



Sales Offer

PHP/Promo – UAE Resident

Dear Mr/Ms. Sir Middle Madam,

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

Project	Unit Number	Unit Model	Bedrooms	Total Area (SQ. FT.)	Selling Price (AED)
Town Square	TS HMT-4-432	HMT 1-AM	1 Bedroom	631.09	721,888.00
Town Square	TS HMT-4-435	HMT 1-A	1 Bedroom	636.15	721,888.00

*Applicable fees to Dubai Land Department are: 4% of the property net price + AED 3,150 oqood fee

*Property unit are subject to availability

Schedule of Installment Payments

Project : The Hamilton
Apartment : TS HMT-4-432

Installment	Milestone	Percentage (%)	Date	Net Amount (AED)	VAT Rate (%)	VAT Amount (AED)	Final Amount (AED)
1	Down Payment	10 %	06-Aug-2023	72,189.00	0.00	0.00	72,189.00
2	60 Days From Booking Date	10 %	05-Oct-2023	72,189.00	0.00	0.00	72,189.00
3	3rd Installment	10 %	01-Mar-2024	72,189.00	0.00	0.00	72,189.00
4	4th Installment	10 %	01-Sep-2024	72,189.00	0.00	0.00	72,189.00
5	5th Installment	10 %	01-Mar-2025	72,189.00	0.00	0.00	72,189.00
6	100% Construction Completion	50 %	01-Oct-2025	360,943.00	0.00	0.00	360,943.00
						Purchase Price (AED)	721,888.00

Project : The Hamilton
Apartment : TS HMT-4-435

Installment	Milestone	Percentage (%)	Date	Net Amount (AED)	VAT Rate (%)	VAT Amount (AED)	Final Amount (AED)
1	Down Payment	10 %	06-Aug-2023	72,189.00	0.00	0.00	72,189.00
2	60 Days From Booking Date	10 %	05-Oct-2023	72,189.00	0.00	0.00	72,189.00
3	3rd Installment	10 %	01-Mar-2024	72,189.00	0.00	0.00	72,189.00
4	4th Installment	10 %	01-Sep-2024	72,189.00	0.00	0.00	72,189.00
5	5th Installment	10 %	01-Mar-2025	72,189.00	0.00	0.00	72,189.00
	100% Construction						

6	Completion	50 %	01-Oct-2025	360,943.00	0.00	0.00	360,943.00
						Purchase Price (AED)	721,888.00

Terms and Conditions:

1. All and any payments made are Non-Refundable including any token deposit or down payment to book the unit.
2. The 2% DLD (Dubai Land Department) fees on the total price of the Property are waived. (if applicable in the current offer proposed by Nshama).
3. You are required to pay AED (3,150) three thousand and one hundred and fifty "Oqood Fees" along with your down payment.
4. This Offer shall be considered and treated as reservation form, And a confirmation and acceptance to the unit purchase.
5. This Offer is governed by legislations applicable in the Emirate of Dubai.
6. This Offer is valid until 7-August- 2023

I hereby acknowledge the above property details, payment schedule and terms.

Moreover, I am requesting Nshama Properties owned by Nshmi Development One-person Company L.L.C to proceed on the booking under my name and payment towards to the property will be provided.

Customer Name: Sir Middle Madam

Signature:

1 BEDROOM

Unit Type A (M)

AREA	
SUITE AREA	52.07 Sq.m / 560.47 Sq.ft
BALCONY AREA	6.35 Sq.m / 68.35 Sq.ft
TOTAL BUILT-UP AREA	58.42 Sq.m / 628.82 Sq.ft



Disclaimer

1. All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions, drawings features and amenities are approximate at the time of printing. 4. Actual area may vary from stated area. Drawings not to scale E&OE. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice. 5. Unit floor plan might be mirrored according to its location in the community layout.

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