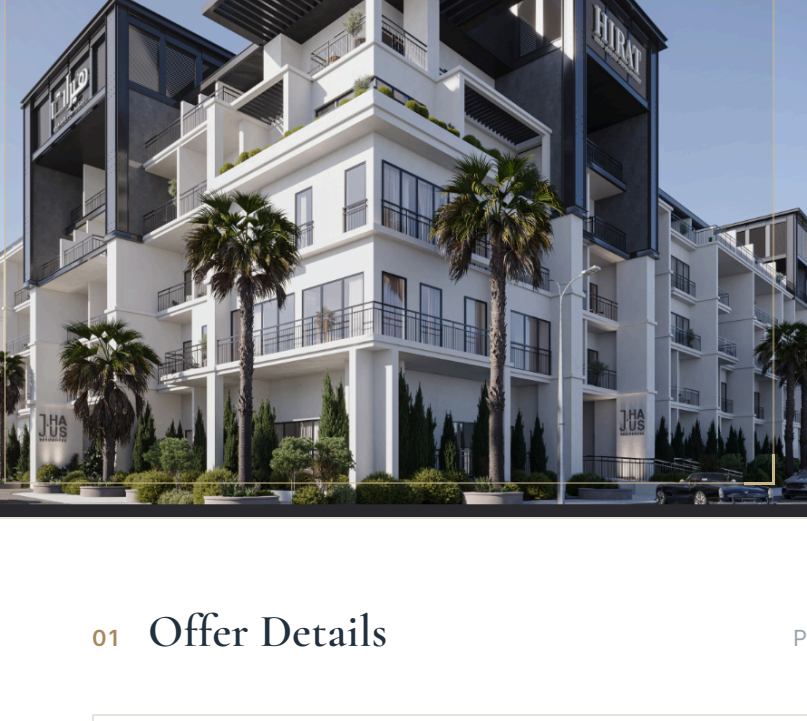




J-HAUS RESIDENCES

UNIT 419

Apartment · 871 sq ft · Jumeirah Village Circle

SELLING PRICE — ORIGINAL SCHEME

AED 1,480,200

Approx. USD 403,324

01 Offer Details

Prepared for the client below through the appointed brokerage

ISSUED THROUGH



Boshra

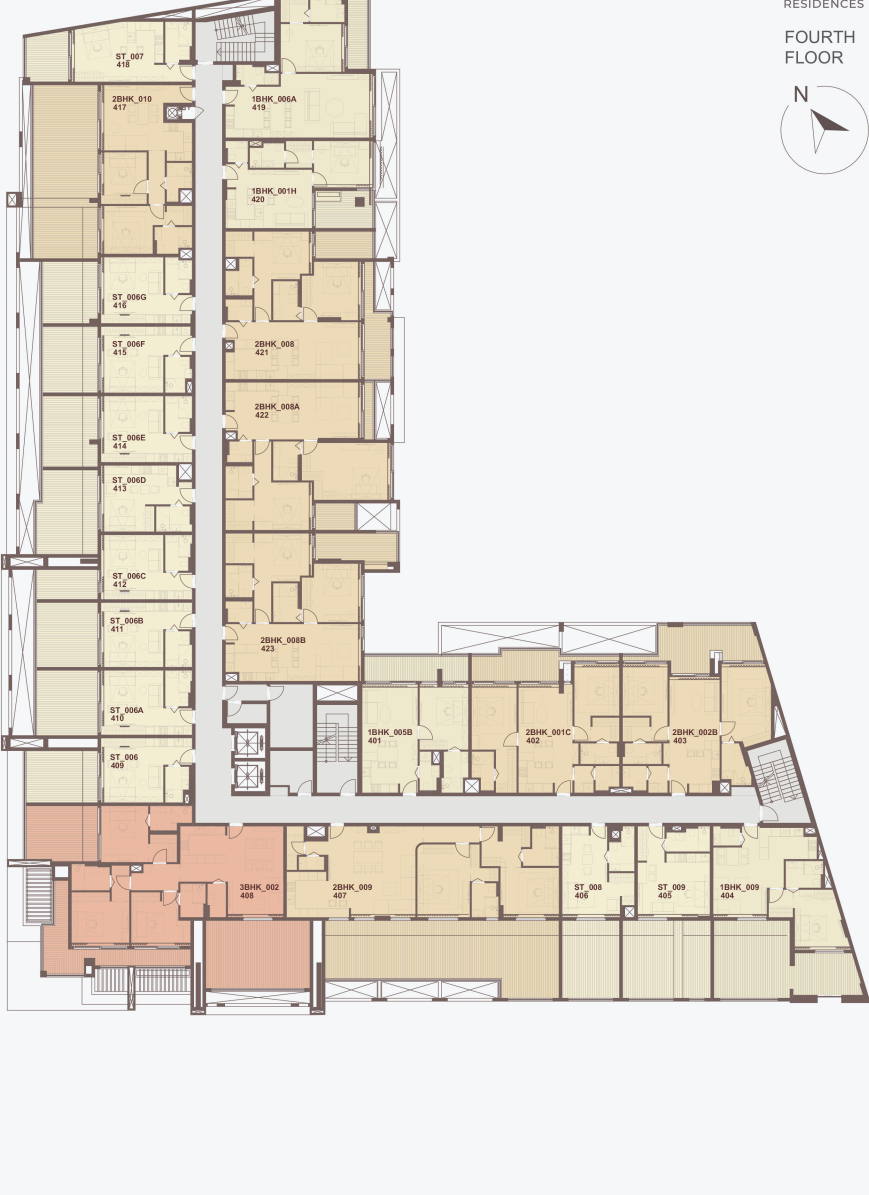
Novagate real estate I.L.C

02 Property

PROJECT	COMMUNITY	CATEGORY	UNIT
J-Haus Residence	Jumeirah Village Circle	Residential	UNIT 419
UNIT TYPE	SALEABLE AREA	REGISTRATION	SELECTED PLAN
Apartment	871 sq ft	DLD · Oqood	Original Scheme

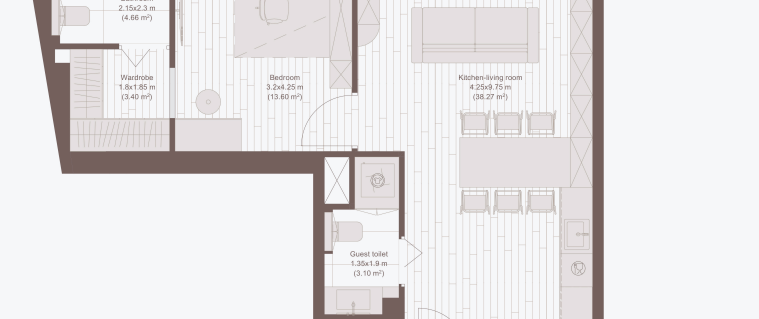
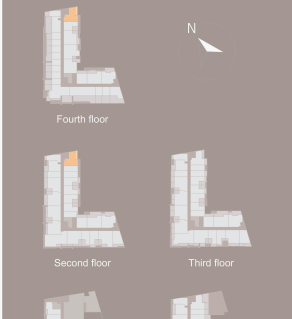
03 Floor Plan

Indicative layout — UNIT 419



04 Unit Plan

Indicative layout — UNIT 419



05 Selected Payment Plan

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

DOWN PAYMENT

AED 357,248

USD 97,343

DURING CONSTRUCTION

AED 444,060

USD 120,997

ON HANDOVER

AED 296,040

USD 80,665

INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)

AED 444,060

USD 120,997

TOTAL PAYABLE

AED 1,541,408

USD 420,002 · incl. fees

DOWN PAYMENT

TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	59,208	16,133
Booking	Oqood	2,000	545
Booking	20% Down payment	296,040	80,665
Section total		357,248	97,343

DURING CONSTRUCTION

TIMING	DESCRIPTION	AED	USD
November 2026	10% Payment	148,020	40,332
February 2027	10% Payment	148,020	40,332
May 2027	10% Payment	148,020	40,332
Section total		444,060	120,997

ON HANDOVER

TIMING	DESCRIPTION	AED	USD
On handover	20% Payment	296,040	80,665
Section total		296,040	80,665

INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)

INSTALMENT	DUE	AED	USD
01	Sep 2027	55,508	15,125
02	Dec 2027	55,508	15,125
03	Mar 2028	55,508	15,125
04	Jun 2028	55,508	15,125
05	Sep 2028	55,508	15,125
06	Dec 2028	55,508	15,125
07	Mar 2029	55,508	15,125
08	Jun 2029	55,508	15,125
Section total		444,060	120,997

06 Available Payment Schemes

Alternative structures for UNIT 419

Scheme A

10% at booking date; 10% 2 months from booking date; 10% 5 months from booking date; 10% 8 months from booking date; 15% at handover date (auto-computed)

TOTAL PRICE AED 1,465,400

Scheme B

10% at booking date; 10% 2 months from booking date; 10% 5 months from booking date; 10% 8 months from booking date; 15% at handover date; 20 installments of 2.93% (quarterly) = 58.5%, starting 3 months from handover date

TOTAL PRICE AED 1,617,100

Scheme C

10% at booking date; 10% 2 months from booking date; 10% 5 months from booking date; 10% 8 months from booking date; 15% at handover date; 39 installments of 1.50% (quarterly) = 58.5%, starting 3 months from handover date

TOTAL PRICE AED 1,776,200

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 1,480,200

Scheme D

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

TOTAL PRICE AED 1,705,200

Scheme E

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

TOTAL PRICE AED 1,461,700

Scheme F

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

TOTAL PRICE AED 1,680,000

DEVELOPER

Hirat Developers

VALIDITY

Offer No. OFR-2026-110

Issued 03 Sep 2026

Expires 17 Sep 2026

Valid for 14 days from issue