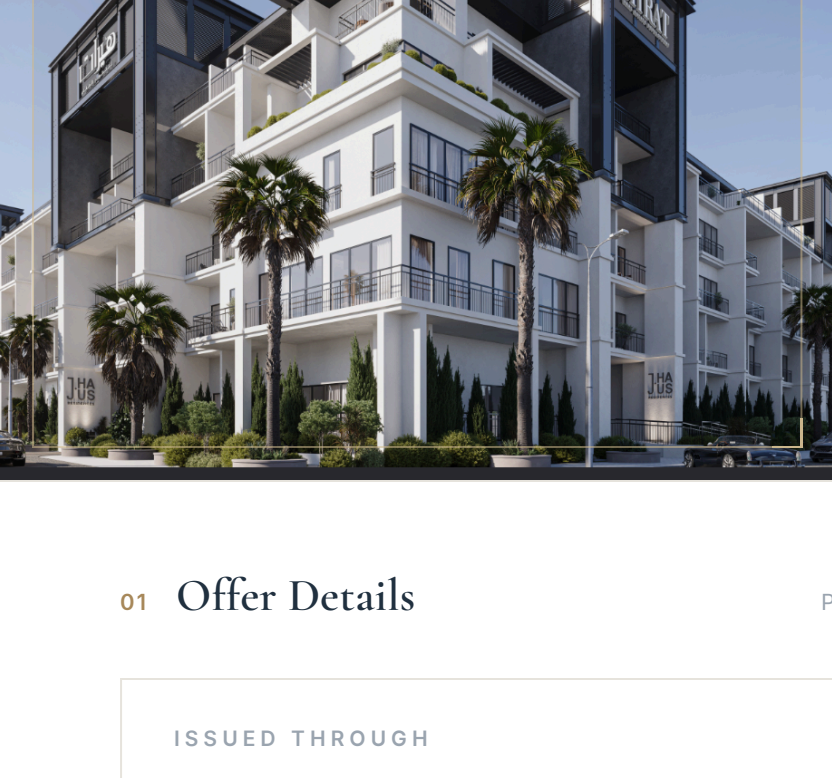


Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No.	OFR-2026-104
Issue Date	01 Sep 2026
Valid Until	15 Sep 2026
Offer valid for 14 days from issue	



