

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

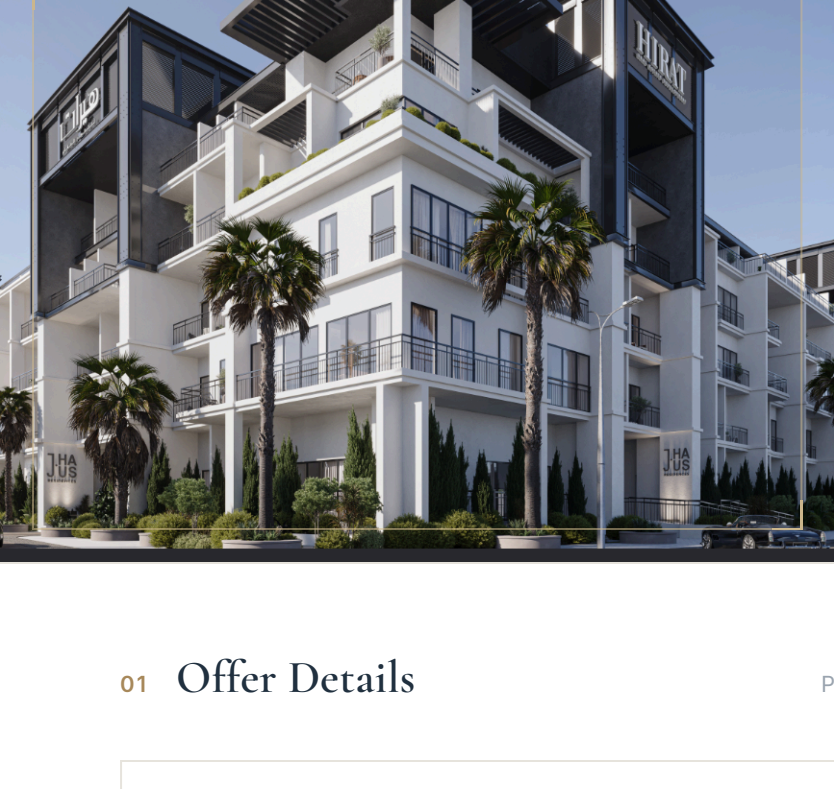
OFFER REFERENCE

Offer No. OFR-2026-084

Issue Date 19 Aug 2026

Valid Until 02 Sep 2026

Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 423

Apartment · 1,092 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME B

AED 1,907,800

Approx. USD 519,837

01 Offer Details

Prepared for the client below through the appointed brokerage

ISSUED THROUGH



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	Scheme B

03 Floor Plan

Indicative layout — UNIT 423



04 Unit Plan

Indicative layout — UNIT 423



05 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 269,092

USD 73,322

DURING CONSTRUCTION

AED 572,340

USD 155,951

ON HANDOVER

AED 28,617

USD 7,798

INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)

AED 1,116,063

USD 304,104

TOTAL PAYABLE

AED 1,986,112

USD 541,175 · Incl. fees

DOWN PAYMENT

TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	76,312	20,793
Booking	Oqood	2,000	545
Booking	10% Down payment	190,780	51,984
Section total		269,092	73,322

DURING CONSTRUCTION

TIMING	DESCRIPTION	AED	USD
October 2026	10% Payment	190,780	51,984
January 2027	10% Payment	190,780	51,984
April 2027	10% Payment	190,780	51,984
Section total		572,340	155,951

ON HANDOVER

TIMING	DESCRIPTION	AED	USD
On handover	1.5% Payment	28,617	7,798
Section total		28,617	7,798

INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)

INSTALMENT	DUE	AED	USD
01	Aug 2027	55,803	15,205
02	Nov 2027	55,803	15,205
03	Feb 2028	55,803	15,205
04	May 2028	55,803	15,205
05	Aug 2028	55,803	15,205
06	Nov 2028	55,803	15,205
07	Feb 2029	55,803	15,205
08	May 2029	55,803	15,205
09	Aug 2029	55,803	15,205
10	Nov 2029	55,803	15,205
11	Feb 2030	55,803	15,205
12	May 2030	55,803	15,205
13	Aug 2030	55,803	15,205
14	Nov 2030	55,803	15,205
15	Feb 2031	55,803	15,205
16	May 2031	55,803	15,205
17	Aug 2031	55,803	15,205
18	Nov 2031	55,803	15,205
19	Feb 2032	55,803	15,205
20	May 2032	55,803	15,205
Section total		1,116,063	304,104

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; 1.5% at handover date; 20 installments of 2.93% (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

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-2026-084

Issued 19 Aug 2026

Expires 02 Sep 2026

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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.