THE READ · n=120 DLD SALES

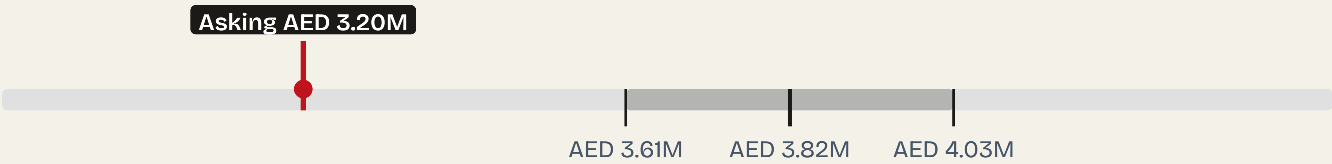
# Ask sits 11.4% below the evidence floor

120 closed sales in this cohort put fair value at AED 3.82M against the AED 3.20M ask — the decision turns on why the entry sits this far under the ready-market spread, and what the payment-plan leverage does to it — the checks below settle it.

Property Intelligence Report · Business Bay · 2BR · Apartment · Off-Plan · 1,478 sqft

COMPARABLE EVIDENCE WINDOW · DLD 12-quarter rolling measurement window

| ASKING | EVIDENCE BAND | NET YIELD (EST.) | PRICE POSITION |
|---|---|---|---|
| **AED 3.20M** | **AED 3.61-4.03M** | **3.9%** | **11.4% Below Floor** |




BELOW EVIDENCE FLOOR 11.4% vs evidence floor

| ASKING PSF | DLD PSF TREND |
|---|---|
| **AED 2,164/sqft** | ↓12% (3M) |

This asking sits below the comparable evidence band, and the area's own PSF trend has fallen 12% over the 3M window — the two may be related: part of this gap could reflect the wider market softening, not only this seller's own pricing.

## THE READ

Business Bay 2BR — based on 120 off-plan registrations (SPA) for Business Bay — cohort P50 AED 2,512/sqft. As pre-handover stock, this assessment is conditioned on completion: settled title and rental income do not exist until handover, so confirm the SPA payment plan, RERA escrow status and the developer's delivery record before committing. The advisory checklist ahead names the specific documents to request next.

LENS: BUYER DECISION-SUPPORT

TYPE: OFF-PLAN APARTMENT

Prepared 2026-07-14

Decision-support analysis · not a certified valuation

DealCheck DXB · DLD-derived evidence · dealcheck.ae

# Contents

# The Whole Story

Ask sits 11.4% below the evidence floor. 120 closed sales in this cohort put fair value at AED 3.82M against the AED 3.20M ask - the decision turns on why the entry sits this far under the ready-market spread, and what the payment-plan leverage does to it - the checks below settle it.

Evidence confidence: Low · 120 comparable sales - there isn't enough usable comparable evidence yet for a confident figure.

| CONTRACT PRICE | PROJECTED YIELD (AT HANDOVER, EST.) |
|---|---|
| AED 3.20M | 3.9% |

## The decision matrix, compressed

| Factor | Read | This deal |
|---|---|---|
| Price vs ready benchmark (off-plan-to-ready spread) | Adequate | Off-plan asking runs +9.1% against ready stock in Business Bay (see Part I's Off-Plan Economics for the full read). |

## Top risks

| Risk | Severity | What closes it |
|---|---|---|
| Income support is modest | Yellow | Verify rent with current Ejari evidence and stress-test vacancy before committing. |

## Critical unknowns - documents to close before this deal is safe

| Document | What closes it |
|---|---|
| Title deed / Oqood identity | Pull the current title deed / Oqood extract before relying on the price position above. |
| Seller authority to sell | Request the seller's Emirates ID/passport and, if applicable, a notarized Power of Attorney. |
| Encumbrance / mortgage on title | Request a DLD encumbrance/liability certificate covering this unit. |
| Tenancy status | Request the current Ejari certificate (or confirmation of vacant possession) for this unit. |
| Service-charge arrears | Request a service-charge clearance letter from the OA/management company. |
| Developer / OA No-Objection Certificate (NOC) | Request the developer/OA NOC before signing the transfer paperwork. |
| Oqood / project registration | Confirm Oqood/RERA project registration directly with the developer/DLD. |
| SPA / assignment restrictions | Confirm directly against the SPA. |
| Escrow account status | Confirm the escrow account's existence and status directly. |
| Handover specification / date | Confirm directly with the developer/SPA. |

## Subject Snapshot

| | |
|---|---|
| **Area** | Business Bay |
| **Unit** | 2BR Apartment |
| **Type** | Off-Plan Apartment |
| **Size** | 1,478 sqft |
| **Market** | Off-Plan |
| **Asking price** | AED 3,197,828 |
| **Evidence band** | AED 3,609,000-4,027,000 |
| **Comparable depth** | 120 comparable sales |

PART I

# THE PROPERTY CASE

*The property's own evidence - price, income, asset quality, liquidity.*

In this part: Price Evidence, Rent, Service Charge & Net Yield, Off-Plan Economics, Building Health, Developer & Premium, Premium Claims, Developer & Delivery, Liquidity & Exit.

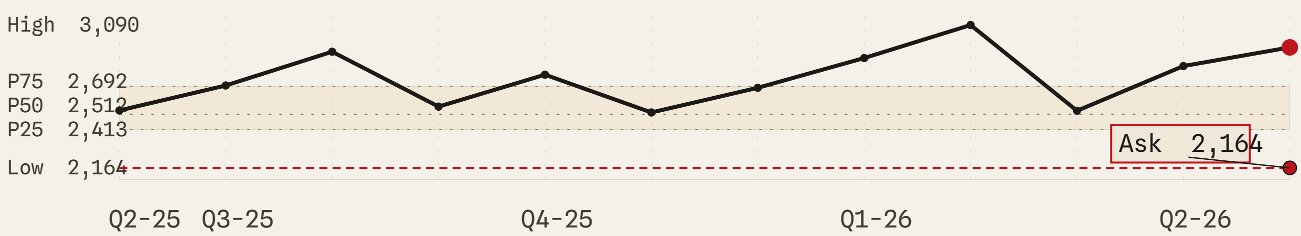
### Price Evidence

What this is: The closed-sale comparable evidence for this unit's price: bands, percentiles, per-sqft and per-bedroom.
Why it matters: This is the number every negotiation anchors to; everything else in the report explains whether to trust it.

01 / PRICE EVIDENCE

## Asking vs Registered Comparables

*n=120 off-plan registrations (SPA) - the evidence range comes from DLD closed-sale evidence, not market-commentary filler.*




DLD 12-month cohort trend, median PSF by period. P25/P50/P75 labels on left axis; Ask marker callout inside chart area. Source: Dubai Land Department closed-sale records.

| Metric | Value | Source / note |
|---|---|---|
| Asking price | AED 3.20M | User/listing input |
| Asking PSF | AED 2,163.6/sqft | Derived from asking and size |
| DLD cohort depth | n=120 (3m: 51 · 6m: 65) | Dubai Land Department off-plan registrations (SPA) |
| Measurement window | 2024-06-14 to 2026-05-01 | DLD off-plan registrations (SPA) |
| Cohort scope | Building Size Band | DealCheck cohort match rules |

| | | |
|---|---|---|
| Asking vs DLD P50 | 13.9% below raw cohort P50 | Derived from asking PSF vs DLD P50 |
| Asking vs evidence midpoint | 16.2% below midpoint | Derived from subject range |
| Asking percentile | Bottom quartile (< P25) | Position within DLD cohort |

## Per-bedroom: 2 rooms · AED 1,598,914 per bedroom

| Metric | Value | Derivation |
|---|---|---|
| Price per bedroom | AED 1.60M | Listed price AED 3.20M ÷ 2 bedrooms |
| Size per bedroom | 739 sf/bed | 1,478 sqft ÷ 2 bedrooms - livability signal |

## DLD Cohort Anchors - P50 AED 2,511.8/sqft, evidence range derivation

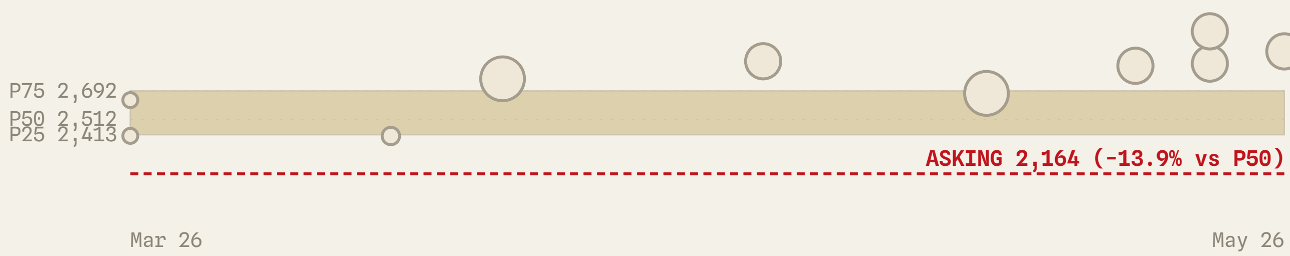
| Anchor | PSF (AED/sqft) | Unit price at this sqft | Interpretation |
|---|---|---|---|
| 25th (P25) | AED 2,413.2 | AED 3.57M | Raw DLD lower quartile |
| 50th (P50/Median) | AED 2,511.8 | AED 3.71M | Raw DLD midpoint anchor |
| 75th (P75) | AED 2,692.4 | AED 3.98M | Raw DLD upper quartile |
| Subject range low | AED 2,441.8 | AED 3.61M | Evidence range low after adjustments |
| Subject range high | AED 2,724.6 | AED 4.03M | Evidence range high after adjustments |
| Asking | AED 2,163.6 | AED 3.20M | Asking position: Bottom quartile (< P25) |

## Net-of-SC PSF - reveals 10-year holding cost drag

| Scenario | Gross PSF | Annual SC (AED/sqft) | 10-yr capitalised SC drag | Net-of-SC PSF |
|---|---|---|---|---|
| Asking | AED 2,163.6 | AED 15.7 | AED 105.5 | AED 2,058 |
| Cohort P50 | AED 2,511.8 | AED 15.7 (est.) | AED 105.5 | AED 2,406 |

Capitalised drag = SC/sqft × 6.71 (8% discount rate, 10-year annuity factor). Verify current SC rate from OA schedule pre-offer.

