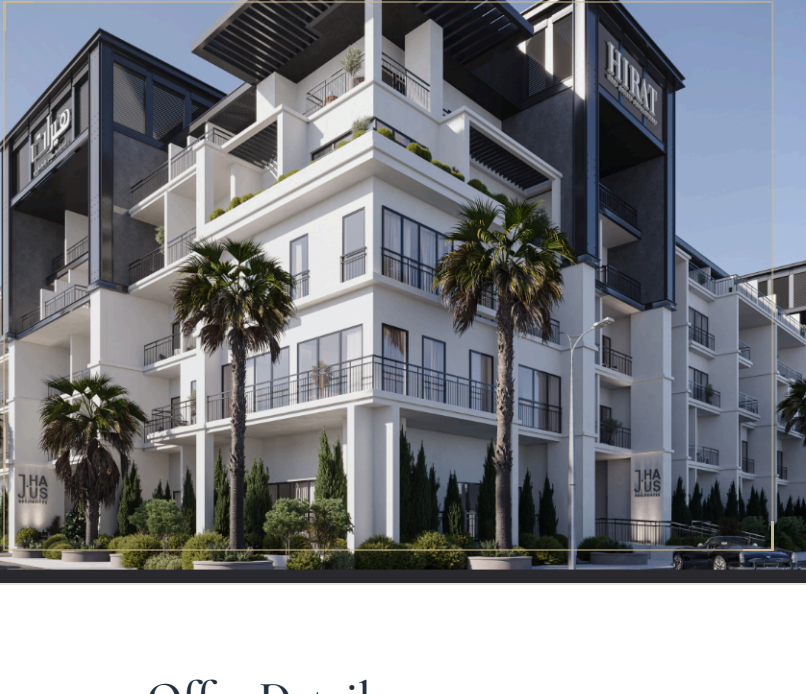


Offer No.	OFR-2026-010
Issue Date	17 Aug 2026
Valid Until	16 Sep 2026

• Offer valid for 30 days from issue



J-HAUS RESIDENCE

UNIT 422

Apartment · 1,092 sq ft · Jumeirah Village Circle

SELLING PRICE — ORIGINAL SCHEME

AED 1,701,578

Approx. USD 463,645

01 Offer Details

Prepared for the client below through the appointed brokerage

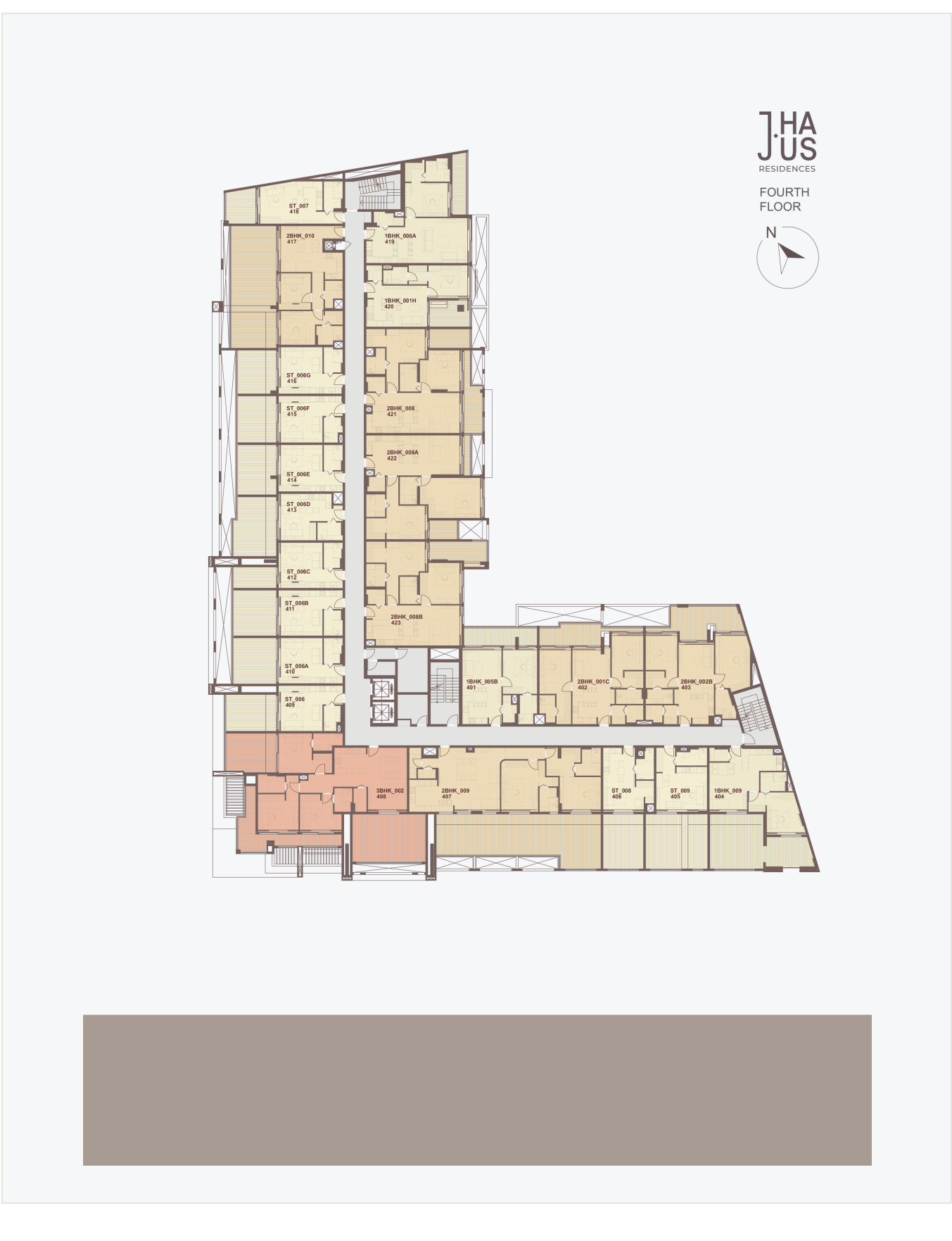
PREPARED FOR Hasibullah Heydari Prospective Buyer	ISSUED THROUGH NR Boshra Novagate real estate I.L.c
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02 Property

PROJECT J-Haus Residence	COMMUNITY Jumeirah Village Circle	CATEGORY Residential	UNIT UNIT 422
UNIT TYPE Apartment	SALEABLE AREA 1,092 sq ft	REGISTRATION DLD · Oqood	SELECTED PLAN Original Scheme

03 Floor Plan

Indicative layout — UNIT 422



04 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 410,379 USD 111,820	
DURING CONSTRUCTION AED 510,473 USD 139,094	
ON HANDOVER AED 340,316 USD 92,729	
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY) AED 510,473 USD 139,094	
TOTAL PAYABLE AED 1,771,641 USD 482,736 · incl. fees	

DOWN PAYMENT			
TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	68,063	18,546
Booking	Oqood	2,000	545
Booking	20% Down payment	340,316	92,729
Section total		410,379	111,820
DURING CONSTRUCTION			
TIMING	DESCRIPTION	AED	USD
