

Hirat Developers

OFF-PLAN SALES OFFER - JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No. OFR-2026-102

Issue Date 31 Aug 2026

Valid Until 14 Sep 2026

Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 420

Apartment · 635 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME C

AED 1,282,842

Approx. USD 349,548

01 Offer Details

Prepared for the client below through the appointed brokerage

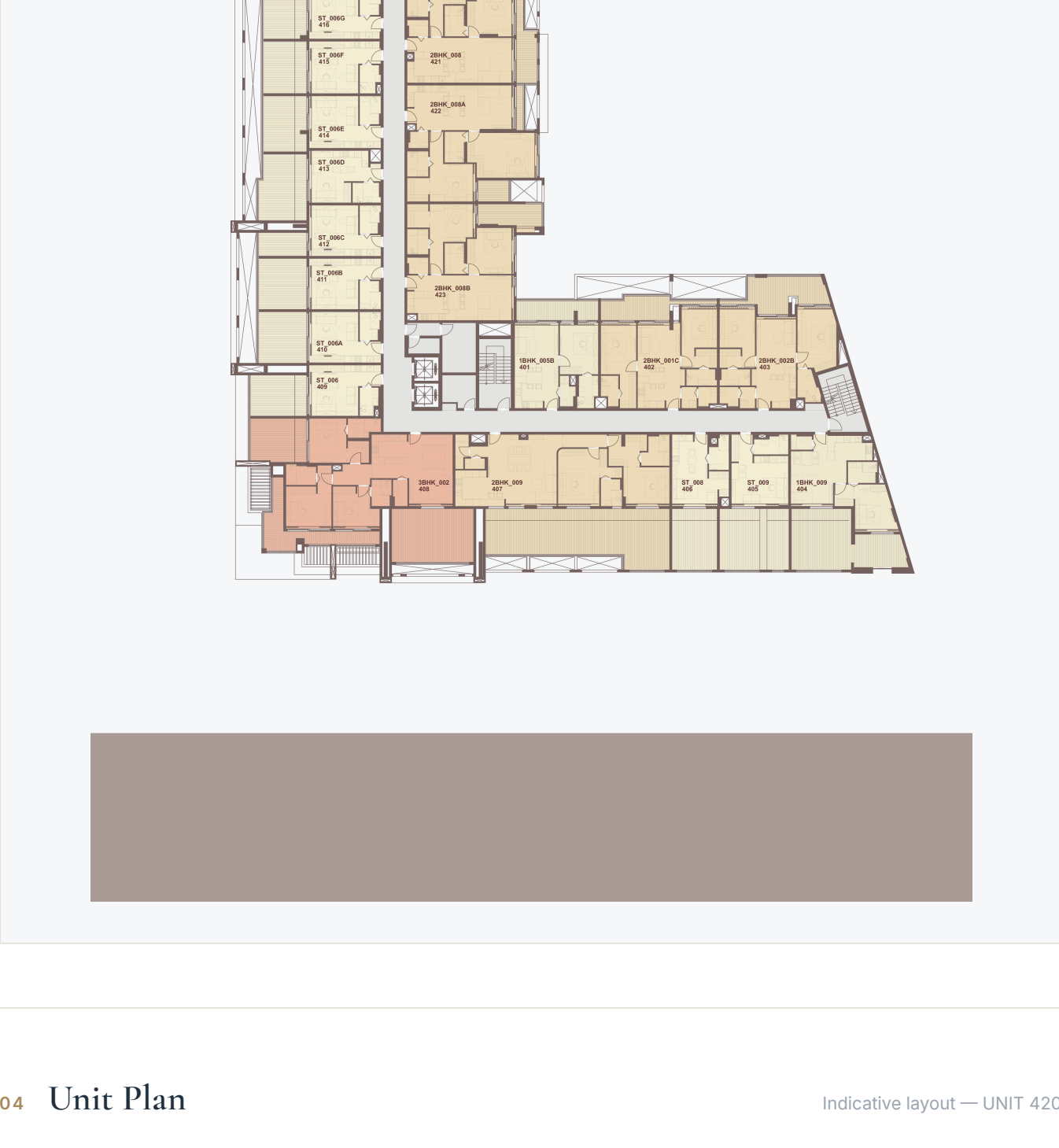
PREPARED FOR Abolhassan Pakzad Prospective Buyer	ISSUED THROUGH NR Boshra Novagate real estate I.L.C
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02 Property

