

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

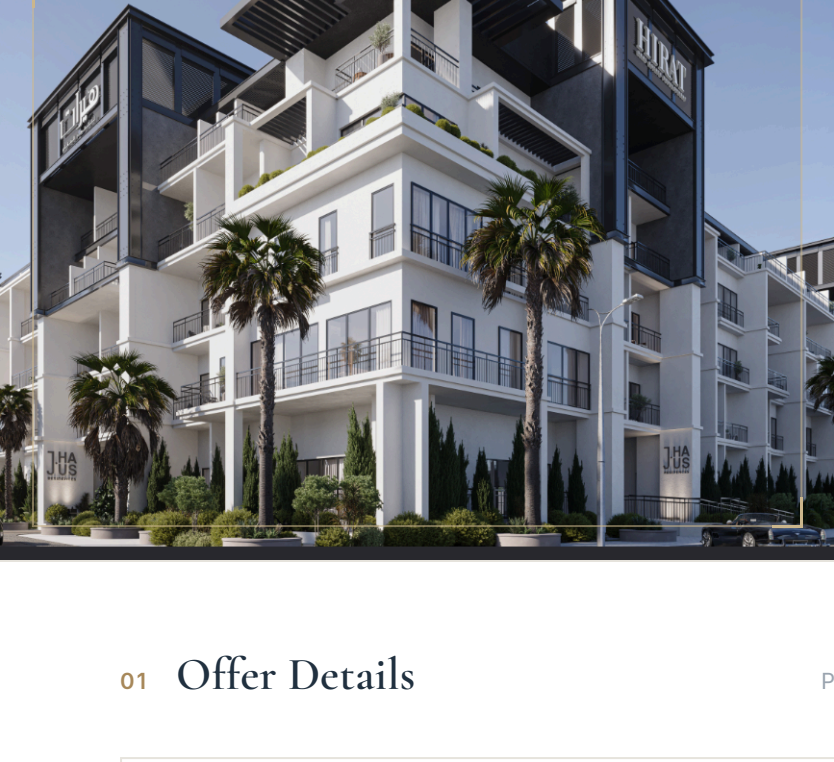
OFFER REFERENCE

Offer No. **OFR-2026-019**

Issue Date **17 Aug 2026**

Valid Until **31 Aug 2026**

Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 422

Apartment · 1,092 sq ft · Jumeirah Village Circle

SELLING PRICE — CUSTOM — SCHEME C

AED 1,747,000

Approx. USD 476,022

01 Offer Details

Prepared for the client below through the appointed brokerage

ISSUED THROUGH



Boshra

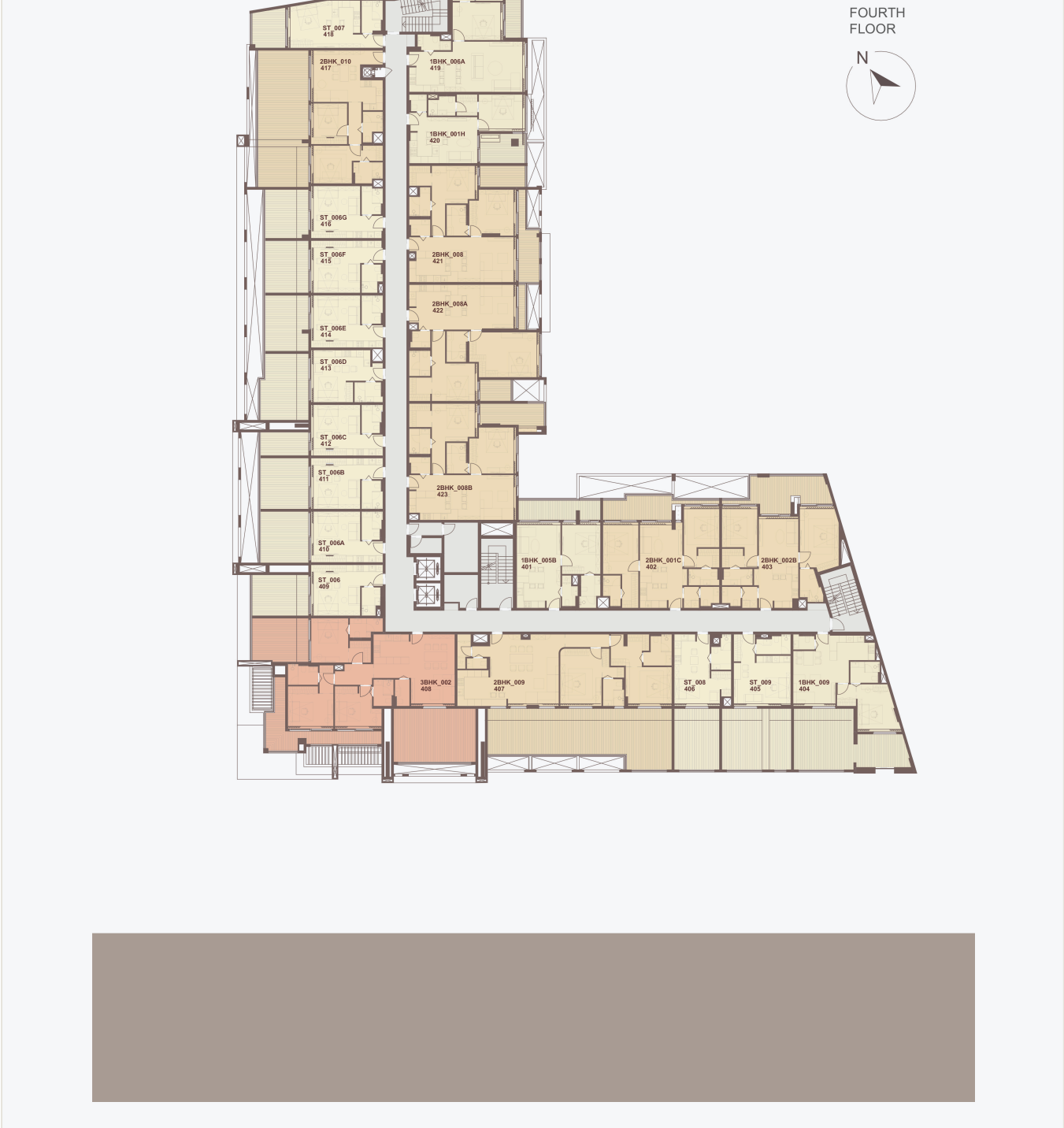
Novagate real estate I.L.C

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 Custom — Scheme C

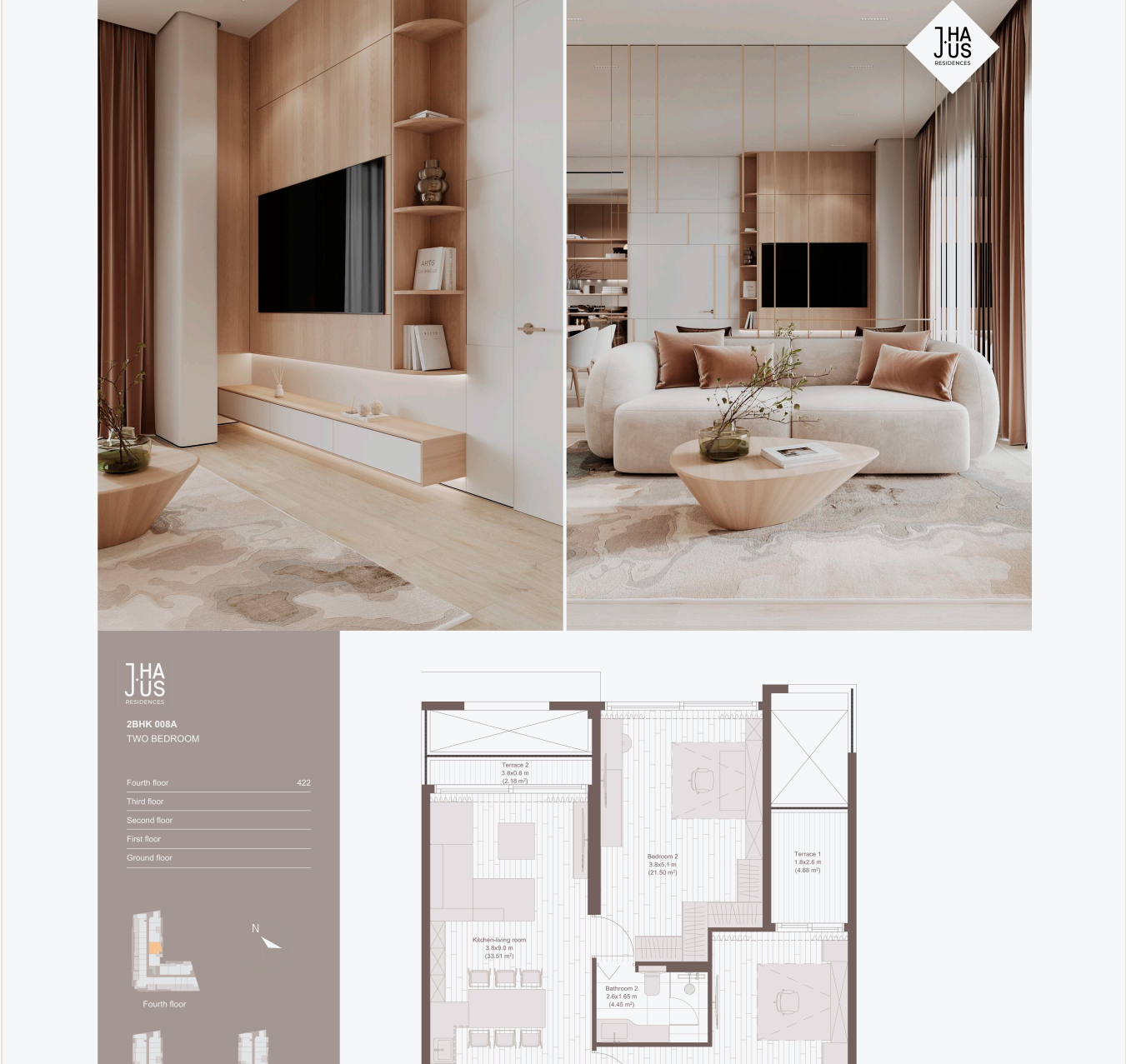
03 Floor Plan

Indicative layout — UNIT 422



04 Unit Plan

Indicative layout — UNIT 422



05 Selected Payment Plan

PROPOSED — SUBJECT TO DEVELOPER APPROVAL

CUSTOM — SCHEME C

50% at booking date; 50% 2 months from booking date; 50% 5 months from booking date; 50% 8 months from booking date; 15% at handover date; 39 installments of 1.50% (quarterly) = 58.5%, starting 3 months from handover date

