

Developer Platform

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No. OFR-2026-020 · Rev. 5

Issue Date 28 Aug 2026

Valid Until 27 Sep 2026

Offer valid for 30 days from issue



J-HAUS RESIDENCE

UNIT 422

Apartment · 1,092 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME C

AED 2,054,472

Approx. USD 559,802

01 Offer Details

Prepared for the client below through the appointed brokerage

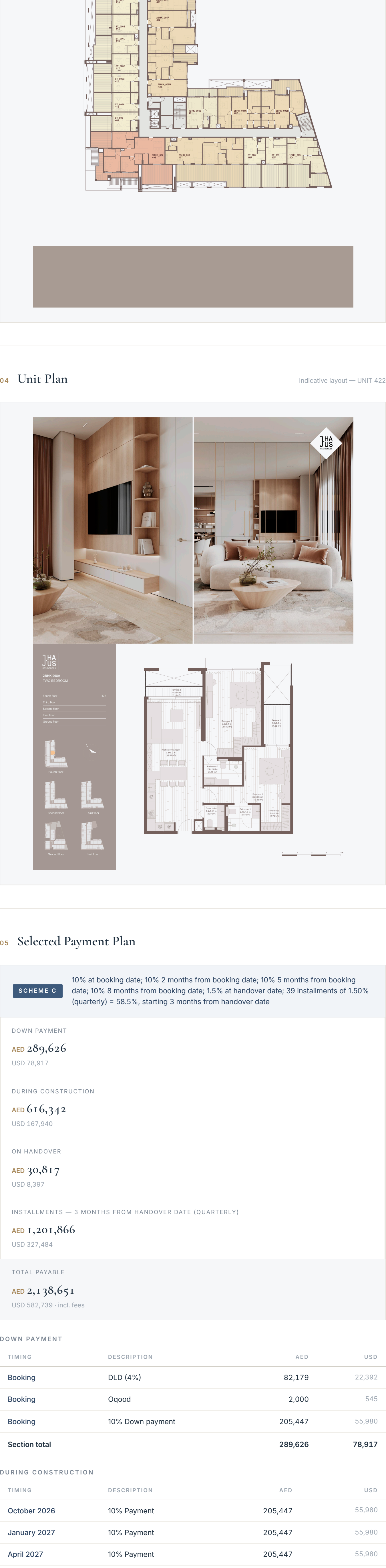
PREPARED FOR	ISSUED THROUGH
Ishrat Fatima Prospective Buyer	TF Ishrat Fatima Trust Forever Brokerage Real Estate LLC

02 Property

PROJECT	COMMUNITY	CATEGORY	UNIT
J-Haus Residence	Jumeirah Village Circle	Residential	UNIT 422
UNIT TYPE	SALEABLE AREA	REGISTRATION	SELECTED PLAN
Apartment	1,092 sq ft	DLD · Oqood	Scheme C

03 Floor Plan

Indicative layout — UNIT 422



04 Unit Plan

Indicative layout — UNIT 422



05 Selected Payment Plan

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
DOWN PAYMENT	
AED 289,626	
USD 78,917	
DURING CONSTRUCTION	
AED 616,342	
USD 167,940	
ON HANDOVER	
AED 30,817	
USD 8,397	
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)	
AED 1,201,866	
USD 327,484	
TOTAL PAYABLE	
AED 2,138,651	
USD 582,739 - Incl. fees	

DOWN PAYMENT			
TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	82,179	22,392
Booking	Oqood	2,000	545
Booking	10% Down payment	205,447	55,980
Section total		289,626	78,917

DURING CONSTRUCTION			
TIMING	DESCRIPTION	AED	USD
October 2026	10% Payment	205,447	55,980
January 2027	10% Payment	205,447	55,980
April 2027	10% Payment	205,447	55,980
Section total		616,342	167,940

ON HANDOVER			
TIMING	DESCRIPTION	AED	USD
On handover	1.5% Payment	30,817	8,397
Section total		30,817	8,397

INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)			
INSTALMENT	DUE	AED	USD
01	Aug 2027	30,817	8,397
02	Nov 2027	30,817	8,397
03	Feb 2028	30,817	8,397
04	May 2028	30,817	8,397
05	Aug 2028	30,817	8,397
06	Nov 2028	30,817	8,397
07	Feb 2029	30,817	8,397
08	May 2029	30,817	8,397
09	Aug 2029	30,817	8,397
10	Nov 2029	30,817	8,397
11	Feb 2030	30,817	8,397
12	May 2030	30,817	8,397
13	Aug 2030	30,817	8,397
14	Nov 2030	30,817	8,397
15	Feb 2031	30,817	8,397
16	May 2031	30,817	8,397
17	Aug 2031	30,817	8,397
18	Nov 2031	30,817	8,397
19	Feb 2032	30,817	8,397
20	May 2032	30,817	8,397
21	Aug 2032	30,817	8,397
22	Nov 2032	30,817	8,397
23	Feb 2033	30,817	8,397
24	May 2033	30,817	8,397
25	Aug 2033	30,817	8,397
26	Nov 2033	30,817	8,397
27	Feb 2034	30,817	8,397
28	May 2034	30,817	8,397
29	Aug 2034	30,817	8,397
30	Nov 2034	30,817	8,397
31	Feb 2035	30,817	8,397
32	May 2035	30,817	8,397
33	Aug 2035	30,817	8,397
34	Nov 2035	30,817	8,397
35	Feb 2036	30,817	8,397
36	May 2036	30,817	8,397
37	Aug 2036	30,817	8,397
38	Nov 2036	30,817	8,397
39	Feb 2037	30,817	8,397
Section total		1,201,866	327,484

06 Available Payment Schemes

Alternative structures for UNIT 422

Scheme A 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; Balance 60% at handover date (auto-computed) TOTAL PRICE AED 1,729,500	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 1,908,600
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 2,096,400	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 1,747,000
Scheme D 20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date TOTAL PRICE AED 2,012,500	Scheme E 30% at booking date; Balance 70% at handover date (auto-computed) TOTAL PRICE AED 1,725,200

Scheme F 30% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date TOTAL PRICE AED 1,982,800

DEVELOPER	VALIDITY
Developer Platform	Offer No. OFR-2026-020 · Rev. 5
	Issued 28 Aug 2026
	Expires 27 Sep 2026
	Valid for 30 days from issue

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.