

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No.	OFR-2026-112
Issue Date	03 Sep 2026
Valid Until	17 Sep 2026

Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 418

Apartment · 469 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME B

AED 973,500

Approx. USD 265,259

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 418
UNIT TYPE Apartment	SALEABLE AREA 469 sq ft	REGISTRATION DLD · Oqood	SELECTED PLAN Scheme B

03 Selected Payment Plan

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

DOWN PAYMENT

AED 138,290

USD 37,681

DURING CONSTRUCTION

AED 292,050

USD 79,578

ON HANDOVER

AED 14,603

USD 3,979

INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)

AED 569,498

USD 155,176

TOTAL PAYABLE

AED 1,014,440

USD 276,414 · incl. fees

DOWN PAYMENT

TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	38,940	10,610
Booking	Oqood	2,000	545
Booking	10% Down payment	97,350	26,526
Section total		138,290	37,681

DURING CONSTRUCTION

TIMING	DESCRIPTION	AED	USD
November 2026	10% Payment	97,350	26,526
February 2027	10% Payment	97,350	26,526
May 2027	10% Payment	97,350	26,526
Section total		292,050	79,578

ON HANDOVER

TIMING	DESCRIPTION	AED	USD
On handover	1.5% Payment	14,603	3,979
Section total		14,603	3,979

INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)

INSTALMENT	DUE	AED	USD
01	Sep 2027	28,475	7,759
02	Dec 2027	28,475	7,759
03	Mar 2028	28,475	7,759
04	Jun 2028	28,475	7,759
05	Sep 2028	28,475	7,759
06	Dec 2028	28,475	7,759
07	Mar 2029	28,475	7,759
08	Jun 2029	28,475	7,759
09	Sep 2029	28,475	7,759
10	Dec 2029	28,475	7,759
11	Mar 2030	28,475	7,759
12	Jun 2030	28,475	7,759
13	Sep 2030	28,475	7,759
14	Dec 2030	28,475	7,759
15	Mar 2031	28,475	7,759
16	Jun 2031	28,475	7,759
17	Sep 2031	28,475	7,759
18	Dec 2031	28,475	7,759
19	Mar 2032	28,475	7,759
20	Jun 2032	28,475	7,759
Section total		569,498	155,176

04 Available Payment Schemes

Alternative structures for UNIT 418

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 882,200

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 973,500

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 1,069,300

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 891,100

Scheme D

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

TOTAL PRICE

AED 1,026,500

Scheme E

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

TOTAL PRICE

AED 880,000

Scheme F

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

TOTAL PRICE

AED 1,011,400

DEVELOPER

Hirat Developers

VALIDITY

Offer No. OFR-2026-112

Issued 03 Sep 2026

Expires 17 Sep 2026

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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.