

Offer No.	OFR-2026-107
Issue Date	02 Sep 2026
Valid Until	16 Sep 2026

- Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 407

Apartment · 1,951 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME A

AED 2,858,528

Approx. USD 778,890

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 407
UNIT TYPE Apartment	SALEABLE AREA 1,951 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 402,194 USD 109,590	DURING CONSTRUCTION AED 857,558 USD 233,667	ON HANDOVER AED 1,715,117 USD 467,334	TOTAL PAYABLE AED 2,974,869 USD 810,591 · incl. fees

DOWN PAYMENT

TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	114,341	31,156
Booking	Oqood	2,000	545
Booking	10% Down payment	285,853	77,889
Section total		402,194	109,590

DURING CONSTRUCTION

TIMING	DESCRIPTION	AED	USD
November 2026	10% Payment	285,853	77,889
February 2027	10% Payment	285,853	77,889
May 2027	10% Payment	285,853	77,889
Section total		857,558	233,667

ON HANDOVER

TIMING	DESCRIPTION	AED	USD
On handover	Balance on handover	1,715,117	467,334
Section total		1,715,117	467,334

04 Available Payment Schemes

Alternative structures for UNIT 407

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 3,090,300	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 3,410,200
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 3,745,800	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 3,121,500
Scheme D 20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date TOTAL PRICE AED 3,596,000	Scheme E 30% at booking date; Balance 70% at handover date (auto-computed) TOTAL PRICE AED 3,082,500
Scheme F 30% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date TOTAL PRICE AED 3,542,900	

DEVELOPER
Hirat Developers

VALIDITY
Offer No. OFR-2026-107
Issued 02 Sep 2026
Expires 16 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.