Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No.	OFR-2026-102
Issue Date	31 Aug 2026
Valid Until	30 Sep 2026

+ Offer valid for 30 days from issue

J-HAUS RESIDENCE

UNIT 423

Apartment · 1,092 sq ft · Jumeirah Village Circle

SELLING PRICE — ORIGINAL SCHEME

AED 1,747,400

Approx. USD 476,212

01 Offer Details

Prepared for the client below through the appointed brokerage

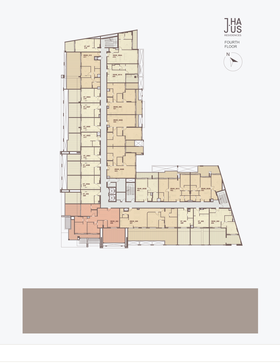
PREPARED FOR	ISSUED THROUGH
Shehzad Masood Prospective Buyer	NR Boshra Novagate real estate LLc

02 Property

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

03 Floor Plan

Indicative layout — UNIT 423



04 Unit Plan

Indicative layout — UNIT 423

05 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

INSTALMENTS — 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**

INSTALMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)

INSTALMENT	DUE	AED	USD
01	Sep 2027	65,528	17,855
02	Dec 2027	65,528	17,855
03	Mar 2028	65,528	17,855
04	Jun 2028	65,528	17,855
05	Sep 2028	65,528	17,855
06	Dec 2028	65,528	17,855
07	Mar 2029	65,528	17,855
08	Jun 2029	65,528	17,855
Section total		**524,220**	**142,839**

06 Available Payment Schemes

Alternative structures for UNIT 423

Scheme A

10% at booking date; 10% 2 months from booking date; 10% 5 months from booking date; 10% 8 months from booking date; Balance 60% at handover date (auto-computed)

TOTAL PRICE **AED 1,729,900**

Scheme B

10% at booking date; 10% 2 months from booking date; 10% 5 months from booking date; 10% 8 months from booking date; 15% at handover date; 20 installments of 2.913% (quarterly) = 58.5%, starting 3 months from handover date

TOTAL PRICE **AED 1,909,000**

Scheme C

10% at booking date; 10% 2 months from booking date; 10% 5 months from booking date; 10% 8 months from booking date; 1.5% at handover date; 39 installments of 1.50% (quarterly) = 58.5%, starting 3 months from handover date

TOTAL PRICE **AED 2,096,900**

Original Scheme

SELECTED

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

TOTAL PRICE **AED 1,747,400**

Scheme D

20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date

TOTAL PRICE **AED 2,013,000**

Scheme E

30% at booking date; Balance 70% at handover date (auto-computed)

TOTAL PRICE **AED 1,725,600**

Scheme F

30% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date

TOTAL PRICE **AED 1,983,300**

DEVELOPER

Hirat Developers

VALIDITY

Offer No. OFR-2026-102
Issued 31 Aug 2026
Expires 30 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.