## Where the asking sits against 120 DLD closed sales




Bubble size = unit sqft · pale hollow marker (grey outline) = off-plan resale · shaded band = P25-P75 evidence range · red dashed line = asking PSF.

### Recent Off-Plan Registrations (SPA) - 6 most recent of n=120 comparables (the scatter above carries the full cohort)

| Date | Building / community | Beds | Size (sqft) | PSF | Price |
|---|---|---|---|---|---|
| 1 May 26 | One River Point | 2BR | 1,682 | AED 2,945 | AED 4.95M |
| 29 Apr 26 | One River Point | 2BR | 1,682 | AED 2,867 | AED 4.82M |
| 29 Apr 26 | One River Point | 2BR | 1,682 | AED 3,073 | AED 5.17M |
| 27 Apr 26 | One River Point | 2BR | 1,682 | AED 2,853 | AED 4.80M |
| 23 Apr 26 | One River Point | 2BR | 1,780 | AED 2,677 | AED 4.77M |
| 17 Apr 26 | One River Point | 2BR | 1,682 | AED 2,882 | AED 4.85M |

Source: Dubai Land Department closed-sale records · 2024-06-14 to 2026-05-01 · 6 rows shown above, newest first, from cohort of n=120.

36-month context: AED 2,417/sqft median · ↑ the 12m anchor runs 3.9% above the 36m median. Source: DLD area-level 36-month transaction window.

### Comparable distribution - min·P25·median·P75·max - asking sits at -

| Comp band anchor | AED/sqft | Unit price at this sqft | Note |
|---|---|---|---|
| P25 | AED 2,413 | AED 3.57M | Lower quartile |
| Median | AED 2,512 | AED 3.71M | Cohort midpoint |
| P75 | AED 2,692 | AED 3.98M | Upper quartile |
| This asking | AED 2,164 | AED 3.20M | - |

| | |
|---|---|
| **What this proves** | The subject evidence range is AED 3.61M - AED 4.03M; raw DLD cohort position is below P25; n=120 controls confidence. |
| **What it does not prove** | It does not price unverified view, floor, finish, plot or payment-plan premiums beyond the stated adjustment basis. |

Priced 16% below market: AED 3.20M against AED 3.82M of evidenced value across 120 closed sales. A genuine mispricing - and at this gap, the decision turns on why the entry sits this far under the ready-market spread, and what the payment-plan leverage does to it - the checks below settle it.

Income & Yield tests whether the rent this unit can actually earn supports that price.

**YOUR DEAL** For THIS unit: AED 3,197,828 sits below the AED 3,609,000-4,027,000 evidence band, 11.4% under the low end.

### Rent, Service Charge & Net Yield

What this is: Gross and net rental yield, service-charge drag, vacancy, and the ranged hold-period return.
Why it matters: The advertised yield and the yield you actually collect are rarely the same number; this section closes that gap.

02 / PAYMENT PLAN & DEVELOPER TRACK

# Off-plan commitment lens

*For off-plan stock, rent evidence is forward-looking and labelled — payment plan, escrow status and developer delivery evidence carry the page.*

| Item | Current memo treatment |
|---|---|
| Developer | Developer - verify with DLD project registry |
| Project status | Project status - verify with developer |
| Expected handover | Handover window not registered |

| | |
|---|---|
| Payment plan | Payment plan terms - verify SPA |
| Escrow | Escrow reference - verify with developer |
| Developer delivery history | Limited developer delivery history available - manual diligence advised |

| Measure | This unit | Area / Dubai norm | Rank |
|---|---|---|---|
| Gross yield | 5.6% | 2-bed area 4.6% · area-wide 5.2% | above the area 2-bed yield |
| Net yield (after SC) | 3.9% | 2-bed area 3.9% | in line with the area 2-bed net yield |

The net rank is the take-home signal — service charge absorbs the gross-yield edge.

### Payment plan commitment schedule

Payment plan data not available from public registrations - confirm booking deposit, construction milestone schedule, handover payment, and any post-handover instalment plan directly with the developer. All SPA terms must be reviewed by a RERA-registered property lawyer before any commitment.

So what: the developer track and escrow status - verify with RERA project registry protect your downside. Off-plan-vs-ready premium: not available for this listing - there is not enough real ready-stock DLD sale evidence in this area/size band to compute an honest premium-to-ready figure; do not infer one from the off-plan cohort shown elsewhere in this report. Run an independent SPA review before any non-escrow deposit.

### Adjacent ready-stock comparison (post-handover price reference)

Not available for this listing: the subject area or unit size could not be resolved for a ready-stock lookup. Do not substitute the off-plan cohort shown elsewhere in this report for this comparison - that is a different, materially different population (SPA-registration off-plan paper, not settled ready-stock sales).

### Developer past-project track record

No DLD-registered completed projects found for this developer entity in the current database. Verify independently via DLD project registry and RERA developer licence check before signing.

Post-handover yield: same-building Ejari evidence does not exist before the first registration cycle post-handover. Stress-test at 10% vacancy for off-plan commitments. SC will be set by the developer's OA and may differ from area benchmark by 10-20%.

Projected post-handover net yield of 3.9% trails the risk-free deposit benchmark by 0.6pp on income alone. Income alone falls short of cash. The return case rests on capital appreciation between today's ask and handover value - stress-test the flat-appreciation (0%) scenario before committing.

Net yield 3.9% after full cost treatment. Verify Ejari history before treating this as a hold-conviction asset.

Asset Quality checks whether the building and community behind that income are sound.

### Off-Plan Economics

What this is: The off-plan payment schedule translated into an effective price and a capital-at-risk curve by milestone.
Why it matters: Off-plan pricing is not comparable to ready pricing until the payment plan's time value is priced in.

03 / OFF-PLAN ECONOMICS

# Construction-period appreciation context

*Off-plan pricing reflects a forward commitment — the off-plan vs ready trajectory is detailed in the Asset section above; this section records the developer's historical post-handover premium - the second grounded indicator of the economics at handover.*

Off-plan vs ready spread: +9.1% (Business Bay · In line with area benchmark (tier A · apartment)). Full trajectory and area benchmark in the Off-plan vs Ready Trajectory table above.

## Building Health, Developer & Premium

What this is: Building health, location and community quality, and any premium claims tested against evidence.
Why it matters: A strong price on a declining building is a different bet than the same price on a healthy one.

04 / DEVELOPER TRACK RECORD

# Building Health, Developer & Premium

*This page is an evidence checklist for delivery and payment-plan risk.*

### Building & Community Facts

| | |
|---|---|
| **Evidence anchor** | DLD and adjacent-ready evidence frame price; developer delivery proof controls reliance. |
| **Decision risk** | Payment-plan, handover and assignment rules can outweigh a headline PSF discount. |
| **Verify first** | Escrow status, SPA schedule, developer NOC route, handover date and post-handover SC basis. |

Peer-building data below threshold - building's price/PSF compared against Business Bay area cohort (see data ledger).

SC trajectory: historical data below CAGR derivation threshold - request SC schedule directly from OA pre-offer. Reserve fund balance not publicly disclosed - request pre-offer.

### Building Quality - 4 verification items before signing

| Verification item | Action required |
|---|---|
| Common areas + lifts | Inspect lobby, corridors, lift condition, maintenance cadence and last major service. |
| Fire safety + cooling | Check DFCD placard, DEWA transfer path and cooling provider account transfer. |
| Parking + access | Confirm parking bay on title deed and visitor/covered/uncovered access rules. |
| OA file | Request OA contact, latest SC statement, reserve-fund position, disputes and any outstanding levies. |

### Amenity Proximity - indicates walkability and commute (verify at viewing)

| AMENITY | APPROX. DISTANCE |
|---|---|
| Business Bay Metro | 8 min walk |
| Burj Khalifa / Dubai Mall | 5 min drive |
| Bay Square (retail) | 4 min walk |

Approximate distances based on general Dubai geography. Verify exact distances and access at viewing.

Premium Claims tests the specific upgrades this listing cites against evidence.

### Premium Claims

What this is: Listing-claimed premiums tested against actual comparable evidence.
Why it matters: An unverified premium claim is the most common way buyers overpay by a few percent without noticing.

# Premium Claims - View, Floor, Finish (4 claims require verification)

*Premium claims require verification before they carry full weight in the price evidence range — unverified premiums are capped or excluded from scoring.*

| CLAIM TYPE | LISTING CLAIM | VERIFICATION STATUS | SCORE IMPACT |
|---|---|---|---|
| Branded / serviced status | Standard unit (developer claim) | Listed - not verified | Not a branded asset - confirm at snagging |
| Floor premium | Not stated in listing | Listed - not verified | Excluded from score |
| Finish standard | Developer-promised finish | Not verified - confirm at snagging | Excluded from score |
| View premium | Not stated in listing | Listed - not verified | Excluded from score |

0 of 4 claim types carry DLD-backed proof. No verified premium. Unproven value holds zero weight in the price evidence range - verify each claim at viewing before pricing it in.

| | |
|---|---|
| **Score rule** | Unverified premium claims stay outside the price evidence range until a matching source proves them. |
| **Buyer challenge** | Ask for the DLD comp, SPA specification, viewing photo or inspection note behind the premium claim. |
| **Contract protection** | If the premium cannot be proved before SPA, reflect it in price protection or document conditions. |
| **Proof standard** | Use dated inspection photos, title/plot proof, SPA specifications, receipts or DLD comps; marketing language is not proof. |
| **If unresolved** | Carry the claim as a negotiation caveat and keep the price evidence anchored to standard comparable stock. |

## How to Verify Before Signing - 4 required documents

| Premium type | Verification method |
|---|---|
| Branded / serviced status | Developer letter confirming brand affiliation + brand SLA documentation. Request hotel/serviced-apartment management contract reference. |
| Finish standard | Developer sales brochure plus SPA specification schedule. Compare promised materials against recent handover photos from same project phase. |
| Floor premium | DLD comp at same floor band in same project (post-handover only). Not computable pre-handover . |
| Post-handover yield | Adjacent ready-stock Ejari benchmark only. Stress-test at 10% vacancy; building-level Ejari registration begins post-handover - see the advisory checklist. |

Unverified premiums are excluded from the evidence band. Each item above is one to confirm against DLD-backed evidence: where the seller cannot provide it, the standard-unit cohort is the applicable reference. Claims unresolved at SPA stage are best reflected in price or contractual protection rather than assumed into the value.

