,009,700
Scheme F 30% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date TOTAL PRICE AED 3,459,300	

DEVELOPER

Developer Platform

VALIDITY

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Expires 12 Oct 2026

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This offer is issued by Developer Platform through its appointed brokerage and is valid only until the date stated above. Prices, availability, and payment schemes are indicative and subject to change without notice until a reservation is confirmed and approved by the developer. All amounts are quoted in UAE Dirhams (AED); USD figures are approximate and for reference only. This document does not constitute a contract or an obligation to sell.