



J-HAUS RESIDENCE

UNIT 423

Apartment · 1,092 sq ft · Jumeirah Village Circle

SELLING PRICE — ORIGINAL SCHEME

AED 1,712,452

Approx. USD 466,608

01 Offer Details

Prepared for the client below through the appointed brokerage

PREPARED FOR	ISSUED THROUGH
Shehzad Masood Prospective Buyer	NR Boshra Novagate real estate LLC

02 Property

PROJECT	COMMUNITY	CATEGORY	UNIT
J-Haus Residence	Jumeirah Village Circle	Residential	UNIT 423
UNIT TYPE	SALEABLE AREA	REGISTRATION	SELECTED PLAN
Apartment	1,092 sq ft	DLD · Oqood	Original Scheme

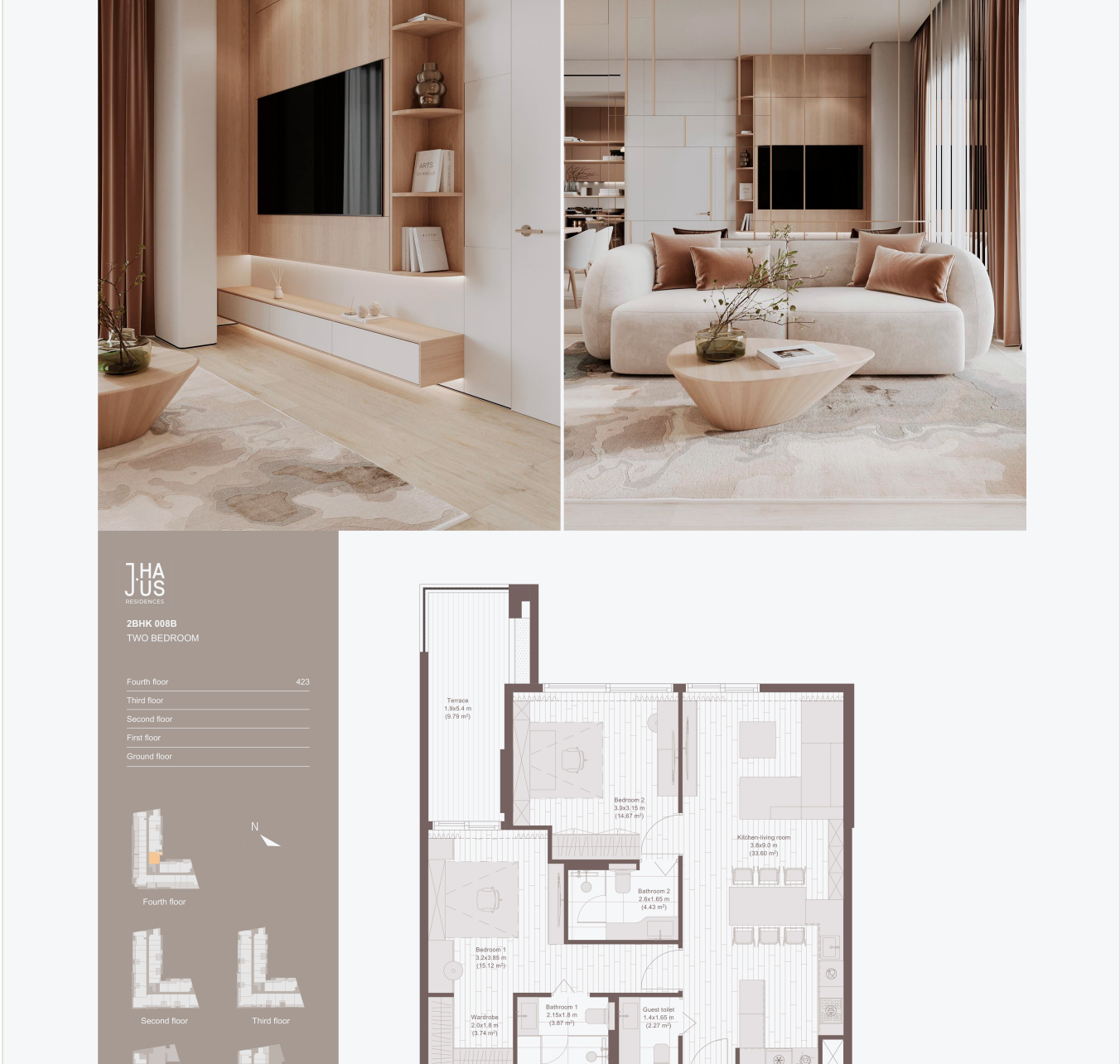
03 Floor Plan

Indicative layout — UNIT 423



04 Unit Plan

Indicative layout — UNIT 423



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 412,988	
USD 112,531	
DURING CONSTRUCTION	
AED 513,736	
USD 139,982	
ON HANDOVER	
AED 342,490	
USD 93,322	
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)	
AED 513,736	
USD 139,982	
TOTAL PAYABLE	
AED 1,782,950	
USD 485,817 · incl. fees	

DOWN PAYMENT			
TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	68,498	18,664
Booking	Oqood	2,000	545
Booking	20% Down payment	342,490	93,322
Section total		412,988	112,531
DURING CONSTRUCTION			
TIMING	DESCRIPTION	AED	USD
October 2026	10% Payment	171,245	46,661
January 2027	10% Payment	171,245	46,661
April 2027	10% Payment	171,245	46,661
Section total		513,736	139,982
ON HANDOVER			
TIMING	DESCRIPTION	AED	USD
On handover	20% Payment	342,490	93,322
Section total		342,490	93,322
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)			
INSTALMENT	DUE	AED	USD
01	Aug 2027	64,217	17,498
02	Nov 2027	64,217	17,498
03	Feb 2028	64,217	17,498
04	May 2028	64,217	17,498
05	Aug 2028	64,217	17,498
06	Nov 2028	64,217	17,498
07	Feb 2029	64,217	17,498
08	May 2029	64,217	17,498
Section total		513,736	139,982

06 Available Payment Schemes

Alternative structures for UNIT 423

Scheme A 10% at booking date; 10% 2 months from booking date; 10% 5 months from booking date; 10% 8 months from booking date; 10% 8 months from booking date; Balance 60% at handover date (auto-computed) TOTAL PRICE AED 1,729,900	Scheme B 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 TOTAL PRICE AED 1,909,000
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 2,096,900	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 1,747,400
Scheme D 20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date TOTAL PRICE AED 2,013,000	Scheme E 30% at booking date; Balance 70% at handover date (auto-computed) TOTAL PRICE AED 1,725,600
Scheme F 30% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date TOTAL PRICE AED 1,983,300	