PROJECT J-Haus Residence	COMMUNITY Jumeirah Village Circle	CATEGORY Residential	UNIT UNIT 420
UNIT TYPE Apartment	SALEABLE AREA 635 sq ft	REGISTRATION DLD · Oqood	SELECTED PLAN Scheme C

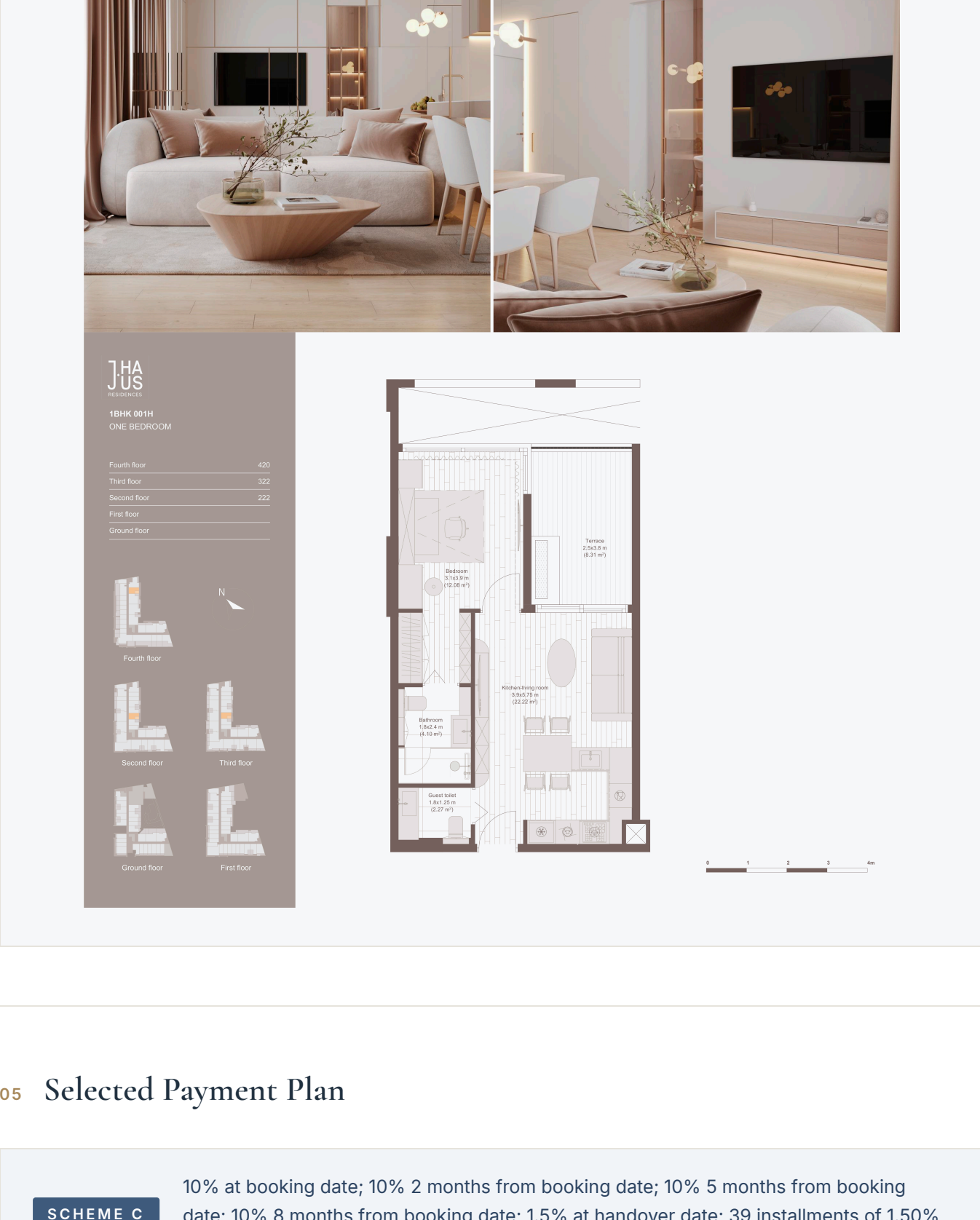
03 Floor Plan

Indicative layout — UNIT 420



04 Unit Plan

Indicative layout — UNIT 420



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 181,598	
USD 49,482	
DURING CONSTRUCTION	
AED 384,853	
USD 104,864	
ON HANDOVER	
AED 19,243	
USD 5,243	
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)	
AED 750,463	
USD 204,486	
TOTAL PAYABLE	
AED 1,336,156	
USD 364,075 - incl. fees	

DOWN PAYMENT			
TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	51,314	13,982
Booking	Oqood	2,000	545
Booking	10% Down payment	128,284	34,955
Section total		181,598	49,482
DURING CONSTRUCTION			
TIMING	DESCRIPTION	AED	USD
October 2026	10% Payment	128,284	34,955
January 2027	10% Payment	128,284	34,955
April 2027	10% Payment	128,284	34,955
Section total		384,853	104,864
ON HANDOVER			
TIMING	DESCRIPTION	AED	USD
On handover	1.5% Payment	19,243	5,243
Section total		19,243	5,243
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)			
INSTALMENT	DUE	AED	USD
01	Sep 2027	19,243	5,243
02	Dec 2027	19,243	5,243
03	Mar 2028	19,243	5,243
04	Jun 2028	19,243	5,243
05	Sep 2028	19,243	5,243
06	Dec 2028	19,243	5,243
07	Mar 2029	19,243	5,243
08	Jun 2029	19,243	5,243
09	Sep 2029	19,243	5,243
10	Dec 2029	19,243	5,243
11	Mar 2030	19,243	5,243
12	Jun 2030	19,243	5,243
13	Sep 2030	19,243	5,243
