

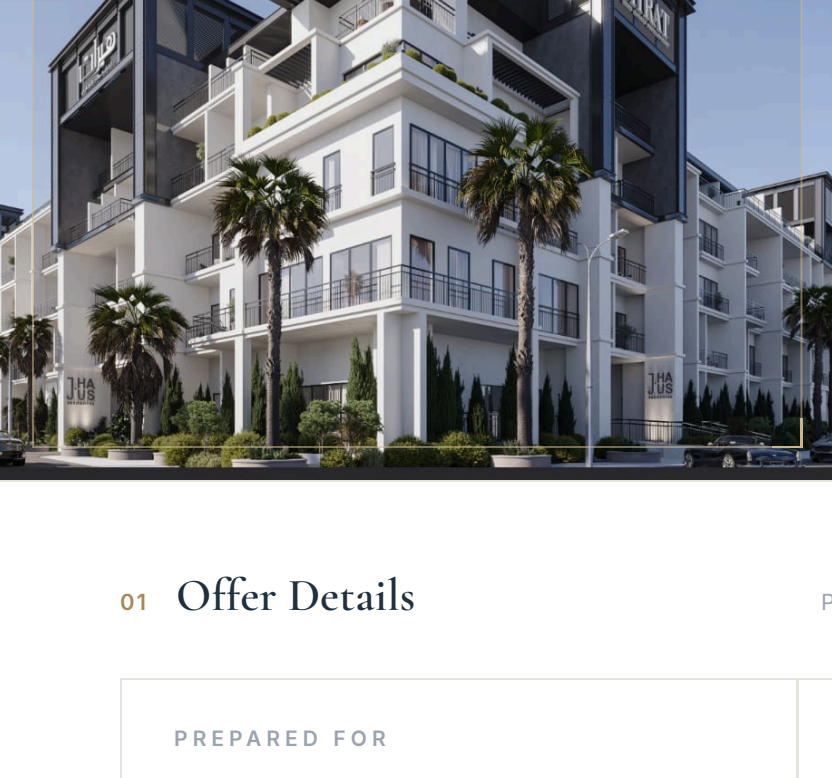
Developer Platform

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No.	OFR-2026-451
Issue Date	13 Oct 2026
Valid Until	11 Jan 2027

