

SALES OFFER

Reference No : EMR/REF/a0Z4H00000WbmwzUAB

Date: 05/06/2021

Dear Customer,

Considering the points we discussed, I believe the below listed projects will cater to your requirements.

<i>Project</i>		<i>Unit Number</i>		<i>Estimated Completion Date</i>		
Ranches III		R3 Ruba-V-359		2023-12-27		
<i>Type</i>	<i>Unit Model</i>	<i>Bed Rooms</i>	<i>Property Status</i>	<i>Total Area (SQ. FT)</i>	<i>Plot Area (SQ. FT)</i>	<i>Selling Price (AED)</i>
Villa	Type 9M6P4	3 Bedrooms		2080	1566	1,862,888.00

*Applicable fees to Dubai Land Department are: 4% of the property net price + AED 3,000 oqood fee

*Prices and availability are subject to change without notice

*The Estimated Completion Date is a mere estimate and subject to change from time to time

SCHEDULE OF INSTALMENT PAYMENTS

<i>Instalment</i>	<i>Milestone</i>	<i>Percentage (%)</i>	<i>Date</i>	<i>Amount (AED)</i>	<i>VAT Rate (%)</i>	<i>VAT Amount (AED)</i>	<i>Total Amount (AED)</i>
1	1st Installment	12 %	2021-06-05	223547	0	0.00	223,547.00
2	2nd Installment	10 %	2021-07-15	186289	0	0.00	186,289.00
3	3rd Installment	4 %	2021-10-15	74516	0	0.00	74,516.00
4	4th Installment	4 %	2022-01-15	74516	0	0.00	74,516.00
5	5th Installment	5 %	2022-05-15	93144	0	0.00	93,144.00
6	6th Installment	5 %	2022-09-15	93144	0	0.00	93,144.00
7	7th Installment	5 %	2023-01-15	93144	0	0.00	93,144.00
8	8th Installment	5 %	2023-05-15	93144	0	0.00	93,144.00

9	9th Installment	5 %	2023-09-15	93144	0	0.00	93,144.00
10	100% Construction and Handover	5 %	2023-12-27	93144	0	0.00	93,144.00
11	4 months after completion	10 %	2024-04-27	186289	0	0.00	186,289.00
12	8 months after completion	5 %	2024-08-27	93144	0	0.00	93,144.00
13	12 months after completion	10 %	2024-12-27	186289	0	0.00	186,289.00
14	16 months after completion	5 %	2025-04-27	93144	0	0.00	93,144.00
15	20 months after completion	5 %	2025-08-27	93144	0	0.00	93,144.00
16	24 months after completion	5 %	2025-12-27	93146	0	0.00	93,146.00
					Purchase Price (AED)		1,862,888.00

ARABIAN RANCHES III

RUBA

MANAR COLLECTION

3 BEDROOM - B

UNIT	TOTAL AREA
5 PLEX - TH04	193.80 SQ.M.
6 PLEX - TH05	2086.02 SQ.FT.
6 PLEX - TH04	193.24 SQ.M.
8 PLEX - TH02	2086.15 SQ.FT.
8 PLEX - TH05	2079.91 SQ.FT.
8 PLEX - TH06	2076.57 SQ.FT.
8 PLEX - TH07	2082.71 SQ.FT.

KEY PLAN



UNIT PLAN



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

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