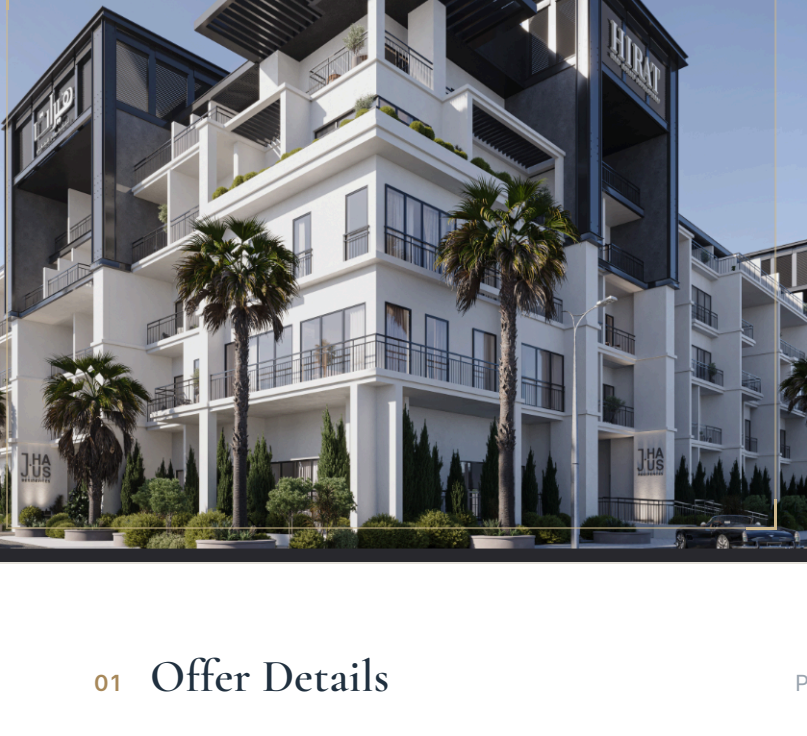




J-HAUS RESIDENCE

UNIT 417

Apartment · 1,290 sq ft · Jumeirah Village Circle

SELLING PRICE — ORIGINAL SCHEME

AED 2,064,100

Approx. USD 562,425

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

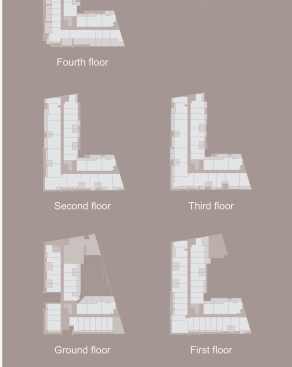
03 Floor Plan

Indicative layout — UNIT 417



04 Unit Plan

Indicative layout — UNIT 417



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 497,384

USD 135,527

DURING CONSTRUCTION

AED 619,230

USD 168,728

ON HANDOVER

AED 412,820

USD 112,485

INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)

AED 619,230

USD 168,728

TOTAL PAYABLE

AED 2,148,664

USD 585,467 · incl. fees

DOWN PAYMENT

TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	82,564	22,497
Booking	Oqood	2,000	545
Booking	20% Down payment	412,820	112,485
Section total		497,384	135,527

DURING CONSTRUCTION

TIMING	DESCRIPTION	AED	USD
November 2026	10% Payment	206,410	56,243
February 2027	10% Payment	206,410	56,243
May 2027	10% Payment	206,410	56,243
Section total		619,230	168,728

ON HANDOVER

TIMING	DESCRIPTION	AED	USD
On handover	20% Payment	412,820	112,485
Section total		412,820	112,485

INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)

INSTALMENT	DUE	AED	USD
01	Sep 2027	77,404	21,091
02	Dec 2027	77,404	21,091
03	Mar 2028	77,404	21,091
04	Jun 2028	77,404	21,091
05	Sep 2028	77,404	21,091
06	Dec 2028	77,404	21,091
07	Mar 2029	77,404	21,091
08	Jun 2029	77,404	21,091
Section total		619,230	168,728

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

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; 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 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; 15% 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-2026-111

Issued 03 Sep 2026

Expires 17 Sep 2026

Valid for 14 days from issue