



J-HAUS RESIDENCE

UNIT 316

Apartment · 512 sq ft · Jumeirah Village Circle

SELLING PRICE — CUSTOM — SCHEME C

**AED 1,189,466**

Approx. USD 324,105

01 Offer Details

Prepared for the client below through the appointed brokerage

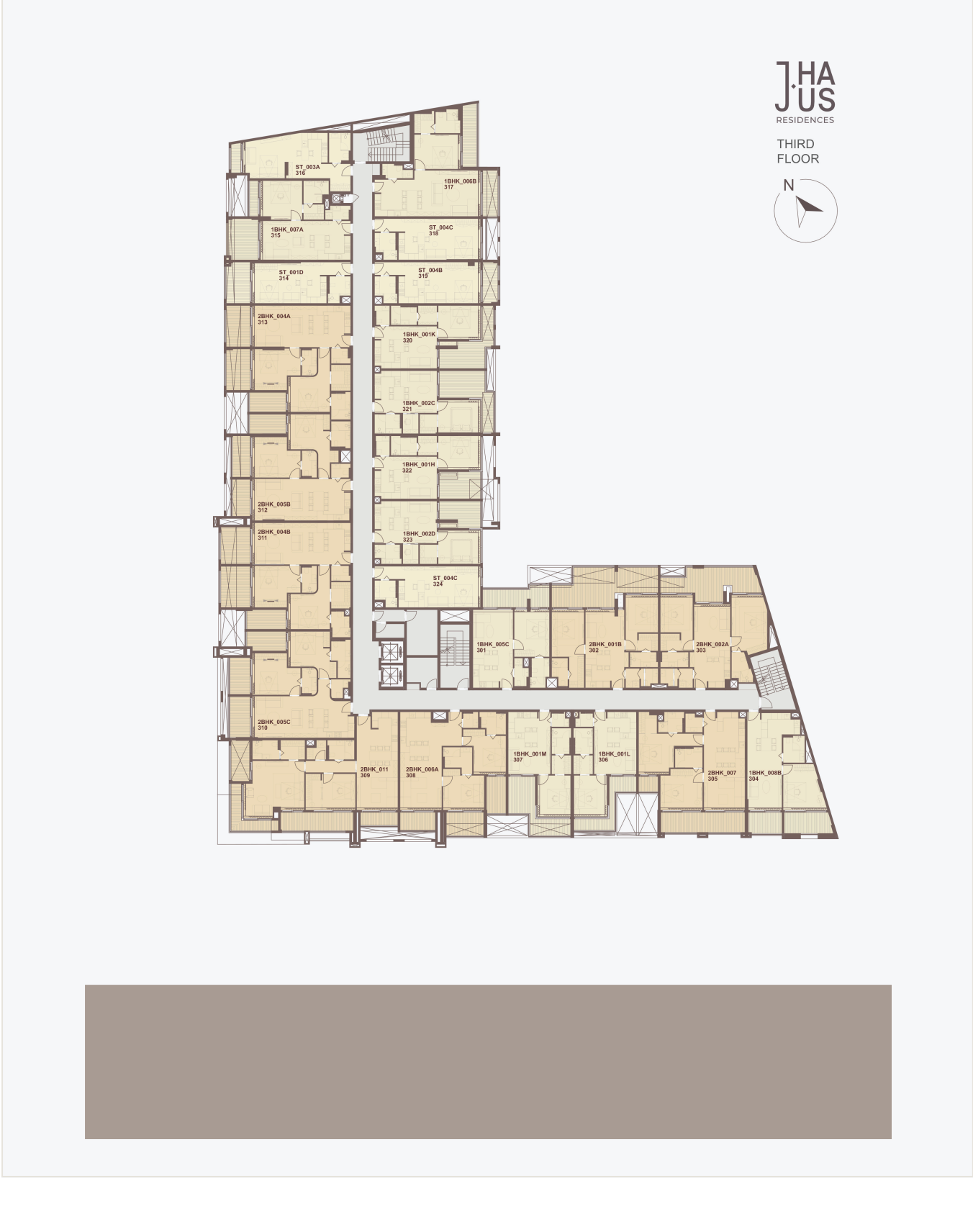
|                                                                            |                                                                                          |
|----------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| <p>PREPARED FOR</p> <p><b>GHAZALEH KARAMI</b></p> <p>Prospective Buyer</p> | <p>ISSUED THROUGH</p> <p><b>YOUSEF JALILI</b></p> <p>YOUSEF JALILI REAL ESTATE L.L.C</p> |
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02 Property