J-HAUS RESIDENCE

UNIT 421

Apartment · 1,119 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME D

AED 2,062,000

Approx. USD 561,853

01 Offer Details

Prepared for the client below through the appointed brokerage

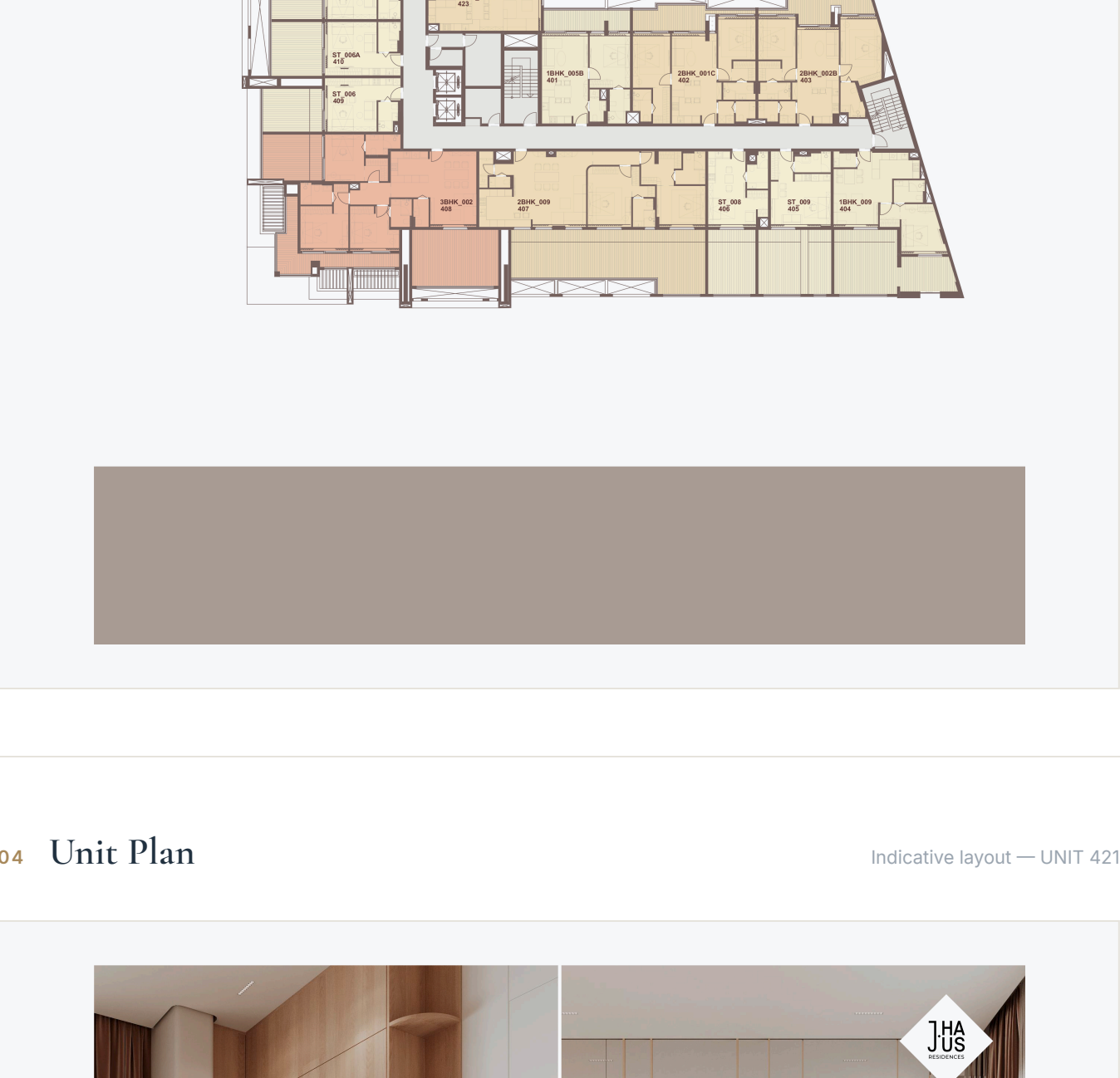
ISSUED THROUGH	
NR	Boshra Novagate real estate LLC

02 Property

PROJECT	COMMUNITY	CATEGORY	UNIT
J-Haus Residence	Jumeirah Village Circle	Residential	UNIT 421
UNIT TYPE	SALEABLE AREA	REGISTRATION	SELECTED PLAN
Apartment	1,119 sq ft	DLD · Oqood	Scheme D

