

Hirat Developers

OFF-PLAN SALES OFFER - JUMEIRAH VILLAGE CIRCLE

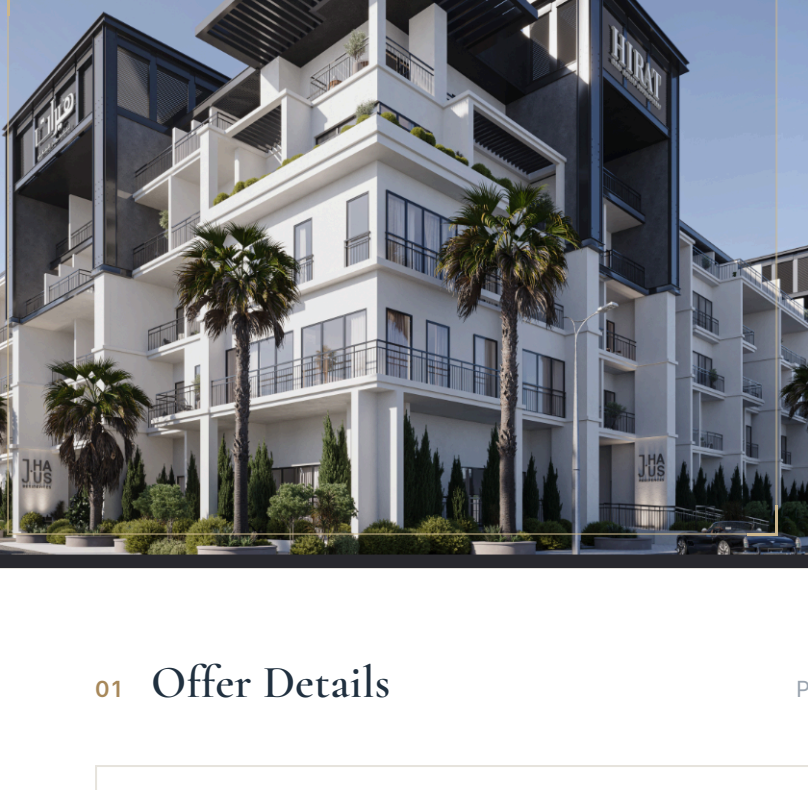
OFFER REFERENCE

Offer No. OFR-2026-109

Issue Date 03 Sep 2026

Valid Until 17 Sep 2026

Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 417

Apartment · 1,290 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME C

AED 2,476,900

Approx. USD 674,905

01 Offer Details

Prepared for the client below through the appointed brokerage

ISSUED THROUGH

NR

Boshra

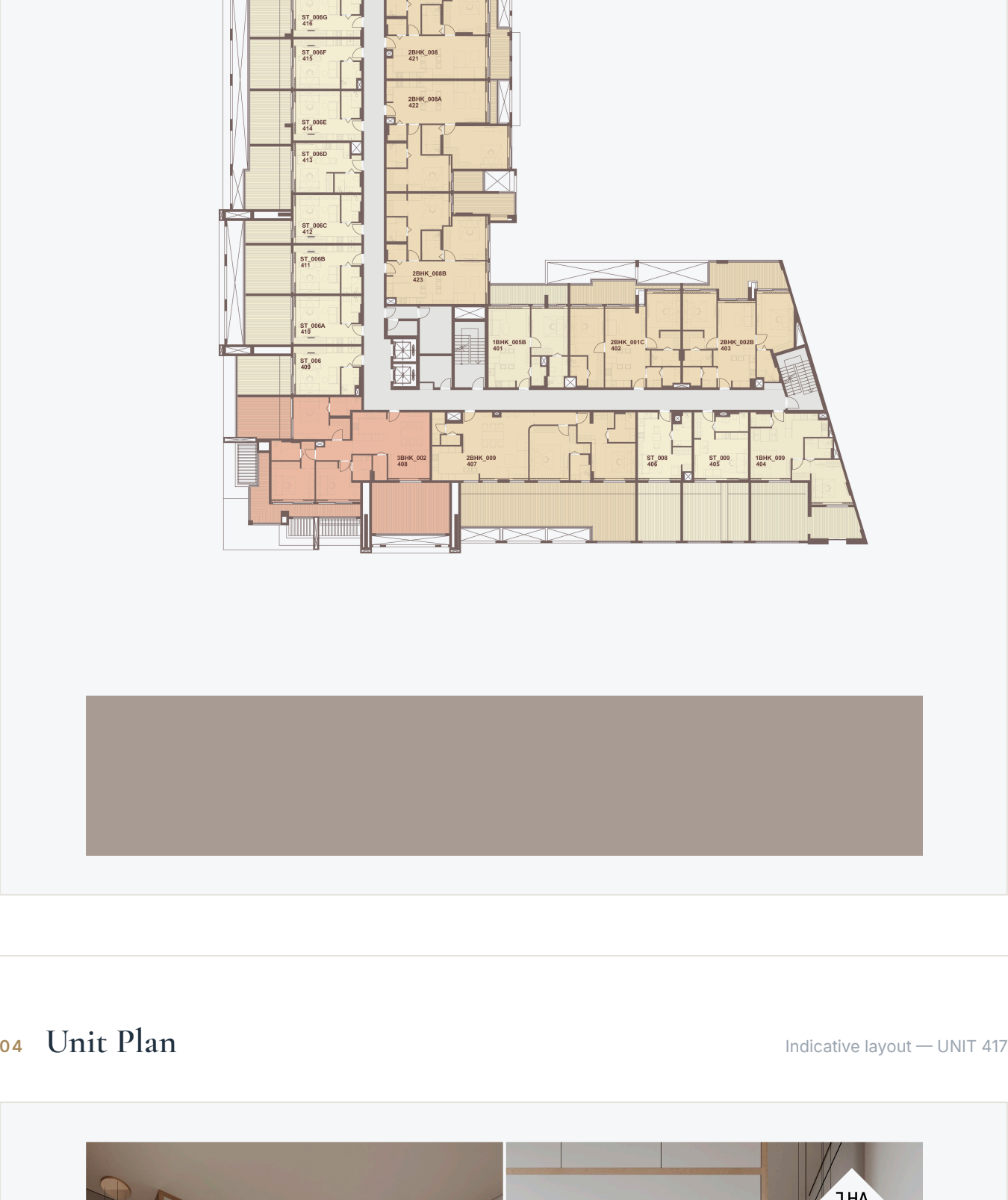
Novagate real estate l.l.c

02 Property

PROJECT J-Haus Residence	COMMUNITY Jumeirah Village Circle	CATEGORY Residential	UNIT UNIT 417
UNIT TYPE Apartment	SALEABLE AREA 1,290 sq ft	REGISTRATION DLD · Oqood	SELECTED PLAN Scheme C

03 Floor Plan

Indicative layout — UNIT 417



04 Unit Plan

Indicative layout — UNIT 417



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 348,766

USD 95,032

DURING CONSTRUCTION

AED 743,070

USD 202,471

ON HANDOVER

AED 37,154

USD 10,124

INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)

AED 1,448,987

USD 394,819

TOTAL PAYABLE

AED 2,577,976

USD 702,446 - Incl. fees

DOWN PAYMENT

TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	99,076	26,996
Booking	Oqood	2,000	545
Booking	10% Down payment	247,690	67,490
Section total		348,766	95,032

DURING CONSTRUCTION

TIMING	DESCRIPTION	AED	USD
November 2026	10% Payment	247,690	67,490
February 2027	10% Payment	247,690	67,490
May 2027	10% Payment	247,690	67,490
Section total		743,070	202,471

ON HANDOVER

TIMING	DESCRIPTION	AED	USD
On handover	1.5% Payment	37,154	10,124
Section total		37,154	10,124

INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)

INSTALMENT	DUE	AED	USD
01	Sep 2027	37,154	10,124
02	Dec 2027	37,154	10,124
03	Mar 2028	37,154	10,124
04	Jun 2028	37,154	10,124
05	Sep 2028	37,154	10,124
06	Dec 2028	37,154	10,124
07	Mar 2029	37,154	10,124
08	Jun 2029	37,154	10,124
09	Sep 2029	37,154	10,124