Offer valid for 90 days from issue



J-HAUS RESIDENCE

UNIT 411

Apartment · 507 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME D

AED 1,110,200

Approx. USD 302,507

01 Offer Details

Prepared for the client below through the appointed brokerage

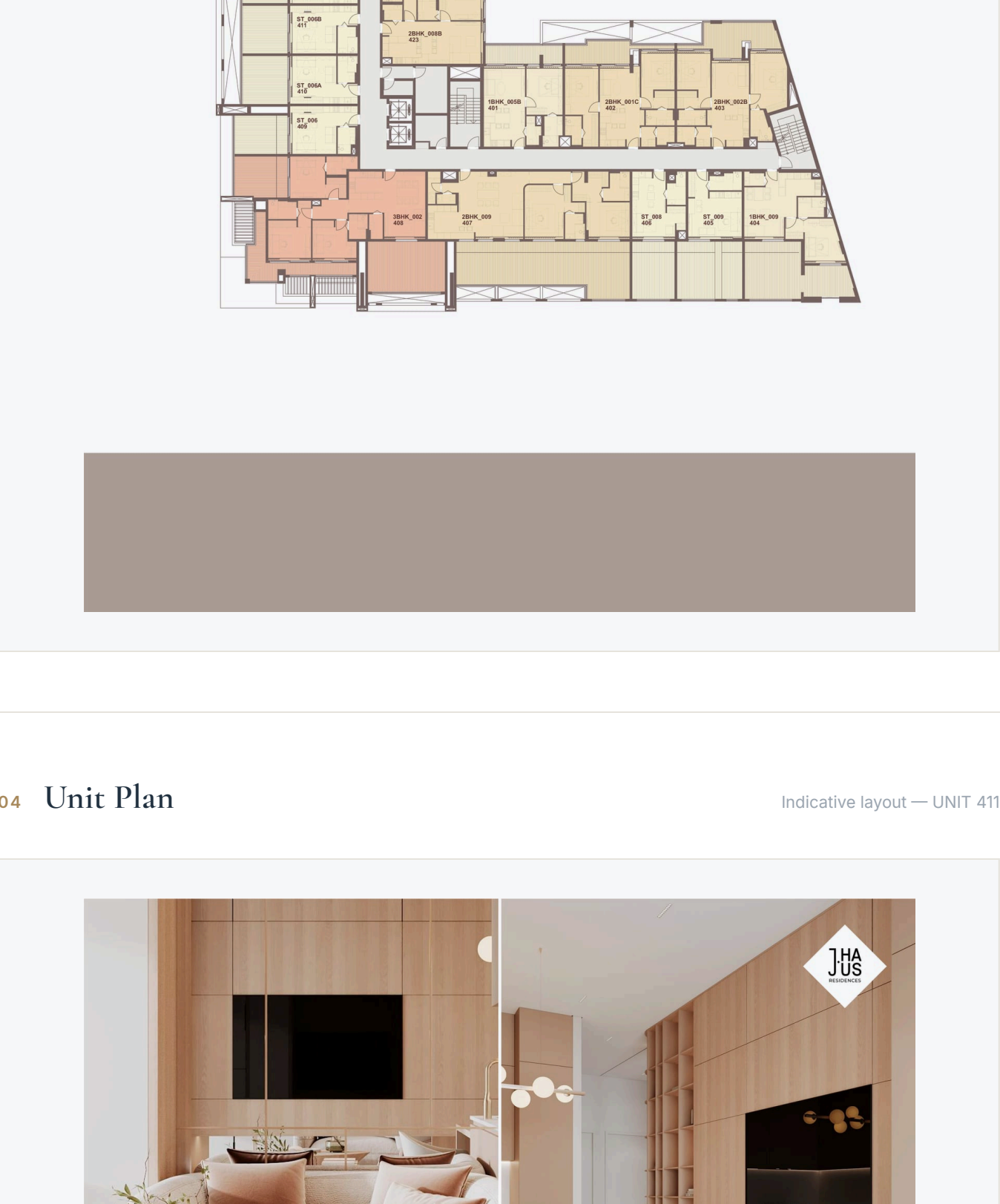
PREPARED FOR	ISSUED THROUGH
Abdullah Al Hammadi Prospective Buyer	LR Mohammed Arjmand Liam Real Estate L.L.C

02 Property

PROJECT	COMMUNITY	CATEGORY	UNIT
J-Haus Residence	Jumeirah Village Circle	Residential	UNIT 411
UNIT TYPE	SALEABLE AREA	REGISTRATION	SELECTED PLAN
Apartment	507 sq ft	DLD · Oqood	Scheme D

03 Floor Plan

Indicative layout — UNIT 411



04 Unit Plan

Indicative layout — UNIT 411



05 Selected Payment Plan

SCHEME D	20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date
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Service charges waived for the first 2 years following handover

DOWN PAYMENT	INSTALLMENTS — 3 MONTHS FROM BOOKING DATE (MONTHLY)	TOTAL PAYABLE
AED 268,448 USD 73,147	AED 888,160 USD 242,005	AED 1,156,608 USD 315,152 · Incl. fees

DOWN PAYMENT

TIMING	DESCRIPTION	AED	USD
Booking	20% Down payment	222,040	60,501
Booking	DLD (4%)	44,408	12,100
Booking	Oqood	2,000	545
Section total		268,448	73,147

INSTALLMENTS — 3 MONTHS FROM BOOKING DATE (MONTHLY)