Liquidity & Exit shows how easily this position could be sold if plans change.

### Developer & Delivery

What this is: The developer and project delivery record: scale, track history, escrow status.
Why it matters: Off-plan's single largest risk is counterparty, not the property; this is the counterparty file.

05 / DEVELOPER & DELIVERY

# Developer & Delivery

*Off-plan investment risk concentrates here: developer track record, construction speed and the off-plan vs ready-stock spread are the primary diligence anchors — no resale comps exist pre-handover - the developer's delivery history is the evidence base.*

## Off-plan vs Ready Trajectory - Business Bay

| OFF-PLAN VS READY TRAJECTORY | OFF-PLAN | READY |
|---|---|---|
| Current median PSF | AED 2,786 | AED 2,554 |
| Premium / discount of off-plan vs ready | +9.1% | Off-plan column |
| Area benchmark (tier A) | +5% to +15% | area-tier A · apartment · 73 off-plan comps · 11272 ready txns |
| Subject property positioning | In line with area benchmark (tier A · apartment) | Off-plan column |

| | |
|---|---|
| **Decision use** | The +9.1% off-plan premium is in line with the area-tier A expected band (+5% to +15%) for apartments (area-tier A · apartment · 73 off-plan comps · 11272 ready txns). Premium may compress toward the ready-stock level at handover. |
| **What to verify** | Compare the payment-plan premium against adjacent ready stock, escrow status and assignment route. |
| **What not to infer** | A narrow off-plan gap is not proof of future resale demand or promised handover liquidity. |

### Liquidity & Exit

What this is: Depth of the resale/exit market at this ticket size: how many buyers are actually active here.
Why it matters: A great entry price is worth less if you cannot find a buyer when you need to sell.

06 / LIQUIDITY & MARKET DIRECTION

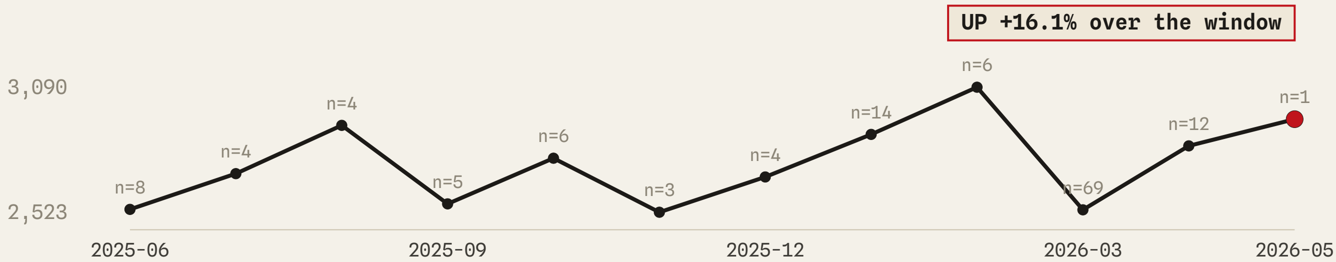
# Liquidity, Momentum & Exit Depth

*This is past-tense market evidence, not a prediction.*

| Metric | Reading | Why it matters |
|---|---|---|
| **Subject-lane transaction depth** | n=120 off-plan registrations (SPA) in the DLD 12-quarter rolling measurement window | Primary exit depth and fair-range confidence anchor |
| **Trend direction** | -11.9% over DLD price-trend data supplied in the measurement window | Past transaction movement only - not a forecast |
| **Recent momentum (3m)** | n=51 trades in 3-month window | Recency check - are buyers still active in this lane? |

| | | |
|---|---|---|
| **Cycle position signal** | Computed from the DLD transaction measurement window - see Risk Flags for active cycle flag | Context only; no future price prediction is made |

## DLD price trend - full measurement window (median PSF per period)




Source: DLD closed-sale records · 12-month price-trend series, median PSF volume-weighted by period (a different window than the comp-cohort evidence above; thin periods, n<3, carry higher uncertainty). "Trades (n)" counts ALL closed sales for this area/segment — a broader population than this report's own size-matched comp cohort (n=120); the two series are not directly comparable.

Note: this chart's own plotted points (every point shown) compound to +16.1% across the full window above; the trend figure used elsewhere in this report (-11.9%) excludes 9 months shown above as thin (fewer than 14 closed sales that period) or price-anomalous - not a second, disagreeing number.

Liquidity context: Apartment in Business Bay.

Balanced liquidity. Verify comparable listing days-on-market on the portal before submitting a same-week offer - high DOM (stock sitting well beyond typical absorption) supports opening 3-5% below asking; low DOM (clearing within typical absorption rate) supports anchoring at the evidence-band midpoint.

| | |
|---|---|
| **Portal check** | Before offer, compare active same-building listings against the DLD band so urgency is not based on one listing alone. |
| **Exit note** | If resale depth is thin, keep a wider negotiation buffer even when the price page shows the asking within the evidence band. |

## Dubai Seasonality - Q1-Q4 cycle: proceed in Q3/Q4, caution in Q2

| Quarter | Pattern | Pricing implication |
|---|---|---|
| Q4 (Oct-Dec) | Peak buyer activity | Sale prices firm; days-on-market short; sellers have leverage |
| Q1 (Jan-Mar) | Strong continuation | Active market; evidence-anchored offers still respected |
| Q2 (Apr-Jun) | Cooling - Ramadan / summer | Buyer pool shrinks; listing removals increase; negotiate harder |
| Q3 (Jul-Sep) | Quietest (~30-40% below peak) | Best buyer entry window; motivated sellers most flexible |

Timing implication: current period is Q3. quietest quarter (~30-40% below peak activity) - motivated sellers more flexible; historically the lowest-activity window. For resale listings, the optimal listing window is late September / early October - aligned with Q4 buyer re-entry and post-summer market re-activation.

The Risk Register (Part II) turns every open question above into a named item with a closing action.

PART II

# THE DECISION (YOU)

*What that evidence means for you - scored, weighted, and actioned.*

In this part: The Decision Matrix, The Situation Matrix, Investment Proposition Pack, Financing Paths, Risk Register, Action Path.

## The Decision Matrix

What this is: The variant factor model scored for this deal, against benchmark, with a blank reader-owned weighting column.
Why it matters: It separates what the evidence says from how much any one factor should matter to you personally.

1 of 1 scored factors read favorable. Withheld (no computed read yet): Developer delivery evidence + sponsor profile, Payment-plan structure (capital-at-risk curve), Handover-collision exposure, Escrow / Oqood status, Assignment optionality, Handover-window cycle exposure.

### The Decision Matrix - this deal's factor-by-factor spread

| # | Factor | This deal reads | Benchmark | Gap | Read | Your weight |
|---|---|---|---|---|---|---|
| 1 | Developer delivery evidence + sponsor profile | - | Match reason: no rung produced a single confident match: project_name=None against dld_projects (exact + fuzzy), building_name='' against buildings->developer_scorecard | - | Withheld | — |
| 2 | Price vs ready benchmark | Off-plan asking runs +9.1% against ready stock in Business Bay (see Part I's Off-Plan Economics for the full read). | At or below the ready-stock benchmark is the stronger entry. | +9.1% | Adequate | — |
| 3 | Payment-plan structure | - | This deal's own SPA payment schedule | - | Withheld | — |
| 4 | Handover-collision exposure | - | Gated: subject.promised_handover_date not supplied | - | Withheld | — |
| 5 | Escrow / Oqood status | - | Match reason: no rung produced a single confident match: project_name=None against dld_projects (exact + fuzzy), building_name='' against buildings->developer_scorecard | - | Withheld | — |

| | | | | | | |
|---|---|---|---|---|---|---|
| 6 | Assignment optionality | This unit's own assignment-eligible paid-in threshold is not published in listing data - confirm directly with the developer/SPA. | Developers commonly require roughly 30-40% of contract value to have been paid before issuing the assignment NOC (higher in premium /waterfront projects) - this is a developer SPA term, not a DLD/RERA-mandated threshold. No DLD/RERA legislation was found setting a universal paid-in percentage for assignment eligibility. | - | Withheld | — |
| 7 | Handover-window cycle exposure | - | Gated: canonical_area() could not resolve subject.area_name | - | Withheld | — |

The 'Your weight' column is intentionally left blank - this matrix scores the evidence for each factor; how much any one factor should matter to your decision is yours to fill in.

## Disclosed thresholds behind the Read column

deal net yield – AED reference rate: Strong ≥+1.5pp · Weak <+0.0pp.

off-plan asking vs ready-stock benchmark: Strong ≤0% · Weak >+15%.

colliding units ÷ area's own trailing-12m sales activity: Strong ≤0x · Weak >+0x.

BASE-case return on capital deployed – return on the full contract price: Strong ≥+15.0pp · Weak <+5.0pp.

developer's own typical registration-to-completion duration: Strong ≤36mo · Weak >+60mo.

area transaction-volume peak-to-trough swing over the observed measurement window: Strong ≤20% · Weak >+50%.

estimated plot-value share of this asking price: Strong ≥+45.0% · Weak <+20.0%.

same-format (villa/townhouse) trailing-12m Sales ÷ the area's own total trailing-12m Sales: Strong ≥+15.0% · Weak <+5.0%.

same-format trailing-6m Sales pace vs the prior 6-month block: Strong ≥+10.0% · Weak <-15.0%.

delivered phases ÷ (delivered + active) tracked phases for this master community: Strong ≥+50.0% · Weak <+15.0%.

## What would change each read

Developer delivery evidence + sponsor profile: A confident (exact or single-unambiguous) project-name or building-to-developer match would let both sub-reads compute.

Price vs ready benchmark (off-plan-to-ready spread): Flips to Strong at ≤0%; flips to Weak above +15%. Fresh ready-stock transactions in this area, or a change in current off-plan asking prices, move this spread.

Payment-plan structure (capital-at-risk curve): This unit's own confirmed payment-plan milestones (confirm with the developer/SPA) would let the capital-at-risk curve and leveraged-return range compute.

