

Offer No.	OFR-2026-103
Issue Date	27 Aug 2026
Valid Until	10 Sep 2026

Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 405

Apartment · 680 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME A

AED 1,279,000

Approx. USD 348,501

01 Offer Details

Prepared for the client below through the appointed brokerage

PREPARED FOR Alireza Nourmohammad Zamaniteimouri Cheshnehkhanmohammad Prospective Buyer	ISSUED THROUGH NR Boshra Novagate real estate l.l.c
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02 Property

PROJECT J-Haus Residence	COMMUNITY Jumeirah Village Circle	CATEGORY Residential	UNIT UNIT 405
UNIT TYPE Apartment	SALEABLE AREA 680 sq ft	REGISTRATION DLD · Oqood	SELECTED PLAN Scheme A

03 Selected Payment Plan

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)			
DOWN PAYMENT AED 181,060 USD 49,335	DURING CONSTRUCTION AED 383,700 USD 104,550	ON HANDOVER AED 767,400 USD 209,101	TOTAL PAYABLE AED 1,332,160 USD 362,986 · incl. fees

DOWN PAYMENT

TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	51,160	13,940
Booking	Oqood	2,000	545
Booking	10% Down payment	127,900	34,850
Section total		181,060	49,335

DURING CONSTRUCTION

TIMING	DESCRIPTION	AED	USD
October 2026	10% Payment	127,900	34,850
January 2027	10% Payment	127,900	34,850
April 2027	10% Payment	127,900	34,850
Section total		383,700	104,550

ON HANDOVER

TIMING	DESCRIPTION	AED	USD
On handover	Balance on handover	767,400	209,101
Section total		767,400	209,101

04 Available Payment Schemes

Alternative structures for UNIT 405

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 1,279,000	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 1,411,400
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 1,550,300	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 1,291,900
Scheme D 20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date TOTAL PRICE AED 1,488,300	Scheme E 30% at booking date; Balance 70% at handover date (auto-computed) TOTAL PRICE AED 1,275,800
Scheme F 30% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date TOTAL PRICE AED 1,466,300	

DEVELOPER
Hirat Developers

VALIDITY
Offer No. OFR-2026-103
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Expires 10 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.