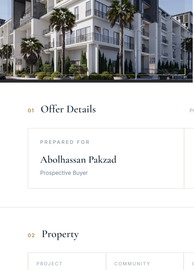
Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No.	OFR-2026-084 · Rev. 2
Issue Date	19 Aug 2026
Valid Until	02 Sep 2026

Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 421

Apartment · 1,119 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME B

AED 1,955,500

Approx. USD 532,834

01 Offer Details

Prepared for the client below through the appointed brokerage

PREPARED FOR

Abolhassan Pakzad

Prospective Buyer

ISSUED THROUGH

NR **Boshra**

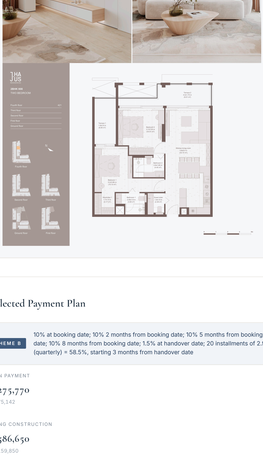
Novagate real estate LLc

02 Property

PROJECT	COMMUNITY	CATEGORY	UNIT
J-Haus Residence	Jumeirah Village Circle	Residential	UNIT 421
UNIT TYPE	**SALEABLE AREA**	**REGISTRATION**	**SELECTED PLAN**
Apartment	1,119 sq ft	DLD · Oqood	Scheme B

03 Unit Plan

Indicative layout — UNIT 421



04 Selected Payment Plan

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

DOWN PAYMENT

AED 275,770

USD 75,142

DURING CONSTRUCTION

AED 586,650

USD 159,850

ON HANDOVER

AED 29,333

USD 7,993

INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)

AED 1,143,968

USD 311,708

TOTAL PAYABLE

AED 2,035,720

USD 554,692 · incl. fees

DOWN PAYMENT

TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	78,220	21,313
Booking	Oqood	2,000	545
Booking	10% Down payment	195,550	53,283
Section total		**275,770**	**75,142**

DURING CONSTRUCTION

TIMING	DESCRIPTION	AED	USD
October 2026	10% Payment	195,550	53,283
January 2027	10% Payment	195,550	53,283
April 2027	10% Payment	195,550	53,283
Section total		**586,650**	**159,850**

ON HANDOVER

TIMING	DESCRIPTION	AED	USD
On handover	1.5% Payment	29,333	7,993
Section total		**29,333**	**7,993**

INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)

INSTALMENT	DUE	AED	USD
01	Aug 2027	57,198	15,585
02	Nov 2027	57,198	15,585
03	Feb 2028	57,198	15,585
04	May 2028	57,198	15,585
05	Aug 2028	57,198	15,585
06	Nov 2028	57,198	15,585
07	Feb 2029	57,198	15,585
08	May 2029	57,198	15,585
09	Aug 2029	57,198	15,585
10	Nov 2029	57,198	15,585
11	Feb 2030	57,198	15,585
12	May 2030	57,198	15,585
13	Aug 2030	57,198	15,585
14	Nov 2030	57,198	15,585
15	Feb 2031	57,198	15,585
16	May 2031	57,198	15,585
17	Aug 2031	57,198	15,585
18	Nov 2031	57,198	15,585
19	Feb 2032	57,198	15,585
20	May 2032	57,198	15,585
Section total		**1,143,968**	**311,708**

05 Available Payment Schemes

Alternative structures for UNIT 421

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 1,772,000**

SELECTED

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 1,955,500**

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 2,147,900**

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 1,789,900**

Scheme D

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

TOTAL PRICE **AED 2,062,000**

Scheme E

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

TOTAL PRICE **AED 1,767,500**

Scheme F

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

TOTAL PRICE **AED 2,031,500**

DEVELOPER

Hirat Developers

VALIDITY

Offer No. OFR-2026-084 · Rev. 2

Issued 19 Aug 2026

Expires 02 Sep 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.