Handover-collision exposure: A fresher supply_pipeline sync (<=45 days) or a resolved area/handover-date match would let this exposure compute.

Escrow / Oqood status: A confident project-name/building-to-developer match to the DLD project registry would let this read compute.

Assignment optionality: This deal's own SPA assignment clause (paid-in %, NOC fee, developer consent process) would let this factor render a deal-specific read - see the Exit Topology lens for the full mechanics.

Handover-window cycle exposure: At least 12 months of the area's own monthly transaction-volume history (>=3 txns/month) would let this cycle read compute.

## Negotiation context

Payment-plan structure (capital-at-risk curve): Market practice (DLD-sourced): Developers commonly require roughly 30-40% of contract value to have been paid before issuing the assignment NOC (higher in premium/waterfront projects) - this is a developer SPA term, not a DLD/RERA-mandated threshold. No DLD/RERA legislation was found setting a universal paid-in percentage for assignment eligibility. - informational only, not this deal's own capital-at-risk curve.

Assignment optionality: Confirm the exact assignment-eligible threshold and NOC fee before assuming an early exit is available at the market-norm percentage.

## The Situation Matrix

What this is: The same deal's numbers, read against different investor goals and holding horizons.
Why it matters: The useful read of this deal depends on what you are using it for; this shows the same facts from each angle.

### Same deal, different situations - goal x horizon

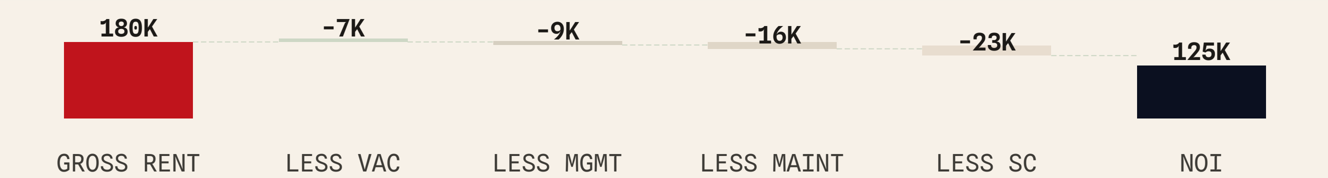
| Goal | <2y | 3-5y | 5y+ |
|---|---|---|---|
| Income | Net yield 3.9% vs 4.5% deposit - check the spread. | Net yield 3.9% vs 4.5% deposit - check the spread. | Net yield 3.9% vs 4.5% deposit - check the spread. |
| Appreciation | Appreciation read unavailable - ranged return not computed. | Appreciation read unavailable - ranged return not computed. | Appreciation read unavailable - ranged return not computed. |
| Own Use | Price sits below the evidence band - same read at any horizon. | | |
| Visa | Eligibility checklist, not a computed outcome - see Residency & Tax. | | |
| Wealth Parking | Exit-liquidity band: AED 3-8M - upper-mid / premium at this ticket size. | | |

Green = favors this goal · amber = worth a second look · sand = informational/horizon-invariant. Each cell reads this deal's own numbers for that goal and horizon - it never instructs; the leading row/column matches the profile settings you gave, when you gave any.

## Investment Proposition Pack

What this is: The full ranged financial case: waterfall, scenario grid, 5-year DCF, sensitivity, and the full ratio set.
Why it matters: This is the number a sophisticated investor actually underwrites on, not a single-point valuation.

### Gross-to-net income waterfall




### Rental scenario grid - the same unit, four occupancy states

| Scenario | Net operating income | Net yield |
|---|---|---|
| Occupied at index (no turnover void) | AED 147,751 | 4.6% |
| Re-let at market (this report's underwritten case) | AED 124,562 | 3.9% |
| Extended 2-month void (turnover stress case) | AED 119,251 | 3.7% |
| Renewal-capped (in-place tenant renews below index) | Withheld | needs this unit's in-place rent vs the RERA index - not available from listing data alone |

Each row holds rent and service charge fixed and varies only the occupancy assumption - a stress test on vacancy and turnover, never a forecast of which state will occur.

### Full ratio set

| Ratio | Reading | What good looks like |
|---|---|---|
| GRM - price / gross rent | 17.8x | 13-16x norm (rich - above the income norm; appreciation must carry the case) |
| GRM - price / net income | 25.7x | runs above the gross norm by construction |
| DSCR at 75% LTV | 0.73x | bank floor 1.25x |
| Max LTV the income supports | 43.9% | vs a realistic 75% ceiling |
| Break-even occupancy (cash) | 30.8% | lower is a wider safety margin |
| Break-even occupancy (financed) | 86.2% | lower is a wider safety margin |

| | | |
|---|---|---|
| Cash-on-cash (Y1, levered) | 1.2% | vs the assumed mortgage rate |
| Exit-liquidity band | AED 3-8M - upper-mid / premium | thinner pool; exit depends on prime-segment demand |
| Rent basis struck on | single-point | conservative basis |

## Off-plan swap - forward-handover economics

Off-plan vs ready spread: +9.1% (In line with area benchmark (tier A · apartment)) - see Part I's Off-Plan Economics section for the full construction-period read.

Capital-at-risk curve by milestone: withheld - this needs the unit's actual SPA payment schedule, which is buyer-supplied and not present in this report's listing data. See the Decision Matrix's 'Payment-plan structure' row for the same read.

## Exit topology - the three ways out of an off-plan position

| Exit | Availability | Price mechanics | Liquidity |
|---|---|---|---|
| Assignment window (pre-handover) | Developers commonly require roughly 30-40% of contract value to have been paid before issuing the assignment NOC (higher in premium/waterfront projects) - this is a developer SPA term, not a DLD/RERA-mandated threshold. No DLD/RERA legislation was found setting a universal paid-in percentage for assignment eligibility. | This unit's own assignment premium is not evidenced in listing data - confirm with the developer. | Thin - pre-handover assignment sales are a narrower pool than the completed resale market. |
| At handover (converts to ready stock) | Always available - a completed, transferred unit enters the ordinary ready-stock resale/lease pool. | Off-plan vs ready spread on this deal: +9.1% | This report's own 'AED 3-8M - upper-mid / premium' exit-liquidity read applies from handover. |
| Post-handover hold | Always available - the longer this unit is held past handover, the deeper the pool it competes in. | Projected post-handover value not available. | Deepens over a hold, off this report's own 'AED 3-8M - upper-mid / premium' read. |

Off-plan exits are STAGED, not a single resale event like a ready purchase - each cell is data-gated independently against this deal's own facts.

### Financing Paths

What this is: Cash, mortgage and payment-plan financing paths, side by side, with this deal's own cash-to-close/DSCR/spread figures where computable.
Why it matters: The same asking price is a different deal depending on how you finance it.

| Path | Mechanics | This deal |
|---|---|---|
| Cash | Cash removes both the bank's loan-to-value ceiling and any construction-completion drawdown gate - the payment plan itself still applies, but no lender approval sits on the critical path. | Total outlay incl. price: AED 3.39M (includes the AED 127,913 in fees itemized on the Cash-to-Close page) |
| Mortgage (off-plan) | Off-plan/under-construction property carries a flat 50% loan-to-value cap, regardless of nationality, number of properties owned, or owner-occupier intent - the most consistently and unambiguously reported figure across every source checked for this registry. Common bank practice additionally requires roughly 40% construction completion before the first off-plan mortgage drawdown releases; this is operational lender practice, not a CBUAE-mandated threshold. | DSCR at 75% LTV: 0.73x (floor 1.25x); realistic financing ~44% LTV, equity ~AED 2.00M |
| Developer payment plan | The payment plan IS the defining financing path for this variant - a staged schedule that functions as developer-provided leverage. Its exact capital-at-risk curve is a deal-binding computation, not registry content. | Off-plan vs ready spread on this deal's price: +9.1% |

### Risk Register

What this is: Every material risk on this deal, each traced to the evidence that raised it.
Why it matters: A risk without a named next action is just anxiety; this page turns each one into something you can close.

07 / RISK FLAGS

# Consolidated Cautions to Weigh

*Every flag includes what it means and what the user can do next.*

| Income support is modest | Moderate |
|---|---|
| The yield lens supports caution rather than aggressive pricing.<br>Verify rent with current Ejari evidence and stress-test vacancy before committing. | Registered Ejari rent contracts<br>Verify rent with current Ejari evidence and stress-test vacancy before committing. |

| | |
|---|---|
| **How to read this page** | Flags name what to verify against the evidence above. |
| **What to do next** | Confirm the advisory checklist items first; then rerun with your broker if the property still looks relevant. |
| **Do not infer** | A flag is not a transaction instruction and not a valuation conclusion. |
| **Close the loop** | For each flag, record either the document received or the reason it remains unresolved. |
| **Price protection** | Carry each unresolved flag into price protection rather than treating it as admin follow-up. |
| **Evidence owner** | Assign every open item to buyer, broker, seller, OA, developer, bank or lawyer before payment. |
| **If flag affects price** | Treat the flag as a price-protection item until the document proves it is harmless. |
| **If flag is unverified** | Keep the claim open in the checklist; do not let it disappear from the decision trail. |

| | |
|---|---|
| **If timing matters** | Treat NOC, handover, tenancy and transfer timing as risk items until a dated source closes them. |
| **If finance matters** | Keep mortgage, LTV, bank valuation and cash-buffer assumptions separate from the price evidence band. |
| **If stock is new** | Treat handover, snagging, resale depth and service-charge history as live verification items until the cohort matures. |

Use this page as the verification call sheet: close each flag with a document, or carry it into price protection before payment.

Off-plan note: assign each open item to seller, broker, developer, OA, lawyer or bank before reservation.

| | |
|---|---|
| **Escrow owner** | Developer or trustee bank must confirm escrow account and RERA project status before reservation. |
| **Reservation boundary** | No deposit should rely on marketing copy alone; SPA, NOC policy and payment schedule must be saved first. |

Action converts that register into the concrete next moves and negotiation posture.

### Action Path

What this is: The practical next steps: what to verify, negotiate, or ask for before moving.
Why it matters: This converts the evidence above into something you can actually do next.

