

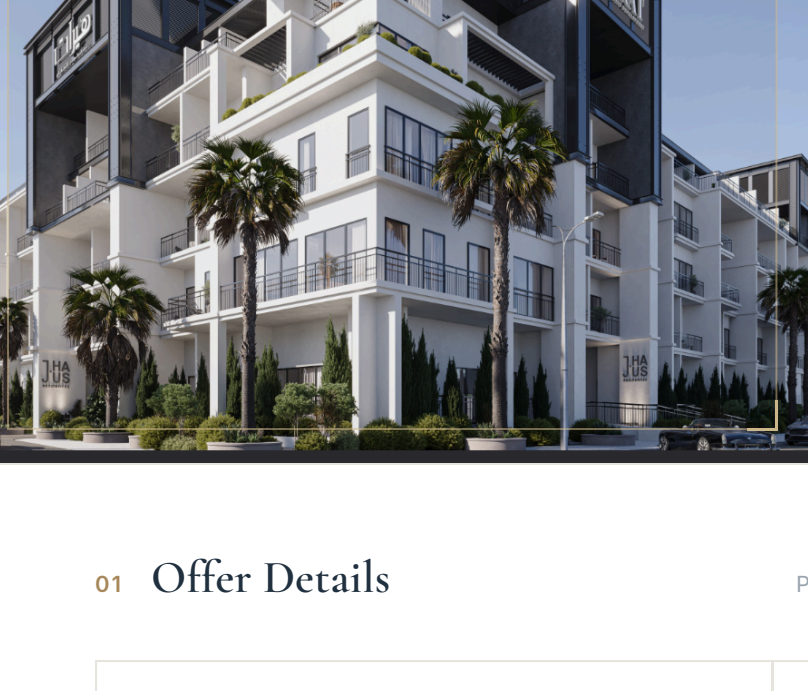
Developer Platform

OFF-PLAN SALES OFFER - JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No.	OFR-2026-444
Issue Date	29 Sep 2026
Valid Until	13 Oct 2026

Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 421

Apartment · 1,119 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME F

AED 2,031,500

Approx. USD 553,542

01 Offer Details

Prepared for the client below through the appointed brokerage

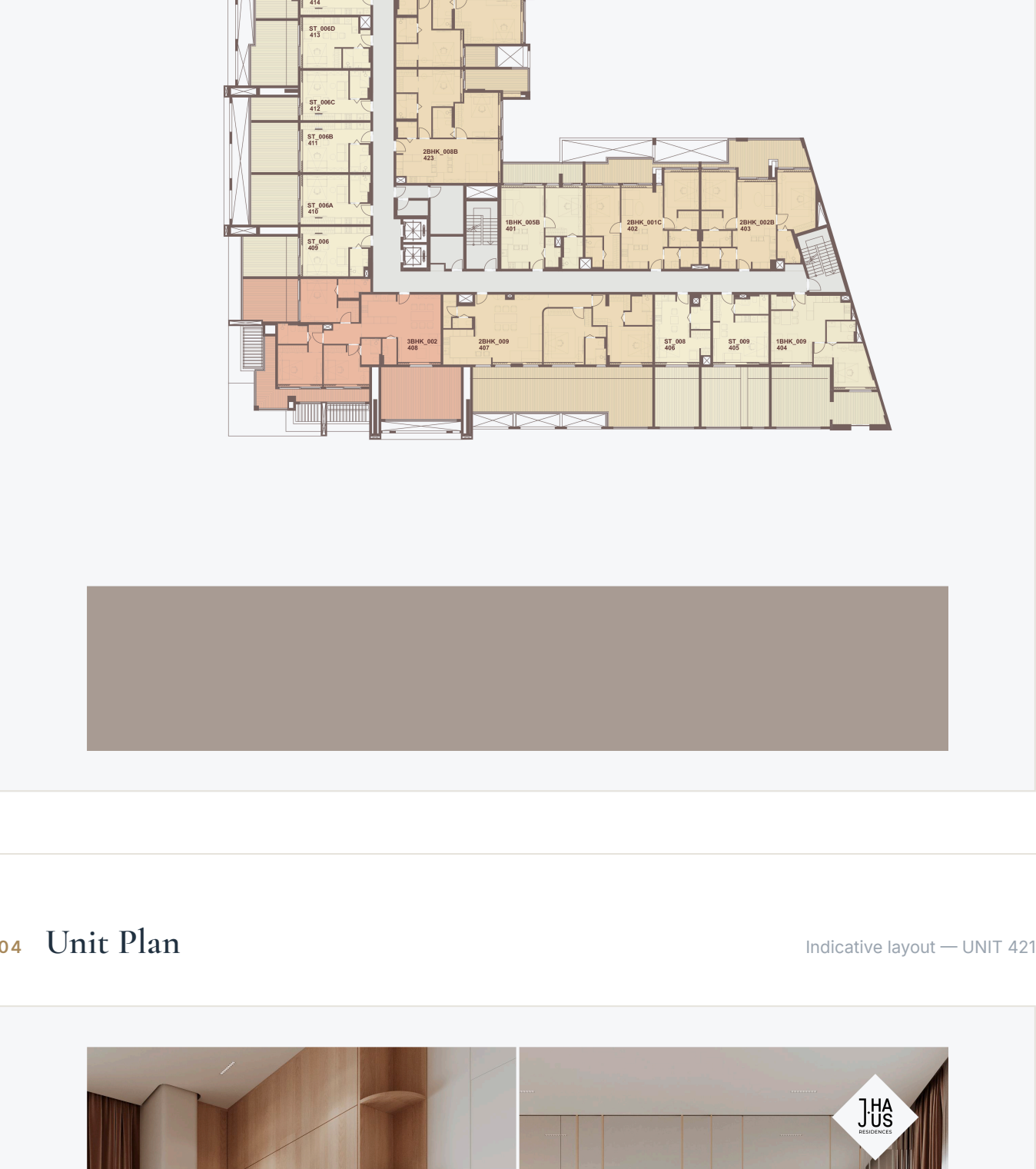
PREPARED FOR	ISSUED THROUGH
Aisha Mehta Prospective Buyer	us Laiza United Seven Real Estate Broker