|                         |                                |                    |                          |
|-------------------------|--------------------------------|--------------------|--------------------------|
| PROJECT                 | COMMUNITY                      | CATEGORY           | UNIT                     |
| <b>J-Haus Residence</b> | <b>Jumeirah Village Circle</b> | <b>Residential</b> | <b>UNIT 316</b>          |
| UNIT TYPE               | SALEABLE AREA                  | REGISTRATION       | SELECTED PLAN            |
| <b>Apartment</b>        | <b>512 sq ft</b>               | <b>DLD · Oqood</b> | <b>Custom — Scheme C</b> |

03 Floor Plan

Indicative layout — UNIT 316



04 Selected Payment Plan

|                                                                                                                                                                                                                                                                                                                                                             |                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| <b>PROPOSED — SUBJECT TO DEVELOPER APPROVAL</b>                                                                                                                                                                                                                                                                                                             | <b>CUSTOM — SCHEME C</b> |
| 10% at booking date; 1% 27 days from booking date; 1% 58 days from booking date; 1% 88 days from booking date; 1% 119 days from handover date; 1% 148 days from booking date; 1% 180 days from booking date; 1% 209 days from booking date; 1% 237 days from booking date; 40 installments of 2.05% (quarterly) = 82%, starting 1 months from handover date |                          |
| DOWN PAYMENT                                                                                                                                                                                                                                                                                                                                                |                          |
| <b>AED 168,526</b>                                                                                                                                                                                                                                                                                                                                          |                          |
| USD 45,920                                                                                                                                                                                                                                                                                                                                                  |                          |
| DURING CONSTRUCTION                                                                                                                                                                                                                                                                                                                                         |                          |
| <b>AED 83,265</b>                                                                                                                                                                                                                                                                                                                                           |                          |
| USD 22,688                                                                                                                                                                                                                                                                                                                                                  |                          |
| ON HANDOVER                                                                                                                                                                                                                                                                                                                                                 |                          |
| <b>AED 11,895</b>                                                                                                                                                                                                                                                                                                                                           |                          |
| USD 3,241                                                                                                                                                                                                                                                                                                                                                   |                          |
| INSTALLMENTS — 1 MONTHS FROM HANDOVER DATE (QUARTERLY)                                                                                                                                                                                                                                                                                                      |                          |
| <b>AED 975,359</b>                                                                                                                                                                                                                                                                                                                                          |                          |
| USD 265,765                                                                                                                                                                                                                                                                                                                                                 |                          |
| TOTAL PAYABLE                                                                                                                                                                                                                                                                                                                                               |                          |
| <b>AED 1,239,045</b>                                                                                                                                                                                                                                                                                                                                        |                          |
| USD 337,614 · incl. fees                                                                                                                                                                                                                                                                                                                                    |                          |