08 / ACTION

# Next Steps & Negotiation Basis

*Where the asking sits against comparable evidence, and what to verify before you commit — the offer is your call.*

| | | |
|---|---|---|
| 01 | **Price vs evidence band** | Asking AED 3.20M sits 11.4% below the comparable band AED 3.61M-AED 4.03M. The band is where DLD closed sales in this cohort cluster - evidence, not a target. |
| 02 | **Factors that complicate the asking** | Seller or broker will argue view, floor, amenities, renovation, plot or branded finishing. Accept only claims that are verifiable against DLD comp records or the physical inspection. Cohort size, dispersion, and floor/view data are the relevant evidence anchors. |
| 03 | **Timing** | Offering quickly is only justified if competing interest is confirmed with evidence. Artificial urgency is a common negotiation tactic in the Dubai primary and secondary markets. |
| 04 | **What to verify before you commit** | Minimum pre-deposit checklist: (1) DLD title deed or Oqood registration number, (2) current OA service-charge statement (36-month), (3) Ejari tenancy contract (if tenanted) with notice period, (4) RERA project registration and escrow account number (off-plan only), (5) confirmation of no pending OA special levies. |

| | |
|---|---|
| **Price vs band** | Asking sits 11.4% below the comparable band AED 3.61M-AED 4.03M. |
| **What to verify** | Oqood (initial sale) registration extract, SC ledger, OA letter, Ejari (if tenanted). These are pre-offer items, not post-offer niceties. |
| **Follow-up** | Ask for source documents before forming a firm view on price. |

### Conversation guidance

| Script | What to say |
|---|---|
| Responding to premium claim | I understand the view/floor is a positive. DLD comp evidence doesn't yet show a verified premium at this level. Show me a closed-sale comp with the same floor band and I'll factor it in. |
| Responding to urgency | I'm ready to move quickly - the pre-signing evidence review has to be completed first. Title deed, OA letter and SC statement are pre-offer items. Show me evidence of competing interest and I'll decide. |

Use the full Q&A page for the expanded conversation bank; this Action page is intentionally kept to the next move.

### Buyer Profile Fit - indicates whether this asset aligns with your criteria

| | |
|---|---|
| **Best-fit buyer** | HNW investor expecting a developer brand premium at handover. Brand, design and location corridor matter more than cohort median. |
| **Watch** | At upper-band off-plan, escrow position, construction progress and developer track record carry more weight than DLD cohort medians. |
| **Not suitable for** | Yield-first strategy. Upper off-plan yields are speculative until handover rent is verified against adjacent ready-stock Ejari. |

### Negotiation Basis - price evidence context

| | |
|---|---|
| **Price vs band** | Asking AED 3.20M sits (AED 411,172 / 11.4%) below the comparable band AED 3.61M-AED 4.03M, where 120 off-plan registrations (SPA) transacted. The gap is the starting data point for any price conversation, not a script. |
| **Cohort depth** | Comparable cohort: 120 off-plan registrations (SPA). Any figure shown here is a starting reference — evidence depth sits below the read threshold. |

Verification (Part V) is the document-request map that closes the open items above.

PART IV

# THE WIDER MARKET

*The city and cycle this deal sits inside - good to know, not decisive.*

In this part: The Regime Read, Why Dubai (and what held).

### The Regime Read

What this is: The global capital and rate cycle read that prices Dubai real estate right now.
Why it matters: Your financing cost and exit timing both move with this cycle, not with the property alone.

The macro/rate-cycle backdrop that prices Dubai property today - 3-month EIBOR, the US 10-year yield, Brent, the AED peg - is in the Appendix; none of it is unique to this deal.

### Why Dubai (and what held)

What this is: The structural case for Dubai property: tax structure, title system, market depth, stress-tested.
Why it matters: This is the backdrop risk/reward frame every other number in the report sits inside.

The structural case for Dubai property - tax treatment, escrow law, title system - is in the Appendix; it applies to every deal of this type, not just this one.

**PART V**

# REFERENCE & DILIGENCE

*Reference depth - playbook, law, documents, and the source trail.*

In this part: Variant Playbook, Residency & Tax Lens, Legal 101, FAQs, Documents To Confirm, Document Status Board, Cash-to-Close & Payment Calendar, Source Ledger, Methodology & Scope, Closing.

## Variant Playbook

What this is: The variant-specific playbook: the ranked factors that separate a strong deal from a weak one for this variant, applied here.
Why it matters: Not every factor matters equally for every variant; this ranks them so your own weighting is applied correctly.

**At purchase**

| Line item | This deal (AED) | Basis |
|---|---|---|
| Oqood (initial sale) registration fee | AED 127,913 | 4% of this deal's price (DLD registration fee) |
| Developer off-plan licensing prerequisite (context, not a buyer fee) | - | Before any unit can be sold off-plan, the developer must clear a 14-step DLD/RERA process including an unconditional bank guarantee for 20% of project value (or 20% construction completion), an escrow-account NOC, and RERA project registration - this is the regulatory floor underneath every off-plan sale, not a cost the buyer pays directly. |

A dash means the registry's own cited basis renders instead of a single computed number - either the fee is a market-set range rather than a fixed rate, or it depends on a future event (a future exit's agent commission, a developer-set NOC fee) rather than this purchase itself.

Full variant analysis - instrument thesis, ranked-factor reference, pros/cons, and while-held/at-exit cost detail - is in the Appendix.

## Residency & Tax Lens

What this is: A jurisdiction-question checklist - UAE side, India module, generic-international module - with official-source links, no computed after-tax outcome.
Why it matters: Tax follows the investor, not the property - the right questions depend on your own residency status.

The residency & tax checklist that applies to you - leading with Uae - is in the Appendix, alongside every other jurisdiction module this variant carries.

This checklist names the questions worth asking - it does not answer them for a specific individual. Confirm your own filing position with a licensed tax advisor in your home jurisdiction before relying on it for a decision.

## Legal 101

What this is: A one-page plain-English guide to the law of buying property in Dubai: what is statute, what is norm.
Why it matters: Confusing market practice for law (e.g. deposit percentages) is a common, avoidable negotiating mistake.

This page never replaces a licensed conveyancer or lawyer - it exists so market-convention figures (deposit percentages, assignment thresholds) are never mistaken for statute before you rely on them. The full rule set - every statute/norm this variant touches, what is LAW versus market practice - is in the Appendix.

## FAQs

What this is: Fact-bound answers to the questions this specific deal and variant raise.
Why it matters: A generic FAQ answer that does not bind to this deal's numbers erodes trust; every answer here should trace to a fact.

10 questions selected for this off-plan apartment deal - ranked by this deal's own facts (yield, financing exposure, handover timing, price position) and this instrument's mechanics; reference/legal answers common to every deal of this type are included where relevant, not presented as unique to yours.

### How much can a bank lend against an off-plan property?

Off-plan/under-construction property carries a flat 50% loan-to-value cap, regardless of nationality, number of properties owned, or owner-occupier intent - this is the most consistently and unambiguously reported figure across every source checked for this report's registry.

### Is there a cap on how much of a buyer's income a mortgage instalment can consume?

Yes - total monthly debt obligations, including the proposed mortgage instalment, are capped against gross income under CBUAE's mortgage regulations, with a lower cap for retirees.

### What does DLD actually charge to register a Dubai property purchase?

4% of the purchase price, legally split 2% seller / 2% buyer unless otherwise agreed - though in practice the buyer pays the full 4% in the vast majority of Dubai transactions, a market convention, not a change to the legal split.

### Is the 2% agency commission set by law?

No. The 2% of price plus VAT figure is a market norm, not a statutory rate - RERA's brokerage regulation sets the contractual framework (Form A/Form B) only, not the commission itself, so the rate is negotiable.

### How much does the developer/OA No-Objection Certificate cost at resale?

There is no fixed DLD/RERA figure - each developer sets its own NOC/admin fee in the sale contract. The legacy statutory reference figure is low; current market-observed fees run materially higher and vary by developer, so this is worth confirming with the specific developer rather than assuming a fixed number.

### What actually stops a developer from spending my off-plan payments on something else?

Law No. 8 of 2007 requires every buyer/financier payment on a genuine off-plan project to be deposited into a DLD-accredited escrow account used exclusively for that project's construction and financing settlement, audited by RERA's own Escrow Account Division.

### What happens to my money if RERA cancels a stalled off-plan project?

RERA has the power to cancel a stalled or defaulting developer's project under Law No. 9 of 2009. On a full-project cancellation, the developer must refund all buyer payments without deduction within a fixed window (RERA may extend for valid reasons), and the developer has a short window to object in writing.

### How long is a Dubai developer liable for construction defects?

Jointly Owned Property Law No. 27 of 2007 holds developers liable for structural defects for a full decade, and for minor defects for one year, both measured from the completion-certificate date.

### Can I sell an off-plan unit before handover, and does the law set a minimum paid-in amount?

Selling before handover (assignment) is possible but gated by a developer-set minimum paid-in threshold and a developer NOC - this is a contract term the developer sets in the SPA, not a DLD/RERA-mandated rule. No legislation was found setting a universal minimum across all developers.

### How much notice must a landlord give to evict a tenant for personal use at lease expiry?

At least 12 months, served via Notary Public or registered mail - this is the amended rule under Law No. 33 of 2008. The original 2007 text required only 90 days with no prescribed service method; that shorter figure no longer applies to this specific ground, and email/SMS/WhatsApp notice does not satisfy the requirement.

### Documents To Confirm

What this is: The verification checklist: the documents that close the report's remaining unknowns.
Why it matters: This is the one home for every 'go verify this' instruction in the report; it never repeats elsewhere.

