

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

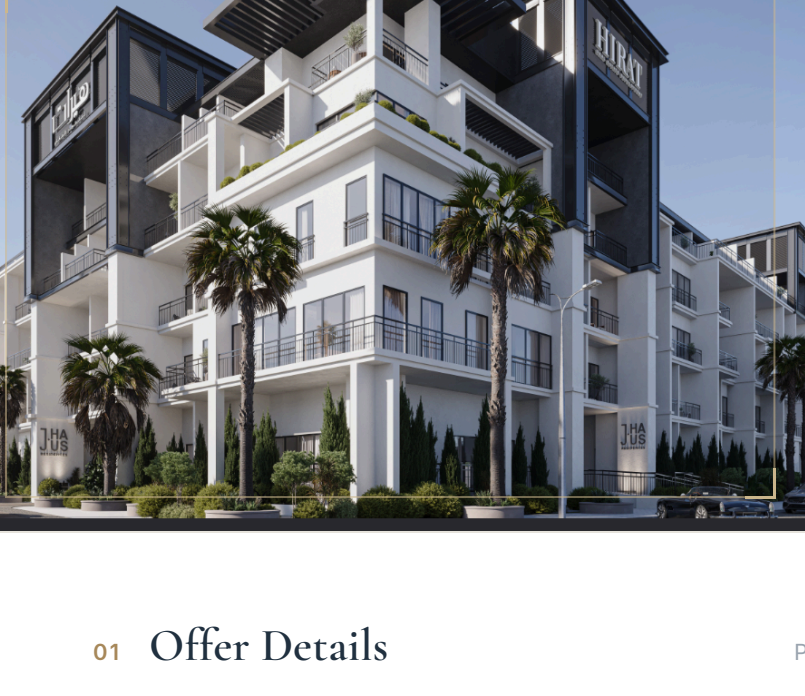
OFFER REFERENCE

Offer No. **OFR-2026-113**

Issue Date **04 Sep 2026**

Valid Until **18 Sep 2026**

Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 412

Apartment · 401 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME B

AED 832,900

Approx. USD 226,948

01 Offer Details

Prepared for the client below through the appointed brokerage

PREPARED FOR Abolhassan Pakzad Prospective Buyer	ISSUED THROUGH NR Boshra Novagate real estate I.L.c
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02 Property

PROJECT	COMMUNITY	CATEGORY	UNIT
J-Haus Residence	Jumeirah Village Circle	Residential	UNIT 412
UNIT TYPE	SALEABLE AREA	REGISTRATION	SELECTED PLAN
Apartment	401 sq ft	DLD · Oqood	Scheme B

03 Floor Plan

Indicative layout — UNIT 412



04 Unit Plan

Indicative layout — UNIT 412



05 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 118,606	
USD 32,318	
DURING CONSTRUCTION	
AED 249,870	
USD 68,084	
ON HANDOVER	
AED 12,494	
USD 3,404	
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)	
AED 487,246	
USD 132,765	
TOTAL PAYABLE	
AED 868,216	
USD 236,571 · incl. fees	

DOWN PAYMENT			
TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	33,316	9,078
Booking	Oqood	2,000	545
Booking	10% Down payment	83,290	22,695
Section total		118,606	32,318
DURING CONSTRUCTION			
TIMING	DESCRIPTION	AED	USD
November 2026	10% Payment	83,290	22,695
February 2027	10% Payment	83,290	22,695
May 2027	10% Payment	83,290	22,695
Section total		249,870	68,084
ON HANDOVER			
TIMING	DESCRIPTION	AED	USD
On handover	1.5% Payment	12,494	3,404
Section total		12,494	3,404
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)			
INSTALMENT	DUE	AED	USD
01	Sep 2027	24,362	6,638
02	Dec 2027	24,362	6,638
03	Mar 2028	24,362	6,638
04	Jun 2028	24,362	6,638
05	Sep 2028	24,362	6,638
06	Dec 2028	24,362	6,638
07	Mar 2029	24,362	6,638
08	Jun 2029	24,362	6,638
09	Sep 2029	24,362	6,638
10	Dec 2029	24,362	6,638
11	Mar 2030	24,362	6,638
12	Jun 2030	24,362	6,638
13	Sep 2030	24,362	6,638
14	Dec 2030	24,362	6,638
15	Mar 2031	24,362	6,638
16	Jun 2031	24,362	6,638
17	Sep 2031	24,362	6,638
18	Dec 2031	24,362	6,638
19	Mar 2032	24,362	6,638
20	Jun 2032	24,368	6,640
Section total		487,246	132,765

06 Available Payment Schemes

Alternative structures for UNIT 412

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 754,800	SELECTED 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 832,900
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 914,900	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 762,400
Scheme D 20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date TOTAL PRICE AED 878,300	Scheme E 30% at booking date; Balance 70% at handover date (auto-computed) TOTAL PRICE AED 752,900
Scheme F 30% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date TOTAL PRICE AED 865,300	

DEVELOPER

Hirat Developers

VALIDITY

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Expires 18 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.