

Reference No : EMR/REF/a0ZNM000000jr3A2AQ

Date: 07/07/2025

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>		
Grand Polo Club and Resort		GP Selvara-V-106		30-Apr-2029		
<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 03	4 Bedrooms		3799	3795	6,669,888.00

*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

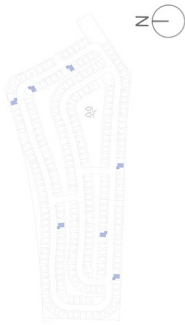
<i>Instalment</i>	<i>Milestone</i>	<i>Percentage (%)</i>	<i>Date</i>	<i>Amount (AED)</i>	<i>VAT Rate (%)</i>	<i>VAT Amount (AED)</i>	<i>Total Amount (AED)</i>
1	1st Installment	10 %	07-Jul-2025	666,989.00	0	0.00	666,989.00
2	2nd Installment	10 %	25-Aug-2025	666,989.00	0	0.00	666,989.00
3	3rd Installment	10 %	25-Jan-2026	666,989.00	0	0.00	666,989.00
4	4th Installment	10 %	25-Jun-2026	666,989.00	0	0.00	666,989.00
5	5th Installment	10 %	25-Jan-2027	666,989.00	0	0.00	666,989.00
6	50% Construction	10 %	22-Jul-2027	666,989.00	0	0.00	666,989.00
7	70% Construction	10 %	01-Jan-2028	666,989.00	0	0.00	666,989.00
8	90% Construction	10 %	06-Jun-2028	666,989.00	0	0.00	666,989.00
9	100% Construction	20 %	30-Apr-2029	1,333,976.00	0	0.00	1,333,976.00

	Purchase Price (AED)	6,669,888.00
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SELWARA

GRAND POLO CLUB & RESORT
4 BR VILLA A STYLE 3
(MIRROR)

SUITE AREA	269.02	SQ.M	2,895.70	SQ.FT.
TERRACE / BALCONY AREA	38.70	SQ.M	416.57	SQ.FT.
CARPORT AREA	45.19	SQ.M	486.42	SQ.FT.
TOTAL AREA	352.91	SQ.M	3,798.69	SQ.FT.



KEY PLAN

UNIT PLAN



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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 it's absolute discretion, without any liability whatsoever.

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