09 / VERIFICATION CHECKLIST

# Documents to Confirm

*The memo narrows the surface area of checks — it does not replace them.*

Key document categories: title deed, SC ledger, tenancy register, NOC route, SPA terms, escrow account status, OA standing and inspection record. Off-plan items also include payment milestones, construction proof and handover obligations.

| ITEM | WHO | WHEN |
|---|---|---|
| **Phase 1 — Pre-offer (7 items)** | | |
| Pull the title deed via the DLD trustee portal — confirms ownership and plot details. | YOU + LAWYER | Pre-offer |
| Inspect the unit and common areas — check defects, fittings and view obstructions. | YOU | Pre-offer |
| Have a RERA lawyer review the SPA — confirms milestones and cancellation terms. | YOU + LAWYER | Pre-offer |
| Verify the RERA escrow account is active with the trustee bank. | BROKER | Pre-offer |
| Review the developer's DLD delivery history and complaint record before committing. | YOU | Pre-offer |
| Request the latest SC statement and 3-year history — confirms no arrears. | BROKER | Pre-offer |
| Confirm the developer or broker's RERA licence is registered. | YOU | Pre-offer |
| **Phase 2 — Post-offer (3 items)** | | |
| Confirm the developer's snag-list process and handover window with them. | BROKER + LAWYER | Post-offer |
| Confirm the mortgage NOC path with seller's bank — sets the release timeline. | LAWYER | Post-offer |
| Confirm the DLD transfer fee (4% + admin) and conveyancing estimate. | LAWYER | Post-offer |
| **Phase 3 — Pre-transfer (3 items)** | | |
| Verify escrow drawdowns match construction progress before each milestone release. | YOU + LAWYER | Pre-transfer |
| Engage a RERA conveyancer 3 months pre-handover — clears title and the Oqood transition. | LAWYER | Pre-transfer |
| Schedule the snagging inspection and DLD title-transfer with the developer's team. | YOU + BROKER | Pre-transfer |

Checklist close-out: unresolved title, rent, service-charge, NOC or SPA items remain decision blockers. Do not pay a deposit until the answer is documented in writing and saved with this report.

If a broker, seller, developer or OA cannot provide the document, keep the report provisional and do not treat the evidence band as a confirmed price position.

Verify current listing velocity from portal before making a time-sensitive offer.

Items marked YOU + LAWYER require a registered Dubai property lawyer, not broker confirmation alone; pre-offer items close before any deposit or offer, and this checklist does not replace a full title search, physical inspection or OA service-charge verification.

Phase discipline: Pre-offer items are a prerequisite before any deposit, offer or intention letter. Post-offer items must be complete before the SPA is signed. Pre-transfer items must be complete before the DLD trustee appointment. Completing items out of phase creates legal and financial risk. DealCheck DXB does not verify these items - it surfaces them as a structured prompt for the buyer.

Complete all pre-offer items before any deposit. Legal items require a registered Dubai property lawyer - broker verbal confirmation does not meet the required standard.

| | |
|---|---|
| **Proof folder** | Keep title, SC, Ejari or tenancy proof, NOC path, inspection notes and premium evidence in one folder with this report. |
| **Open item** | Any unanswered checklist row remains a negotiation caveat, not an administrative detail to fix later. |
| **Before sharing** | Share the checklist with the role owner attached so the report is not separated from the required checks. |
| **Evidence owner** | Assign every open item to buyer, broker, seller, OA, developer, bank or lawyer before the next decision point. |
| **Price effect** | Mark whether the missing proof affects price, rent, service charge, exit timing, title certainty or payment risk. |
| **Proof standard** | Use registry records, signed documents, dated portal extracts or OA/developer written replies; verbal comfort does not close a row. |
| **Stop if** | Escalate legal title, structural condition, bank valuation, tax, financing approval or certified valuation questions outside DealCheck. |
| **Buyer boundary** | Use the report to decide whether to continue diligence, request proof, or pause until the evidence improves - you set your own number. |
| **Off-plan proof** | Tie SPA, escrow, payment plan, assignment rules, handover protocol and developer NOC route to the decision route. |

The Source Ledger traces every figure used above back to a named, dated source.

## Document Status Board

What this is: Every deal-killer document's status: Verified, Declared, or Unverified, stated plainly.
Why it matters: An honestly-stated unknown is safer than a silent one; this is where nothing gets hidden.

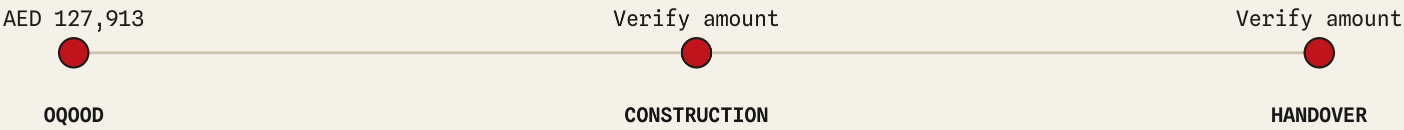
| Document | Status | What this confirms | What closes it |
|---|---|---|---|
| Title deed / Oqood identity | Unverified | Confirms who is actually registered as owner on the DLD title / Oqood record. | Pull the current title deed / Oqood extract before relying on the price position above. |
| Seller authority to sell | Unverified | Confirms the seller (or a Power of Attorney holder) has the legal right to dispose of this exact unit. | Request the seller's Emirates ID/passport and, if applicable, a notarized Power of Attorney. |
| Encumbrance / mortgage on title | Unverified | Confirms whether the unit carries an existing mortgage or lien that must clear before transfer. | Request a DLD encumbrance/liability certificate covering this unit. |
| Tenancy status | Unverified | Confirms whether the unit is vacant or occupied, and under what lease terms, at transfer. | Request the current Ejari certificate (or confirmation of vacant possession) for this unit. |
| Service-charge arrears | Unverified | Confirms no unpaid service-charge balance attaches to the unit at transfer. | Request a service-charge clearance letter from the OA/management company. |
| Developer / OA No-Objection Certificate (NOC) | Unverified | Confirms the developer/OA has cleared the unit for transfer. | Request the developer/OA NOC before signing the transfer paperwork. |

| | | | |
|---|---|---|---|
| Oqood / project registration | Unverified | No DLD project-registry record is on file for this project. | Confirm Oqood/RERA project registration directly with the developer/DLD. |
| SPA / assignment restrictions | Unverified | No project-status record is on file for this project. | Confirm directly against the SPA. |
| Escrow account status | Unverified | No RERA escrow record is on file for this project. | Confirm the escrow account's existence and status directly. |
| Handover specification / date | Unverified | No handover-date record is on file for this project. | Confirm directly with the developer/SPA. |

### Cash-to-Close & Payment Calendar

What this is: A dated table of every cash outlay from deposit to handover: DLD fees, agent, trustee, NOC, initial SC.
Why it matters: The number buyers get surprised by is never the asking price; it is the fees stacked on top of it.

**TOTAL FEES AT CLOSE: AED 127,913**




**Fees at close, computed above: AED 127,913.**
A dash on the chart's own milestone means the registry's cited basis is a market-set range or a future-event dependency this report cannot price today, never a zero.

Milestones group every line item due at that phase; the itemized fee-by-fee basis for each one is the "At purchase" cost table in Part V's Variant Playbook.

### Source Ledger

What this is: The full source ledger: every dataset and its measurement window used in this report.
Why it matters: Evidence you cannot trace to a source is an opinion, not evidence; this ledger is the trace.

10 / SOURCE LEDGER

# Source Ledger — named datasets, models and evidence windows

*Each material claim must trace to a ledger row; computed rows identify the DealCheck model and input basis.*

| Source | Measurement window | Used for / source reliability |
|---|---|---|
| Dubai Land Department closed-sale records Official source | DLD 12-quarter rolling measurement window | price benchmark, evidence band, cycle position, liquidity. Source reliability: High |
| Registered Ejari rent contracts Official source | Ejari 12-month registration history | achievable rent, yield, vacancy assumption. Source reliability: High |
| Service-charge schedule Official source | 3-year SC schedule | net yield, cost of hold, service charge trajectory. Source reliability: Medium |

| Source | Measurement window | Used for / source reliability |
|---|---|---|
| DealCheck cycle position model (report engine version) | DLD-linked scoring window | cycle position, trend smoothing. Source reliability: Computed |
| DealCheck cost-of-hold model (report engine version) | projected on completion - forward-looking income model | projected net yield (on completion), holding cost, scenario math. Source reliability: Computed |
| DealCheck cohort match rules | same scoring window as DLD closed-sale records | cohort scope, scope label. Source reliability: Computed |

Computed-model rows use DealCheck report engine version recorded in report metadata; externally sourced rows link to the public authority. Open the link to inspect the publisher, then use the printed measurement window to assess recency.

Key metrics: P50 PSF: 2512 AED/sqft (DLD cohort median, 12-quarter window) · Evidence band: AED 3.61M-AED 4.03M (supportable range after adjustments, n=120 DLD off-plan registrations (SPA)) · Net yield: 3.9% (after SC, vacancy and maintenance reserve - DealCheck cost-of-hold model).

Freshest evidence: 64 same-building sales recorded in the last 6 months (DLD transactions · building-level recency signal).

| | |
|---|---|
| **10-year PSF trend** | 10-year PSF trend: historical transaction depth below derivation threshold for this cohort. Source: DLD transactions · measurement window limited. |

6 sources in the ledger. Any claim not traced to a ledger entry cannot be defended in a price negotiation.

Audit rule: every number used in price, yield, liquidity or risk pages must trace back to a ledger row. Display names are the public wording; internal source IDs are not printed.

## Source Audit Map - shows every claim traces to a named source

| | |
|---|---|
| **Quoted AED figure** | Must trace to DLD, Ejari, service-charge schedule, cost-of-hold model or the source ledger row printed above. |
| **Time-bound metric** | Must include a named measurement window, registration history, or filing history. |
| **Area / provisional source** | Must be labelled as area, community or provisional; it cannot be promoted to building-specific proof. |
| **Missing source** | Must be cut, softened or moved to Documents To Confirm; it cannot stay as a decorative data point. |

Closing carries the same numbers into a proof trail to keep with the offer.

## Methodology & Scope

What this is: A compact methodology and scope note: how the report is built and its boundaries.
Why it matters: Knowing what the report does NOT do is as decision-relevant as what it does.

Scope: this is a decision-support report, not a certified valuation, an official DLD/RERA product, financial advice, or legal advice. It does not replace independent professional advice or a licensed valuation before a purchase, sale or financing decision.

Full methodology detail - how the engine is built, and (for off-plan deals) why a rerun later can read differently - is in the Appendix.

Rendered 2026-07-14.

