

AGENT DEAL TERMS DECLARATION

Transaction-specific declaration supplementing the Real Estate Agency Agreement (UAE) — between the Developer and the Agency

Declaration reference	000000001	Declaration date	10/08/2026
Agency Agreement ref.		Agency Agreement date	

1. PARTIES — AGENCY, AUTHORISED SIGNATORY AND INDIVIDUAL BROKER			
Developer (legal name)	JVC Hirat Real Estate LLC	Agency (legal name)	LIAM REAL ESTATE L.L.C
Agency trade licence no.	1309500	RERA ORN / brokerage reg.	41205
Agency VAT TRN	104348838400003	Agency email / telephone	LIAMREALESTATE.UAE@GMAIL.COM
Authorised signatory	MOHAMMAD ARJMAND	Designation / authority	OWNER
Broker full name	MOHAMMAD ARJMAND	Emirates ID no.	784-1985-9009080-3
RERA BRN / broker card no.	67478	Broker mobile / email	0505297283

2. BUYER, PROJECT AND UNIT			
Buyer(s) full name	SEYED HASSAN KHATIBI	Booking / reservation ref. & date	
Project name / location	J-Haus Residences	Unit no. / type / area	209

3. TRANSACTION PRICE AND COMMISSION ADJUSTMENT (ALL FIGURES IN AED UNLESS STATED)			
#	Item	Amount / rate	Basis
1	Published / listed unit price	AED 3,491,158	Before discounts
2	Price before Agency-funded discount	AED 3,491,158	After Developer-funded discount
3	Agency-funded buyer discount (surrendered from commission)	AED 69,823	Funded by Agency only
4	FINAL SALE PRICE PAYABLE BY BUYER (controlling figure)	AED 3,491,158	Item 2 less Item 3
5	Commission rate and calculation basis: 10 % on Property Price Only		
6	Gross commission before adjustment	AED 349,115.8	Basis x rate
7	Less: Agency-funded buyer discount (and other agreed adjustment)	AED 69,823	Set-off authorised below
8	NET COMMISSION BEFORE VAT (controlling figure)	AED 279,292.8	Item 6 less Item 7
9	VAT on net commission, if legally applicable	AED 13,964.64	Valid tax invoice required
10	TOTAL MAXIMUM AMOUNT PAYABLE TO AGENCY (controlling figure)	AED 293,257.44	Item 8 plus Item 9
Agency-funded discount in words: Sixty-nine thousand eight hundred twenty-three		Net commission before VAT in words: Two hundred seventy-nine thousand two hundred ninety-two point eight	

- 4. AGENCY DECLARATION, IRREVOCABLE AUTHORISATION AND NO-PRECEDENT CONFIRMATION**
- The Agency requested or expressly approved the Developer reducing the unit sale price for the Buyer by the Agency-funded discount at Item 3 and irrevocably surrenders that amount from its commission for this transaction; it is not an additional cost, rebate or credit borne by the Developer.
 - The Developer is irrevocably authorised to deduct and set off that discount, and any other agreed adjustment, from the gross commission otherwise payable under the Agency Agreement.
 - The net commission at Item 8, plus VAT only where legally applicable and supported by a valid tax invoice, is accepted as the full and final commission for this transaction; the Agency will invoice the net amount only and has no further claim (reimbursement, shortfall, damages, incentive or marketing support). If the sale is cancelled, terminated or defaults, entitlement is determined strictly under the Agency Agreement.
 - The signatory is duly authorised to bind the Agency; the named broker held all licences, registrations and card approvals required for the relevant activity, and the Agency remains responsible for the broker's acts and omissions and may not later dispute this Declaration for want of internal authority.
 - This Declaration is deal-specific, sets no precedent for any other transaction or buyer, and prevails over the Agency Agreement only as to the final sale price and commission for this unit; in all other respects the Agency Agreement remains unchanged and in full force. Information given is complete and accurate and confidential, personal data is processed only for transaction administration, compliance and audit, and counterparty / electronic signature is permitted.

5. SIGNATURES		
For and on behalf of the Agency Duly authorised to bind the Agency. Agency legal name: LIAM REAL ESTATE Signatory name: MOHAMMAD ARJMAND Designation: OWNER Signature: _____ Date: 10/08/2026 / Company stamp: _____	Individual broker acknowledgement No unauthorised promise made to the Buyer. Broker name: MOHAMMAD ARJMAND / BRN / card no.: MOHAMMAD ARJMAND / Employee / agent code: 67478 Signature: _____ Date: 10/08/2026 / Company stamp: _____	Accepted and approved — Developer Approved by Sales, Finance and Legal / Compliance. Developer legal name: _____ Signatory name: _____ Designation: _____ / Signature: _____ Date: _____ / Company stamp: _____