DOWN PAYMENT

AED 246,580

USD 67,188

DURING CONSTRUCTION

AED 524,100

USD 142,807

ON HANDOVER

AED 26,205

USD 7,140

INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)

AED 1,021,995

USD 278,473

TOTAL PAYABLE

AED 1,818,880

USD 495,608 · incl. fees

DOWN PAYMENT

TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	69,880	19,041
Booking	Oqood	2,000	545
Booking	10% Down payment	174,700	47,602
Section total		246,580	67,188

DURING CONSTRUCTION

TIMING	DESCRIPTION	AED	USD
October 2026	10% Payment	174,700	47,602
January 2027	10% Payment	174,700	47,602
April 2027	10% Payment	174,700	47,602
Section total		524,100	142,807

ON HANDOVER

TIMING	DESCRIPTION	AED	USD
On handover	1.5% Payment	26,205	7,140
Section total		26,205	7,140

INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)

INSTALMENT	DUE	AED	USD
01	Aug 2027	26,205	7,140
02	Nov 2027	26,205	7,140
03	Feb 2028	26,205	7,140
04	May 2028	26,205	7,140
05	Aug 2028	26,205	7,140
06	Nov 2028	26,205	7,140
07	Feb 2029	26,205	7,140
08	May 2029	26,205	7,140
09	Aug 2029	26,205	7,140
10	Nov 2029	26,205	7,140
11	Feb 2030	26,205	7,140
12	May 2030	26,205	7,140
13	Aug 2030	26,205	7,140
14	Nov 2030	26,205	7,140
15	Feb 2031	26,205	7,140
16	May 2031	26,205	7,140
17	Aug 2031	26,205	7,140
18	Nov 2031	26,205	7,140
19	Feb 2032	26,205	7,140
20	May 2032	26,205	7,140
21	Aug 2032	26,205	7,140
22	Nov 2032	26,205	7,140
23	Feb 2033	26,205	7,140
24	May 2033	26,205	7,140
25	Aug 2033	26,205	7,140
26	Nov 2033	26,205	7,140
27	Feb 2034	26,205	7,140
28	May 2034	26,205	7,140
29	Aug 2034	26,205	7,140
30	Nov 2034	26,205	7,140
31	Feb 2035	26,205	7,140
32	May 2035	26,205	7,140
33	Aug 2035	26,205	7,140
34	Nov 2035	26,205	7,140
35	Feb 2036	26,205	7,140
36	May 2036	26,205	7,140
37	Aug 2036	26,205	7,140
38	Nov 2036	26,205	7,140
39	Feb 2037	26,205	7,140
Section total		1,021,995	278,473

DEVELOPER

Hirat Developers

VALIDITY

Offer No. OFR-2026-019

Issued 17 Aug 2026

Expires 31 Aug 2026

Valid for 14 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.