## Closing

What this is: The closing handoff: what to do with this report right now.
Why it matters: A report that ends without a next action gets filed away and never acted on.

| | | |
|---|---|---|
| 01 | **Buyer - proceed with offer discipline** | Use the price section for offer discipline, the risk flags for caution, and the evidence review section before deposit, SPA or transfer steps. |
| 02 | **Price Evidence - shows DLD band** | Use the price page for asking-vs-range, comp depth and cohort position; do not turn it into a certified valuation. |
| 03 | **Risk Evidence - flag 1 open item** | Carry active flags into the next conversation as questions to close, not as automatic rejection or acceptance signals. |
| 04 | **Verification - 8 doc categories** | Allocate title, SC, Ejari, NOC, inspection, escrow, SPA or plot items before deposit or transfer. |
| 05 | **Ownership - 4 title items** | Keep title deed, seller authority, mortgage/NOC route and trustee-office notes beside this report. |
| 06 | **Unit Facts - floor, size, condition** | Keep floor plan, size proof, plot/BUA certificate for villas, inspection photos and defect notes. |
| 07 | **Income/Costs - 4 annual figures** | Keep Ejari or tenancy proof, service-charge ledger, cooling or utility obligations and OA notices. |
| 08 | **Transaction Trail - 5 items** | Keep offer messages, SPA draft, payment schedule, bank pre-approval and broker-written representations. |
| 09 | **Challenge - anchor to source** | If challenged, go back to the source row, not opinion-led pricing language. |
| 10 | **Scope - shows 6 limits** | Decision support only — see Methodology & Scope for this report's full limits. |

Contact: support@dealcheck.ae · Keep the report reference visible when sharing this PDF for review.

Spotted an error? Send feedback: dealcheck.ae/feedback
DealCheck DXB automated decision-support report.

# APPENDIX

*Extended education & reference detail - every figure traces to the Source Ledger in the report body.*

In this appendix: +8 more.

## The Regime Read - the full macro cycle read

3-month EIBOR - the benchmark UAE lenders price variable-rate mortgages against - reads 3.75% as of 2026-08-01. This is the direct cost of financing a leveraged purchase today, before any lender spread.

## Why Dubai (and what held) - the structural case

No UAE federal personal income tax - The UAE levies no federal personal income tax on individuals; salaries, freelance income, rental income, and personal capital gains are not subject to any UAE income tax.

Natural-person Real Estate Investment income - Corporate Tax exclusion - The sale, leasing, sub-leasing and renting of land or real estate property in the UAE by a natural person is EXCLUDED from Corporate Tax scope entirely, regardless of the size, quantity or value of the property or the amount of income derived, provided the activity is not conducted (and not required to be conducted) through a Licence from a UAE Licensing Authority.

VAT treatment of residential and commercial property - Standard VAT rate 5%. The FIRST supply (sale or lease) of a newly-constructed residential building within 3 years of completion is zero-rated (0%, input tax recoverable); the supply of a residential building OTHER than the first supply is VAT-EXEMPT; commercial property sale/lease is taxable at the standard 5% rate.

Escrow accounts for off-plan developments - Law No. 8 of 2007 mandates that developers deposit ALL buyer/financier payments into a DLD-accredited escrow account used exclusively for that project's construction/financing settlement, audited/monitored by RERA's Real Estate Escrow Account Division.

Title Deed Certificate issuance fee - AED 250 flat

A sound legal and tax structure does not remove area-level supply or timing risk on any single deal.

## Variant Playbook - Off-Plan Apartment

## Off-Plan Apartment — Leveraged appreciation with counterparty risk

An off-plan apartment is not a discounted version of a ready unit - it is a different instrument. The buyer is purchasing a payment schedule plus a developer's promise, inside a regime built to protect that promise with escrow and staged registration. The upside is developer-financed leverage on a stock premium that does not exist yet; the downside is that the two things a ready buyer can already inspect - the physical asset and the market rent it earns - do not exist yet either.

## Factor reference - what each Decision Matrix row tests

Developer delivery evidence + sponsor profile - Off-plan's single largest risk is counterparty, not the property.

Price vs ready benchmark - Off-plan pricing is not comparable to ready pricing until the spread between the two is made explicit - the premium (or discount) being paid today for a unit that does not yet exist.

Payment-plan structure - The shape of the payment schedule - how much capital is at risk at each milestone before handover - changes the deal's effective entry price and its true leverage far more than the headline price alone suggests.

Handover-collision exposure - Units completing in the same area and segment around this unit's own handover window compete for the same first tenants and first resale buyers at exactly the moment this unit needs both.

Escrow / Oqood status - Every buyer payment on a genuine off-plan project must sit in a DLD-accredited escrow account used only for that project's construction and financing, and the unit's interim sale must be registered on the Interim Real Estate Register to be valid at all - confirming both is the two-item homework that matters most before money moves.

Assignment optionality - Whether - and how cheaply - this position can be sold on before handover depends on a developer-set paid-in threshold and a developer NOC, not a fixed legal right; that optionality is worth pricing in at entry, not discovering at exit.

Handover-window cycle exposure - The market cycle the unit is entering AT handover - not the cycle it was bought into - is what actually determines the first re-let and first resale conditions; a long build period means underwriting a future market, not today's.

## Pros and cons of this variant

| Pros | Cons |
|---|---|
| Staged payments mean the capital required at any one point before handover is a fraction of the full price, unlike a ready purchase that settles in full at transfer. | The position produces no rental income at all until handover, however long that takes - the entire hold period before then is pure capital-at-risk with no offsetting cash flow. |

| | |
|---|---|
| The payment plan itself functions as developer-provided financing on the position, without a bank's loan-to-value ceiling or debt-burden test applying to the staged amounts. | Construction timelines and final specification are the developer's to control, not the buyer's - both can move before handover in ways the buyer cannot influence. |
| A newly delivered unit competes for tenants and buyers as the newest stock in its segment for a period after handover, before the next wave of completions arrives. | Competing completions concentrated around the same handover window land exactly when this unit needs its first tenant or first buyer, which is the worst possible timing for oversupply to arrive. |
| No service charge, no maintenance reserve and no building-health exposure accrue during the construction period - those costs only begin at handover. | Exiting before handover is gated by a developer-set paid-in threshold and a developer NOC - not a free right to sell at any point in the payment schedule. |
| — | The price a lender or buyer is willing to recognise at handover can sit below the contract price, which is the moment off-plan leverage assumptions get tested against reality. |

**While held (annual)**

| Line item | This deal (AED) | Basis |
|---|---|---|
| Payment-plan instalments | - | Off-plan hold-phase cost is principally the payment-plan instalments themselves - a deal-specific schedule, not a registry-level fee. Service charges begin only after handover, not during the build. |

**At future exit**

| Line item | This deal (AED) | Basis |
|---|---|---|
| Assignment / pre-handover resale paid-in threshold | - | Developers commonly require roughly 30-40% of contract value to have been paid before issuing the assignment NOC (higher in premium/waterfront projects) - this is a developer SPA term, not a DLD/RERA-mandated threshold. No DLD/RERA legislation was found setting a universal paid-in percentage for assignment eligibility. |
| Illustrative total cost stack for an off-plan assignment/resale | - | Commonly runs on the order of 6-11% of sale price when DLD 4%, developer NOC/admin fee, an assignment fee of roughly 2-5%, and agent commission of roughly 2% plus VAT are all stacked together - an illustrative range built from the individual sourced components, not a single fixed figure; each component varies by developer and deal. |

A dash means the registry's own cited basis renders instead of a single computed number - either the fee is a market-set range rather than a fixed rate, or it depends on a future event (a future exit's agent commission, a developer-set NOC fee) rather than this purchase itself.

## Goal fit

Income: A weak fit on its own terms - this instrument produces no income at all until handover, whatever the eventual net yield turns out to be once the unit is let.

Appreciation: This is the instrument's central thesis - leveraged exposure to a stock premium that does not exist yet, priced against the spread to the ready market.

Own Use: Workable, but occupancy waits for handover - the hold period before then has to be planned around, not lived in.

Visa: A property-linked residency route generally needs the property fully owned; an off-plan position only converts to that state at handover - see the residency checklist in Part V for the eligibility conditions themselves, not this playbook.

Wealth Parking: A weaker fit than a ready asset for pure passive parking, because counterparty and delivery risk require active monitoring through the build period rather than benign neglect.

## Residency & Tax - Uae

### Uae

**Does the UAE itself levy personal income tax on rental income or capital gains for individuals?**
No. The UAE levies no federal personal income tax on individuals - salaries, freelance income, rental income and personal capital gains are not subject to any UAE income tax under current policy.

**Does your real-estate activity require a UAE business Licence (e.g., short-term/holiday-home letting)?**
If the activity is conducted through, or requires, a Licence from a UAE Licensing Authority, the natural-person Real Estate Investment exclusion from Corporate Tax does not apply, and the income becomes ordinary taxable Business income above the relevant turnover threshold. A standard buy-and-hold rental through an agent does not trigger this.

**Does registering Ejari for your tenancy contract count as holding a 'Licence'?**
No. A Licence to merely register a tenancy contract (Ejari for Dubai) is explicitly not a 'Licence' for Corporate-Tax purposes - it is an administrative record, not permission to conduct Business.

Official sources: UAE Government - Taxation overview: https://u.ae/en/information-and-services/finance-and-investment/taxation · FTA - Real Estate Investment for Natural Persons (Corporate Tax Guide CTGREI1): https://tax.gov.ae/Datafolder/Files/Pdf/2024/Real-Estate-Investment-for-natural-persons-22-10-2024.pdf · UAE Ministry of Finance - AEOI (FATCA & CRS): https://mof.gov.ae/en/public-finance/international-relations/automatic-exchange-of-information-aeoi-fatca-crs/

## Residency & Tax - India

## India

**How many days were, or will you be, present in India this financial year, and across the preceding years?**
Residential status under Income Tax Act 1961 Section 6 is tested by: (a) presence in India of 182 days or more in the relevant financial year, OR (b) presence of 60 days or more in the relevant financial year AND 365 days or more across the preceding 4 financial years. Failing both tests classifies the individual as a Non-Resident Indian (NRI) for that year.

**If resident, are you Resident & Ordinarily Resident (ROR) or Resident but Not Ordinarily Resident (RNOR)?**
A resident individual is ROR only if BOTH: resident in India in 2 or more of the preceding 10 financial years, AND present in India 730 days or more across the preceding 7 financial years. Failing either sub-test means RNOR status instead.