|                                                        |                  |         |         |
|--------------------------------------------------------|------------------|---------|---------|
| DOWN PAYMENT                                           |                  |         |         |
| TIMING                                                 | DESCRIPTION      | AED     | USD     |
| Booking                                                | DLD (4%)         | 47,579  | 12,964  |
| Booking                                                | Oqood            | 2,000   | 545     |
| Booking                                                | 10% Down payment | 118,947 | 32,411  |
| Section total                                          |                  | 168,526 | 45,920  |
| DURING CONSTRUCTION                                    |                  |         |         |
| TIMING                                                 | DESCRIPTION      | AED     | USD     |
| October 2026                                           | 1% Payment       | 11,895  | 3,241   |
| November 2026                                          | 1% Payment       | 11,895  | 3,241   |
| December 2026                                          | 1% Payment       | 11,895  | 3,241   |
| February 2027                                          | 1% Payment       | 11,895  | 3,241   |
| March 2027                                             | 1% Payment       | 11,895  | 3,241   |
| April 2027                                             | 1% Payment       | 11,895  | 3,241   |
| May 2027                                               | 1% Payment       | 11,895  | 3,241   |
| Section total                                          |                  | 83,265  | 22,688  |
| ON HANDOVER                                            |                  |         |         |
| TIMING                                                 | DESCRIPTION      | AED     | USD     |
| October 2027                                           | 1% Payment       | 11,895  | 3,241   |
| Section total                                          |                  | 11,895  | 3,241   |
| INSTALLMENTS — 1 MONTHS FROM HANDOVER DATE (QUARTERLY) |                  |         |         |
| INSTALMENT                                             | DUE              | AED     | USD     |
| 01                                                     | Jul 2027         | 24,384  | 6,644   |
| 02                                                     | Oct 2027         | 24,384  | 6,644   |
| 03                                                     | Jan 2028         | 24,384  | 6,644   |
| 04                                                     | Apr 2028         | 24,384  | 6,644   |
| 05                                                     | Jul 2028         | 24,384  | 6,644   |
| 06                                                     | Oct 2028         | 24,384  | 6,644   |
| 07                                                     | Jan 2029         | 24,384  | 6,644   |
| 08                                                     | Apr 2029         | 24,384  | 6,644   |
| 09                                                     | Jul 2029         | 24,384  | 6,644   |
| 10                                                     | Oct 2029         | 24,384  | 6,644   |
| 11                                                     | Jan 2030         | 24,384  | 6,644   |
| 12                                                     | Apr 2030         | 24,384  | 6,644   |
| 13                                                     | Jul 2030         | 24,384  | 6,644   |
| 14                                                     | Oct 2030         | 24,384  | 6,644   |
| 15                                                     | Jan 2031         | 24,384  | 6,644   |
| 16                                                     | Apr 2031         | 24,384  | 6,644   |
| 17                                                     | Jul 2031         | 24,384  | 6,644   |
| 18                                                     | Oct 2031         | 24,384  | 6,644   |
| 19                                                     | Jan 2032         | 24,384  | 6,644   |
| 20                                                     | Apr 2032         | 24,384  | 6,644   |
| 21                                                     | Jul 2032         | 24,384  | 6,644   |
| 22                                                     | Oct 2032         | 24,384  | 6,644   |
| 23                                                     | Jan 2033         | 24,384  | 6,644   |
| 24                                                     | Apr 2033         | 24,384  | 6,644   |
| 25                                                     | Jul 2033         | 24,384  | 6,644   |
| 26                                                     | Oct 2033         | 24,384  | 6,644   |
| 27                                                     | Jan 2034         | 24,384  | 6,644   |
| 28                                                     | Apr 2034         | 24,384  | 6,644   |
| 29                                                     | Jul 2034         | 24,384  | 6,644   |
| 30                                                     | Oct 2034         | 24,384  | 6,644   |
| 31                                                     | Jan 2035         | 24,384  | 6,644   |
| 32                                                     | Apr 2035         | 24,384  | 6,644   |
| 33                                                     | Jul 2035         | 24,384  | 6,644   |
| 34                                                     | Oct 2035         | 24,384  | 6,644   |
| 35                                                     | Jan 2036         | 24,384  | 6,644   |
| 36                                                     | Apr 2036         | 24,384  | 6,644   |
| 37                                                     | Jul 2036         | 24,384  | 6,644   |
| 38                                                     | Oct 2036         | 24,384  | 6,644   |
| 39                                                     | Jan 2037         | 24,384  | 6,644   |
| 40                                                     | Apr 2037         | 24,383  | 6,644   |
| Section total                                          |                  | 975,359 | 265,765 |

DEVELOPER

Hirat Developers

VALIDITY

Offer No. OFR-2026-295 · Rev. 2

Issued 15 Sep 2026

Expires 29 Sep 2026

Valid for 14 days from issue