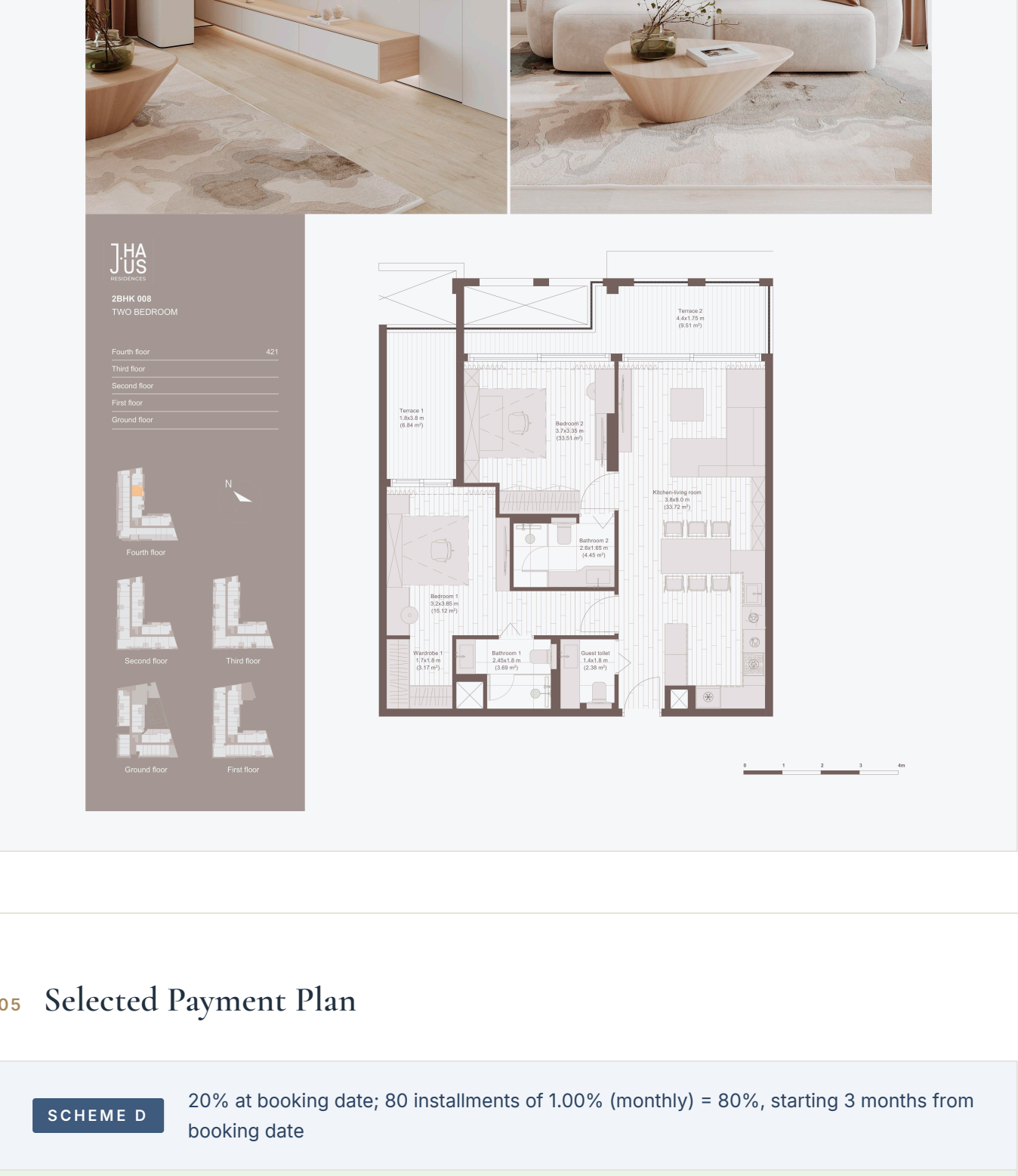
03 Floor Plan

Indicative layout — UNIT 421



04 Unit Plan

Indicative layout — UNIT 421



05 Selected Payment Plan

SCHEME D 20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date			
Service charges waived for the first 2 years following handover			
DOWN PAYMENT	INSTALLMENTS — 3 MONTHS FROM BOOKING DATE (MONTHLY)	TOTAL PAYABLE	
AED 496,880 USD 135,390	AED 1,649,600 USD 449,482	AED 2,146,480 USD 584,872 · incl. fees	

DOWN PAYMENT

TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	82,480	22,474
Booking	Oqood	2,000	545
Booking	20% Down payment	412,400	112,371
Section total		496,880	135,390

INSTALLMENTS — 3 MONTHS FROM BOOKING DATE (MONTHLY)