**If you are NRI or RNOR, is your UAE property income taxed by India at all?**
For NRI and RNOR individuals, India's taxing scope is limited to India-sourced income (received in India, or accruing/arising/deemed to accrue or arise in India). Foreign - e.g. UAE - real estate income is outside India's taxing scope for these two statuses. This is the core "tax follows you, not the property" fact for this checklist.

**If you are ROR, is your UAE rental income or capital gain taxed by India?**
For ROR (Resident & Ordinarily Resident) individuals, India taxes GLOBAL income - including UAE rental income and any UAE property capital gain - regardless of where it was earned.

**Do you need to disclose the UAE property on Schedule FA of your Indian tax return?**
Schedule FA (Foreign Assets) requires ROR individuals to disclose foreign bank/custodial accounts, equity/debt interests, immovable property, and other foreign financial interests. NRI and RNOR individuals are NOT required to file Schedule FA.

**What is the cost of NOT disclosing a foreign asset that Schedule FA requires?**
Failure to disclose a foreign asset in Schedule FA (or filing inaccurate/incomplete disclosure) can trigger a flat penalty of INR 10,00,000 (10 lakh) under Section 43 of the Black Money (Undisclosed Foreign Income and Assets) and Imposition of Tax Act, 2015 - irrespective of whether any tax was actually evaded. Separately, undisclosed foreign income/assets discovered under the Act are taxed at a flat 30% rate plus a penalty of 3x the tax computed.

**Is there a tax treaty between India and the UAE?**
Yes. The India-UAE Double Taxation Avoidance Agreement (DTAA) was signed at New Delhi on 29 April 1992 and entered into force 22 September 1993, later amended by a protocol effective 28 November 2007.

**If you are ROR, does the DTAA let you offset Indian tax using UAE tax paid?**
Because the UAE levies no personal income tax, there is generally no 'foreign tax paid' on UAE-source income for an Indian ROR to claim as a Foreign Tax Credit against Indian tax on that same income - the DTAA's relief-from-double-taxation mechanism has nothing to credit in the zero-UAE-tax case. This is general mechanics, not personalized advice: an ROR should expect UAE rental/gain income to be fully taxable in India at applicable rates once includible, rather than assuming the treaty removes the Indian liability.

**Does India's tax authority already know about a UAE property purchase?**
Potentially. The UAE has participated in CRS (Common Reporting Standard) automatic exchange of information since going live 1 January 2017, under UAE Federal Laws No. 54 of 2018 and No. 48 of 2018. India signed the CRS Multilateral Competent Authority Agreement on 3 June 2015, with first information exchange from September 2017 - India maintains active AEOI relationships with a large and growing number of jurisdictions, which can include UAE-sourced account/asset data.

Official sources: Income Tax Department India - UAE Comprehensive Agreements (DTAA): https://www.incometaxindia.gov.in/w/uae-comprehensive-agreements-1 · Income Tax Department India - Schedule FA: https://www.incometaxindia.gov.in/w/schedule_fa · India Code - Black Money (Undisclosed Foreign Income and Assets) and

Imposition of Tax Act, 2015: https://www.indiacode.nic.in/handle/123456789/2147 · Income Tax Department India - Automatic Exchange of Information (AEOI): https://incometaxindia.gov.in/Pages/eoi/automatic-exchange-of-information.aspx

## Residency & Tax - Generic International

## Generic International

### Which country are you tax-resident in, and does that country tax worldwide income or only domestic-source income?

Tax follows the investor, not the property - the UAE side of this deal carries no personal income or capital-gains tax (see the UAE module above); what a UAE property purchase means for a buyer's own return depends entirely on their home jurisdiction's residency rules and any treaty it has with the UAE.

### Could your home tax authority already be receiving data about a UAE property purchase?

The UAE participates in CRS automatic exchange of information, live since 1 January 2017. A buyer's home tax authority may already receive UAE account/asset data if that jurisdiction has an active AEOI relationship with the UAE.

### Where should you go for a definitive answer on your own filing position?

Confirm with a licensed tax advisor in your own jurisdiction before relying on any of the education above for a filing decision - this checklist names the questions worth asking, it does not answer them for a specific individual.

Official sources: UAE Ministry of Finance - AEOI (FATCA & CRS): https://mof.gov.ae/en/public-finance/international-relations/automatic-exchange-of-information-aeoi-fatca-crs/

## Legal 101 - full rule set

| Rule | What it means | Basis |
|---|---|---|
| DLD registration fee (Sale & Purchase Contract) | DLD registration fee (Sale & Purchase Contract) - 4% of purchase price | law (4% total, Executive Council Resolution No. 30 of 2013); the buyer-pays-100% pattern is market convention, not a change to the legal split |
| Off-plan Oqood (initial sale) registration fee | Off-plan Oqood (initial sale) registration fee - 4% of sale value (2% 'seller'/developer + 2% purchaser), plus AED 10 knowledge + AED 10 innovation; developer self-registration on the Oqood portal adds AED 1,000 | law |
| Real-estate agency commission | Real-estate agency commission - Market norm 2% of sale price + 5% VAT on the commission | market (rate); law (framework only) |
| Escrow accounts for off-plan developments | Escrow accounts for off-plan developments - Law No. 8 of 2007 mandates that developers deposit ALL buyer/financier payments into a DLD-accredited escrow account used exclusively for that project's construction/financing settlement, audited/monitored by RERA's Real Estate Escrow Account Division. | law |
| Interim Real Estate Register (off-plan disposals) | Interim Real Estate Register (off-plan disposals) - Law No. 13 of 2008, as amended by Law No. 9 of 2009 (and reportedly Law No. 19 of 2020 per a secondary cross-reference), requires off-plan/under-construction unit disposals - sale, long-term lease, musataha, mortgage - to be registered on the Interim Real Estate Register; unregistered disposals are null and void. | law |

| | | |
|---|---|---|
| Off-plan assignment/resale paid-in threshold | Off-plan assignment/resale paid-in threshold - Developers commonly require roughly 30-40% of contract value paid-in before issuing the assignment NOC, higher in premium/waterfront projects. | market - a developer/SPA term, NOT a DLD/RERA-mandated threshold. No DLD/RERA legislation was found setting a universal paid-in percentage; Law 13/2008 and Executive Council Resolution 6/2010 govern registration/cancellation mechanics but not this figure. |
| Developer defect-liability period | Developer defect-liability period - Jointly Owned Property Law No. 27 of 2007 holds developers liable for structural defects for 10 years and minor defects for 1 year from the completion-certificate date. | law |
| Principal tenancy law + Ejari registration requirement | Principal tenancy law + Ejari registration requirement - Law No. 26 of 2007 'Regulating the Relationship between Landlords and Tenants in Dubai' is the principal tenancy law; all lease contracts must be registered with RERA (via Ejari) to be enforceable before any judicial/government authority (Art. 4). | law |
| Eviction at lease expiry (the four statutory grounds) - 12-MONTH notice | Eviction at lease expiry (the four statutory grounds) - 12-MONTH notice - On the four statutory grounds (government-ordered demolition/ reconstruction; full renovation requiring vacancy; landlord demolition/reconstruction; landlord or first-degree-relative personal use), the landlord must notify the tenant AT LEAST 12 MONTHS before the eviction date, served via Notary Public or registered mail. This is the AMENDED Article 25(2). | law (amended by Law No. 33 of 2008) |
| — | Note: The original (unamended) 2007 text of Art. 25(2) required only 90 days' notice with no prescribed service method. Law No. 33 of 2008 extended this to 12 months via Notary Public/registered mail - do NOT render the superseded 90-day figure for this ground. Email/SMS/WhatsApp notice is NOT valid service. | — |
| Non-renewal / term-amendment notice | Non-renewal / term-amendment notice - At least 90 days before contract expiry, unless otherwise agreed (Art. 14, original 2007 text - NOT amended by Law 33/2008). | law |
| — | Note: Distinct from the Art. 25(2) eviction-for-cause notice below (12 months) - the two 90-day-vs-12-month notice regimes must never be conflated. | — |
| Two-year rent-increase freeze | Two-year rent-increase freeze - Rent may not be increased, and no lease term amended, before 2 years from the original contractual relationship (Art. 9); RERA sets rent-increase criteria (Art. 10). | law |
| RERA Rental Index / rent-increase mechanics - legal basis | RERA Rental Index / rent-increase mechanics - legal basis - Decree No. 43 of 2013 'Determining Rent Increase for Real Property in the Emirate of Dubai', issued 18 December 2013, applies to all landlords (private and public) across Dubai including Special Development Zones and free zones such as DIFC. | law |
| Security deposit | Security deposit - Market norm 5% of annual rent (unfurnished) / 10% (furnished). | market (the 5%/10% figures); law (the right to obtain a deposit at all, no percentage set) |

| | | |
|---|---|---|
| No UAE federal personal income tax | No UAE federal personal income tax - The UAE levies no federal personal income tax on individuals; salaries, freelance income, rental income, and personal capital gains are not subject to any UAE income tax. | law (structural policy) |
| RERA's official service-charge regulation platform | RERA's official service-charge regulation platform - RERA's official platform publishes the RERA-approved Service Charge Index (the benchmark for every registered building), requires OA/management-company annual budgets to be submitted to and approved by RERA before charges are levied, and licenses management companies and auditors. | law/official mechanism |
| Jointly Owned Property Law No. 27 of 2007 - OA governance | Jointly Owned Property Law No. 27 of 2007 - OA governance - Governs owner/OA rights and obligations, requires a Jointly Owned Property Declaration and Disclosure Statement for off-plan sales, and empowers RERA to review/approve service-charge budgets. | law |

## Methodology - how this report is built

This report is generated from DealCheck's deterministic property-intelligence engine: Dubai Land Department transaction records, Ejari rent evidence, service-charge filings and listing telemetry, combined through fixed rules, never a generative estimate. Every figure traces to the Source Ledger above.

Data currency: this is off-plan (SPA/registration) evidence, not settled DLD closed-sale history. DLD posts new registrations continuously during an active sales phase, so a report rerun later reads the same methodology against a wider, more current registration set - the closer to project launch or a sell-out milestone, the faster that evidence base moves. The Source Ledger above names the exact measurement window this report's own figures used.

End of Appendix - every figure above traces back to the Source Ledger in the report body.