10	Dec 2029	37,154	10,124
11	Mar 2030	37,154	10,124
12	Jun 2030	37,154	10,124
13	Sep 2030	37,154	10,124
14	Dec 2030	37,154	10,124
15	Mar 2031	37,154	10,124
16	Jun 2031	37,154	10,124
17	Sep 2031	37,154	10,124
18	Dec 2031	37,154	10,124
19	Mar 2032	37,154	10,124
20	Jun 2032	37,154	10,124
21	Sep 2032	37,154	10,124
22	Dec 2032	37,154	10,124
23	Mar 2033	37,154	10,124
24	Jun 2033	37,154	10,124
25	Sep 2033	37,154	10,124
26	Dec 2033	37,154	10,124
27	Mar 2034	37,154	10,124
28	Jun 2034	37,154	10,124
29	Sep 2034	37,154	10,124
30	Dec 2034	37,154	10,124
31	Mar 2035	37,154	10,124
32	Jun 2035	37,154	10,124
33	Sep 2035	37,154	10,124
34	Dec 2035	37,154	10,124
35	Mar 2036	37,154	10,124
36	Jun 2036	37,154	10,124
37	Sep 2036	37,154	10,124
38	Dec 2036	37,154	10,124
39	Mar 2037	37,154	10,124
Section total		1,448,987	394,819

06 Available Payment Schemes

Alternative structures for Unit 417

Scheme A

10% at booking date; 10% 2 months from booking date; 10% 5 months from booking date; 10% 8 months from booking date; 10% 8 months from booking date; Balance 60% at handover date (auto-computed)

TOTAL PRICE AED 2,043,500

Scheme B

10% at booking date; 10% 2 months from booking date; 10% 5 months from booking date; 10% 8 months from booking date; 20 installments of 2.93% (quarterly) = 58.5%, starting 3 months from handover date

TOTAL PRICE AED 2,255,000

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 2,476,900

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 2,064,100

Scheme D

20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date

TOTAL PRICE AED 2,377,800

Scheme E

30% at booking date; Balance 70% at handover date (auto-computed)

TOTAL PRICE AED 2,038,300

Scheme F

30% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date

TOTAL PRICE AED 2,342,800

DEVELOPER

Hirat Developers

VALIDITY

Offer No. OFR-2026-109

Issued 03 Sep 2026

Expires 17 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.