INSTALMENT	DUE	AED	USD
01	Dec 2026	20,620	5,619
02	Jan 2027	20,620	5,619
03	Feb 2027	20,620	5,619
04	Mar 2027	20,620	5,619
05	Apr 2027	20,620	5,619
06	May 2027	20,620	5,619
07	Jun 2027	20,620	5,619
08	Jul 2027	20,620	5,619
09	Aug 2027	20,620	5,619
10	Sep 2027	20,620	5,619
11	Oct 2027	20,620	5,619
12	Nov 2027	20,620	5,619
13	Dec 2027	20,620	5,619
14	Jan 2028	20,620	5,619
15	Feb 2028	20,620	5,619
16	Mar 2028	20,620	5,619
17	Apr 2028	20,620	5,619
18	May 2028	20,620	5,619
19	Jun 2028	20,620	5,619
20	Jul 2028	20,620	5,619
21	Aug 2028	20,620	5,619
22	Sep 2028	20,620	5,619
23	Oct 2028	20,620	5,619
24	Nov 2028	20,620	5,619
25	Dec 2028	20,620	5,619
26	Jan 2029	20,620	5,619
27	Feb 2029	20,620	5,619
28	Mar 2029	20,620	5,619
29	Apr 2029	20,620	5,619
30	May 2029	20,620	5,619
31	Jun 2029	20,620	5,619
32	Jul 2029	20,620	5,619
33	Aug 2029	20,620	5,619
34	Sep 2029	20,620	5,619
35	Oct 2029	20,620	5,619
36	Nov 2029	20,620	5,619
37	Dec 2029	20,620	5,619
38	Jan 2030	20,620	5,619
39	Feb 2030	20,620	5,619
40	Mar 2030	20,620	5,619
41	Apr 2030	20,620	5,619
42	May 2030	20,620	5,619
43	Jun 2030	20,620	5,619
44	Jul 2030	20,620	5,619
45	Aug 2030	20,620	5,619
46	Sep 2030	20,620	5,619
47	Oct 2030	20,620	5,619
48	Nov 2030	20,620	5,619
49	Dec 2030	20,620	5,619
50	Jan 2031	20,620	5,619
51	Feb 2031	20,620	5,619
52	Mar 2031	20,620	5,619
53	Apr 2031	20,620	5,619
54	May 2031	20,620	5,619
55	Jun 2031	20,620	5,619
56	Jul 2031	20,620	5,619
57	Aug 2031	20,620	5,619
58	Sep 2031	20,620	5,619
59	Oct 2031	20,620	5,619
60	Nov 2031	20,620	5,619
61	Dec 2031	20,620	5,619
62	Jan 2032	20,620	5,619
63	Feb 2032	20,620	5,619
64	Mar 2032	20,620	5,619
65	Apr 2032	20,620	5,619
66	May 2032	20,620	5,619
67	Jun 2032	20,620	5,619
68	Jul 2032	20,620	5,619
69	Aug 2032	20,620	5,619
70	Sep 2032	20,620	5,619
71	Oct 2032	20,620	5,619
72	Nov 2032	20,620	5,619
73	Dec 2032	20,620	5,619
74	Jan 2033	20,620	5,619
75	Feb 2033	20,620	5,619
76	Mar 2033	20,620	5,619
77	Apr 2033	20,620	5,619
78	May 2033	20,620	5,619
79	Jun 2033	20,620	5,619
80	Jul 2033	20,620	5,619
Section total		1,649,600	449,482

06 Available Payment Schemes

Alternative structures for UNIT 421

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 1,772,000	Scheme B 10% at booking date; 10% 2 months from booking date; 10% 5 months from booking date; 10% 8 months from booking date; 20 installments of 2.93% (quarterly) = 58.5%, starting 3 months from handover date TOTAL PRICE AED 1,955,500
Scheme C 10% at booking date; 10% 2 months from booking date; 10% 5 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 2,147,900	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 1,789,900
Scheme D 20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date TOTAL PRICE AED 2,062,000	Scheme E 30% at booking date; Balance 70% at handover date (auto-computed) TOTAL PRICE AED 1,767,500
Scheme F 30% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date TOTAL PRICE AED 2,031,500	

DEVELOPER

Hirat Developers

VALIDITY

Offer No. OFR-2026-104

Issued 01 Sep 2026

Expires 15 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.