02 Property

PROJECT	COMMUNITY	CATEGORY	UNIT
J-Haus Residence	Jumeirah Village Circle	Residential	UNIT 421
UNIT TYPE	SALEABLE AREA	REGISTRATION	SELECTED PLAN
Apartment	1,119 sq ft	DLD · Oqood	Scheme F

03 Floor Plan

Indicative layout — UNIT 421



04 Unit Plan

Indicative layout — UNIT 421



05 Selected Payment Plan

SCHEME F	30% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date
----------	--

DOWN PAYMENT	INSTALLMENTS — 3 MONTHS FROM BOOKING DATE (MONTHLY)	TOTAL PAYABLE
AED 692,710 USD 188,749	AED 1,422,050 USD 387,480	AED 2,114,760 USD 576,229 · incl. fees

TIMING	DESCRIPTION	AED	USD
Booking	30% Down payment	609,450	166,063
Booking	DLD (4%)	81,260	22,142
Booking	Oqood	2,000	545
Section total		692,710	188,749

INSTALLMENTS — 3 MONTHS FROM BOOKING DATE (MONTHLY)			
INSTALMENT	DUE	AED	USD
01	Dec 2026	20,315	5,535
02	Jan 2027	20,315	5,535
03	Feb 2027	20,315	5,535
04	Mar 2027	20,315	5,535
05	Apr 2027	20,315	5,535
06	May 2027	20,315	5,535
07	Jun 2027	20,315	5,535
08	Jul 2027	20,315	5,535
09	Aug 2027	20,315	5,535
10	Sep 2027	20,315	5,535
11	Oct 2027	20,315	5,535
12	Nov 2027	20,315	5,535
13	Dec 2027	20,315	5,535
14	Jan 2028	20,315	5,535
15	Feb 2028	20,315	5,535
16	Mar 2028	20,315	5,535
17	Apr 2028	20,315	5,535
18	May 2028	20,315	5,535
19	Jun 2028	20,315	5,535
20	Jul 2028	20,315	5,535
21	Aug 2028	20,315	5,535
22	Sep 2028	20,315	5,535
23	Oct 2028	20,315	5,535
24	Nov 2028	20,315	5,535
25	Dec 2028	20,315	5,535
26	Jan 2029	20,315	5,535
27	Feb 2029	20,315	5,535
28	Mar 2029	20,315	5,535
29	Apr 2029	20,315	5,535
30	May 2029	20,315	5,535
31	Jun 2029	20,315	5,535
32	Jul 2029	20,315	5,535
33	Aug 2029	20,315	5,535
34	Sep 2029	20,315	5,535
35	Oct 2029	20,315	5,535
36	Nov 2029	20,315	5,535
37	Dec 2029	20,315	5,535
38	Jan 2030	20,315	5,535
39	Feb 2030	20,315	5,535
40	Mar 2030	20,315	5,535
41	Apr 2030	20,315	5,535
42	May 2030	20,315	5,535
43	Jun 2030	20,315	5,535
44	Jul 2030	20,315	5,535
45	Aug 2030	20,315	5,535
46	Sep 2030	20,315	5,535
47	Oct 2030	20,315	5,535
48	Nov 2030	20,315	5,535
49	Dec 2030	20,315	5,535
50	Jan 2031	20,315	5,535
51	Feb 2031	20,315	5,535
52	Mar 2031	20,315	5,535
53	Apr 2031	20,315	5,535
54	May 2031	20,315	5,535
55	Jun 2031	20,315	5,535
56	Jul 2031	20,315	5,535
57	Aug 2031	20,315	5,535
58	Sep 2031	20,315	5,535
59	Oct 2031	20,315	5,535
60	Nov 2031	20,315	5,535
61	Dec 2031	20,315	5,535
62	Jan 2032	20,315	5,535
63	Feb 2032	20,315	5,535
64	Mar 2032	20,315	5,535
65	Apr 2032	20,315	5,535
66	May 2032	20,315	5,535
67	Jun 2032	20,315	5,535
68	Jul 2032	20,315	5,535
69	Aug 2032	20,315	5,535
70	Sep 2032	20,315	5,535
Section total		1,422,050	387,480

06 Available Payment Schemes

Alternative structures for UNIT 421

Scheme A 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) TOTAL PRICE AED 1,772,000	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 1,955,500
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 2,147,900	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 1,789,900
Scheme D 20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date TOTAL PRICE AED 2,062,000	Scheme E 30% at booking date; Balance 70% at handover date (auto-computed) TOTAL PRICE AED 1,767,500

DEVELOPER	VALIDITY
Developer Platform	Offer No. OFR-2026-444
	Issued 29 Sep 2026
	Expires 13 Oct 2026
	Valid for 14 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.