

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

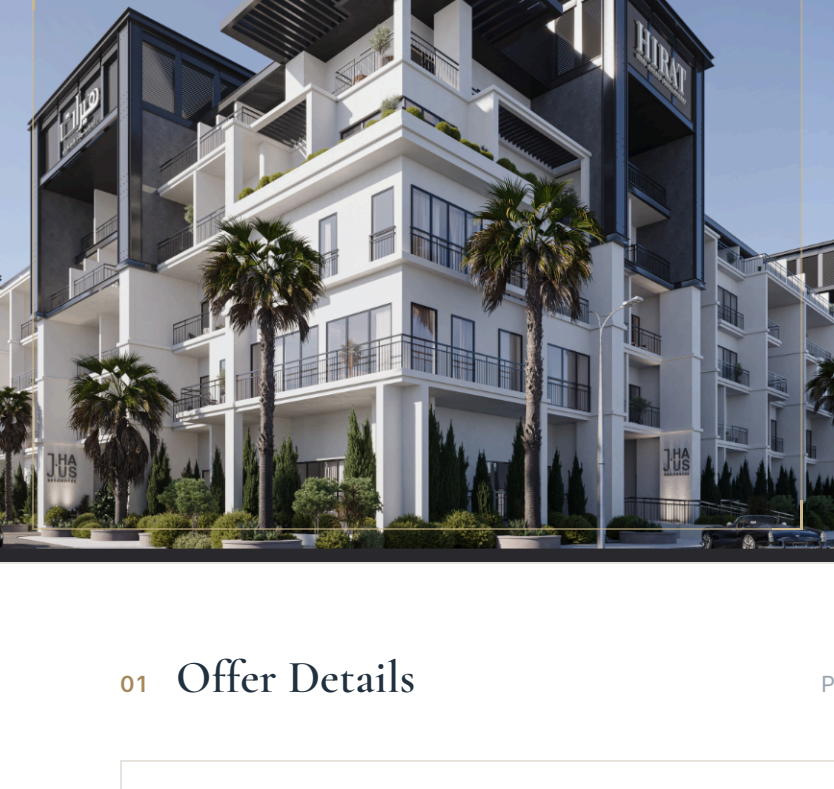
OFFER REFERENCE

Offer No. OFR-2026-015

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 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 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

DOWN PAYMENT

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

DURING CONSTRUCTION

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

ON HANDOVER

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

INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)

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

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

Offer No. OFR-2026-015

Issued 21 Aug 2026

Expires 04 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.