

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No. **OFR-2026-014 · Rev. 2**

Issue Date **21 Aug 2026**

Valid Until **04 Sep 2026**

Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 422

Apartment · 1,092 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME B

AED 1,679,568

Approx. USD 457,648

01 Offer Details

Prepared for the client issue through the appointed brokerage

PREPARED FOR ishrat hussain Prospective Buyer	ISSUED THROUGH NR Boshra Novagate real estate I.L.C
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02 Property

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

03 Floor Plan

Indicative layout — UNIT 422



04 Unit Plan

Indicative layout — UNIT 422



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 237,140	USD 64,616
DURING CONSTRUCTION	
AED 503,870	USD 137,294
ON HANDOVER	
AED 25,194	USD 6,865
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)	
AED 982,547	USD 267,724
TOTAL PAYABLE	
AED 1,748,751	USD 476,499 · Incl. fees

TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	67,183	18,306
Booking	Oqood	2,000	545
Booking	10% Down payment	167,957	45,765
Section total		237,140	64,616

TIMING	DESCRIPTION	AED	USD
October 2026	10% Payment	167,957	45,765
January 2027	10% Payment	167,957	45,765
April 2027	10% Payment	167,957	45,765
Section total		503,870	137,294

TIMING	DESCRIPTION	AED	USD
On handover	1.5% Payment	25,194	6,865
Section total		25,194	6,865

INSTALMENT	DUE	AED	USD
01	Aug 2027	49,127	13,386
02	Nov 2027	49,127	13,386
03	Feb 2028	49,127	13,386
04	May 2028	49,127	13,386
05	Aug 2028	49,127	13,386
06	Nov 2028	49,127	13,386
07	Feb 2029	49,127	13,386
08	May 2029	49,127	13,386
09	Aug 2029	49,127	13,386
10	Nov 2029	49,127	13,386
11	Feb 2030	49,127	13,386
12	May 2030	49,127	13,386
13	Aug 2030	49,127	13,386
14	Nov 2030	49,127	13,386
15	Feb 2031	49,127	13,386
16	May 2031	49,127	13,386
17	Aug 2031	49,127	13,386
18	Nov 2031	49,127	13,386
19	Feb 2032	49,127	13,386
20	May 2032	49,127	13,386
Section total		982,547	267,724

06 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	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 1,908,600
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 E 30% at booking date; Balance 70% at handover date (auto-computed) TOTAL PRICE AED 1,725,200
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

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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.