



J-HAUS RESIDENCE

UNIT 423

Apartment · 1,092 sq ft · Jumeirah Village Circle

SELLING PRICE — ORIGINAL SCHEME

AED 1,747,400

Approx. USD 476,131

01 Offer Details

Prepared for the client below through the appointed brokerage

PREPARED FOR Shehzad Masood Prospective Buyer	ISSUED THROUGH NR Boshra Novagate real estate l.l.c
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02 Property

PROJECT J- Haus Residence	COMMUNITY Jumeirah Village Circle	CATEGORY Residential	UNIT UNIT 423
UNIT TYPE Apartment	SALEABLE AREA 1,092 sq ft	REGISTRATION DLD · Oqood	SELECTED PLAN Original Scheme

03 Selected Payment Plan

ORIGINAL SCHEME	20% at booking date; 10% 2 months from booking date; 10% 5 months from booking date; 10% 8 months from booking date; 20% at handover date; 8 installments of 3.75% (quarterly) = 30%, starting 3 months from handover date
DOWN PAYMENT AED 421,376 USD 114,816	
DURING CONSTRUCTION AED 524,220 USD 142,839	
ON HANDOVER AED 349,480 USD 95,226	
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY) AED 524,220 USD 142,839	
TOTAL PAYABLE AED 1,819,296 USD 495,721 · incl. fees	

DOWN PAYMENT			
TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	69,896	19,045
Booking	Oqood	2,000	545
Booking	20% Down payment	349,480	95,226
Section total		421,376	114,816

DURING CONSTRUCTION			
TIMING	DESCRIPTION	AED	USD
October 2026	10% Payment	174,740	47,613
January 2027	10% Payment	174,740	47,613
April 2027	10% Payment	174,740	47,613
Section total		524,220	142,839

ON HANDOVER			
TIMING	DESCRIPTION	AED	USD
On handover	20% Payment	349,480	95,226
Section total		349,480	95,226

INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)			
INSTALMENT	DUE	AED	USD
01	Aug 2027	65,528	17,855
02	Nov 2027	65,528	17,855
03	Feb 2028	65,528	17,855
04	May 2028	65,528	17,855
05	Aug 2028	65,528	17,855
06	Nov 2028	65,528	17,855
07	Feb 2029	65,528	17,855
08	May 2029	65,528	17,855
Section total		524,220	142,839

DEVELOPER

Hirat Developers

VALIDITY

Offer No. OFR-2026-008 · Rev. 2

Issued 20 Aug 2026

Expires 19 Sep 2026

Valid for 30 days from issue

This offer is issued by Hirat Developers through its appointed brokerage and is valid only until the date stated above. Prices, availability, and payment schemes are indicative and subject to change without notice until a reservation is confirmed and approved by the developer. All amounts are quoted in UAE Dirhams (AED); USD figures are approximate and for reference only. This document does not constitute a contract or an obligation to sell.