INSTALMENT	DUE	AED	USD
01	Jan 2027	11,102	3,025
02	Feb 2027	11,102	3,025
03	Mar 2027	11,102	3,025
04	Apr 2027	11,102	3,025
05	May 2027	11,102	3,025
06	Jun 2027	11,102	3,025
07	Jul 2027	11,102	3,025
08	Aug 2027	11,102	3,025
09	Sep 2027	11,102	3,025
10	Oct 2027	11,102	3,025
11	Nov 2027	11,102	3,025
12	Dec 2027	11,102	3,025
13	Jan 2028	11,102	3,025
14	Feb 2028	11,102	3,025
15	Mar 2028	11,102	3,025
16	Apr 2028	11,102	3,025
17	May 2028	11,102	3,025
18	Jun 2028	11,102	3,025
19	Jul 2028	11,102	3,025
20	Aug 2028	11,102	3,025
21	Sep 2028	11,102	3,025
22	Oct 2028	11,102	3,025
23	Nov 2028	11,102	3,025
24	Dec 2028	11,102	3,025
25	Jan 2029	11,102	3,025
26	Feb 2029	11,102	3,025
27	Mar 2029	11,102	3,025
28	Apr 2029	11,102	3,025
29	May 2029	11,102	3,025
30	Jun 2029	11,102	3,025
31	Jul 2029	11,102	3,025
32	Aug 2029	11,102	3,025
33	Sep 2029	11,102	3,025
34	Oct 2029	11,102	3,025
35	Nov 2029	11,102	3,025
36	Dec 2029	11,102	3,025
37	Jan 2030	11,102	3,025
38	Feb 2030	11,102	3,025
39	Mar 2030	11,102	3,025
40	Apr 2030	11,102	3,025
41	May 2030	11,102	3,025
42	Jun 2030	11,102	3,025
43	Jul 2030	11,102	3,025
44	Aug 2030	11,102	3,025
45	Sep 2030	11,102	3,025
46	Oct 2030	11,102	3,025
47	Nov 2030	11,102	3,025
48	Dec 2030	11,102	3,025
49	Jan 2031	11,102	3,025
50	Feb 2031	11,102	3,025
51	Mar 2031	11,102	3,025
52	Apr 2031	11,102	3,025
53	May 2031	11,102	3,025
54	Jun 2031	11,102	3,025
55	Jul 2031	11,102	3,025
56	Aug 2031	11,102	3,025
57	Sep 2031	11,102	3,025
58	Oct 2031	11,102	3,025
59	Nov 2031	11,102	3,025
60	Dec 2031	11,102	3,025
61	Jan 2032	11,102	3,025
62	Feb 2032	11,102	3,025
63	Mar 2032	11,102	3,025
64	Apr 2032	11,102	3,025
65	May 2032	11,102	3,025
66	Jun 2032	11,102	3,025
67	Jul 2032	11,102	3,025
68	Aug 2032	11,102	3,025
69	Sep 2032	11,102	3,025
70	Oct 2032	11,102	3,025
71	Nov 2032	11,102	3,025
72	Dec 2032	11,102	3,025
73	Jan 2033	11,102	3,025
74	Feb 2033	11,102	3,025
75	Mar 2033	11,102	3,025
76	Apr 2033	11,102	3,025
77	May 2033	11,102	3,025
78	Jun 2033	11,102	3,025
79	Jul 2033	11,102	3,025
80	Aug 2033	11,102	3,025
Section total		888,160	242,005

06 Available Payment Schemes

Alternative structures for UNIT 411

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 954,100	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 1,052,800
Scheme C 10% at booking date; 10% 2 months from booking date; 10% 5 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 1,156,400	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 963,700
Scheme D SELECTED 20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date TOTAL PRICE AED 1,110,200	Scheme E 30% at booking date; Balance 70% at handover date (auto-computed) TOTAL PRICE AED 951,700
Scheme F 30% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date TOTAL PRICE AED 1,093,800	