October 2026	10% Payment	170,158	46,365
January 2027	10% Payment	170,158	46,365
April 2027	10% Payment	170,158	46,365
Section total		510,473	139,094
ON HANDOVER			
TIMING	DESCRIPTION	AED	USD
On handover	20% Payment	340,316	92,729
Section total		340,316	92,729
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)			
INSTALMENT	DUE	AED	USD
01	Aug 2027	63,809	17,387
02	Nov 2027	63,809	17,387
03	Feb 2028	63,809	17,387
04	May 2028	63,809	17,387
05	Aug 2028	63,809	17,387
06	Nov 2028	63,809	17,387
07	Feb 2029	63,809	17,387
08	May 2029	63,809	17,387
Section total		510,473	139,094

05 Available Payment Schemes

Alternative structures for UNIT 422

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 1,729,500	Scheme B 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; 20 installments of 2.93% (quarterly) = 58.5%, starting 3 months from handover date TOTAL PRICE AED 1,908,600
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 2,096,400	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 TOTAL PRICE AED 1,747,000
Scheme D 20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date TOTAL PRICE AED 2,012,500	Scheme F 30% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date TOTAL PRICE AED 1,982,800

DEVELOPER

Hirat Developers

VALIDITY

Offer No. OFR-2026-010

Issued 17 Aug 2026

Expires 16 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.