



J-HAUS RESIDENCE

UNIT 423

Apartment · 1,092 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME A

**AED 1,729,900**

Approx. USD 471,362

01 Offer Details

Prepared for the client below through the appointed brokerage

|                                                                          |                                                             |
|--------------------------------------------------------------------------|-------------------------------------------------------------|
| <p>PREPARED FOR</p> <p><b>Kirill Zlobin</b></p> <p>Prospective Buyer</p> | <p>ISSUED THROUGH</p> <p><b>NR</b></p> <p><b>Boshra</b></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 423</b></p>          |
| <p>UNIT TYPE</p> <p><b>Apartment</b></p>      | <p>SALEABLE AREA</p> <p><b>1,092 sq ft</b></p>         | <p>REGISTRATION</p> <p><b>DLD · Oqood</b></p> | <p>SELECTED PLAN</p> <p><b>Scheme A</b></p> |

03 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 244,186</b></p> <p>USD 66,536</p>                                                                                                                             | <p>DURING CONSTRUCTION</p> <p><b>AED 518,970</b></p> <p>USD 141,409</p> | <p>ON HANDOVER</p> <p><b>AED 1,037,940</b></p> <p>USD 282,817</p> | <p>TOTAL PAYABLE</p> <p><b>AED 1,801,096</b></p> <p>USD 490,762 · incl. fees</p> |

|                     |                     |           |         |
|---------------------|---------------------|-----------|---------|
| DOWN PAYMENT        |                     |           |         |
| TIMING              | DESCRIPTION         | AED       | USD     |
| Booking             | DLD (4%)            | 69,196    | 18,854  |
| Booking             | Oqood               | 2,000     | 545     |
| Booking             | 10% Down payment    | 172,990   | 47,136  |
| Section total       |                     | 244,186   | 66,536  |
| DURING CONSTRUCTION |                     |           |         |
| TIMING              | DESCRIPTION         | AED       | USD     |
| October 2026        | 10% Payment         | 172,990   | 47,136  |
| January 2027        | 10% Payment         | 172,990   | 47,136  |
| April 2027          | 10% Payment         | 172,990   | 47,136  |
| Section total       |                     | 518,970   | 141,409 |
| ON HANDOVER         |                     |           |         |
| TIMING              | DESCRIPTION         | AED       | USD     |
| On handover         | Balance on handover | 1,037,940 | 282,817 |
| Section total       |                     | 1,037,940 | 282,817 |

04 Available Payment Schemes

Alternative structures for UNIT 423

|                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <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; Balance 60% at handover date (auto-computed)</p> <p>TOTAL PRICE                      <b>AED 1,729,900</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; 20 installments of 3.00% (quarterly) = 60%, starting from handover date</p> <p>TOTAL PRICE                      <b>AED 1,909,000</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; 40 installments of 1.50% (quarterly) = 60%, starting from handover date</p> <p>TOTAL PRICE                      <b>AED 2,096,900</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 1,725,600</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 2,013,000</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 1,983,300</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% 7 months from booking date; 20% at handover date; 24 installments of 1.25% = 30%, starting from handover date</p> <p>TOTAL PRICE                      <b>AED 1,747,400</b></p> |                                                                                                                                                                                                                                                                                         |