

Hirat Developers

OFF-PLAN SALES OFFER - JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No. OFR-2026-101

Issue Date 31 Aug 2026

Valid Until 14 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 C

AED 2,096,400

Approx. USD 571,226

01 Offer Details

Prepared for the client below through the appointed brokerage

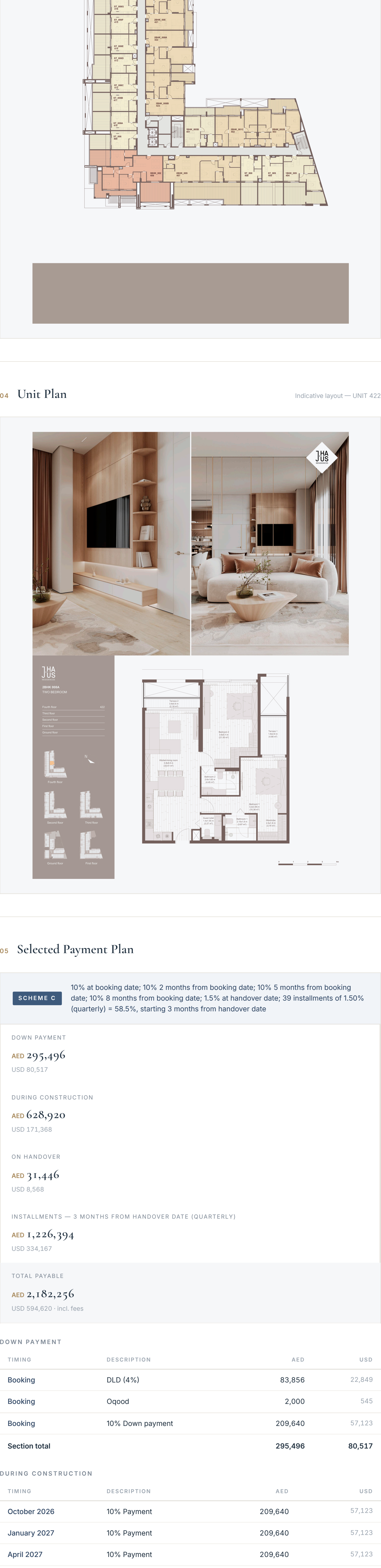
PREPARED FOR	ISSUED THROUGH
Afshin Abbas Kazemi Prospective Buyer	NR Boshra Novagata real estate I.L.c

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 C

03 Floor Plan

Indicative layout — UNIT 422



04 Unit Plan

Indicative layout — UNIT 422



05 Selected Payment Plan

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
DOWN PAYMENT	
AED 295,496	
USD 80,517	
DURING CONSTRUCTION	
AED 628,920	
USD 171,368	
ON HANDOVER	
AED 31,446	
USD 8,568	
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)	
AED 1,226,394	
USD 334,167	
TOTAL PAYABLE	
AED 2,182,256	
USD 594,620 - Incl. fees	

TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	83,856	22,849
Booking	Oqood	2,000	545
Booking	10% Down payment	209,640	57,123
Section total		295,496	80,517

TIMING	DESCRIPTION	AED	USD
October 2026	10% Payment	209,640	57,123
January 2027	10% Payment	209,640	57,123
April 2027	10% Payment	209,640	57,123
Section total		628,920	171,368

TIMING	DESCRIPTION	AED	USD
On handover	1.5% Payment	31,446	8,568
Section total		31,446	8,568

INSTALLMENT	DUE	AED	USD
01	Sep 2027	31,446	8,568
02	Dec 2027	31,446	8,568
03	Mar 2028	31,446	8,568
04	Jun 2028	31,446	8,568
05	Sep 2028	31,446	8,568
06	Dec 2028	31,446	8,568
07	Mar 2029	31,446	8,568
08	Jun 2029	31,446	8,568
09	Sep 2029	31,446	8,568
10	Dec 2029	31,446	8,568
11	Mar 2030	31,446	8,568
12	Jun 2030	31,446	8,568
13	Sep 2030	31,446	8,568
14	Dec 2030	31,446	8,568
15	Mar 2031	31,446	8,568
16	Jun 2031	31,446	8,568
17	Sep 2031	31,446	8,568
18	Dec 2031	31,446	8,568
19	Mar 2032	31,446	8,568
20	Jun 2032	31,446	8,568
21	Sep 2032	31,446	8,568
22	Dec 2032	31,446	8,568
23	Mar 2033	31,446	8,568
24	Jun 2033	31,446	8,568
25	Sep 2033	31,446	8,568
26	Dec 2033	31,446	8,568
27	Mar 2034	31,446	8,568
28	Jun 2034	31,446	8,568
29	Sep 2034	31,446	8,568
30	Dec 2034	31,446	8,568
31	Mar 2035	31,446	8,568
32	Jun 2035	31,446	8,568
33	Sep 2035	31,446	8,568
34	Dec 2035	31,446	8,568
35	Mar 2036	31,446	8,568
36	Jun 2036	31,446	8,568
37	Sep 2036	31,446	8,568
38	Dec 2036	31,446	8,568
39	Mar 2037	31,446	8,568
Section total		1,226,394	334,167

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; 1.5% at handover 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	VALIDITY
Hirat Developers	Offer No. OFR-2026-101 Issued 31 Aug 2026 Expires 14 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.