14	Dec 2030	19,243	5,243
15	Mar 2031	19,243	5,243
16	Jun 2031	19,243	5,243
17	Sep 2031	19,243	5,243
18	Dec 2031	19,243	5,243
19	Mar 2032	19,243	5,243
20	Jun 2032	19,243	5,243
21	Sep 2032	19,243	5,243
22	Dec 2032	19,243	5,243
23	Mar 2033	19,243	5,243
24	Jun 2033	19,243	5,243
25	Sep 2033	19,243	5,243
26	Dec 2033	19,243	5,243
27	Mar 2034	19,243	5,243
28	Jun 2034	19,243	5,243
29	Sep 2034	19,243	5,243
30	Dec 2034	19,243	5,243
31	Mar 2035	19,243	5,243
32	Jun 2035	19,243	5,243
33	Sep 2035	19,243	5,243
34	Dec 2035	19,243	5,243
35	Mar 2036	19,243	5,243
36	Jun 2036	19,243	5,243
37	Sep 2036	19,243	5,243
38	Dec 2036	19,243	5,243
39	Mar 2037	19,243	5,243
Section total		750,463	204,486

06 Available Payment Schemes

Alternative structures for UNIT 420

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 1,069,000	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 1,179,700
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 1,295,800	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 1,079,800
Scheme D 20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date TOTAL PRICE AED 1,243,900	Scheme E 30% at booking date; Balance 70% at handover date (auto-computed) TOTAL PRICE AED 1,066,300

Scheme F 30% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date TOTAL PRICE AED 1,225,600

DEVELOPER Hirat Developers	VALIDITY Offer No. OFR-2026-102 Issued 31 Aug 2026 Expires 14 Sep 2026 Valid for 14 days from issue
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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.