

Offer No.    **OFR-2026-352 · Rev. 2**

Issue Date                      **18 Sep 2026**

Valid Until                      **02 Oct 2026**

● Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 408

Apartment · 1,935 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME A

**AED 3,435,498**

Approx. USD 936,103

01 Offer Details

Prepared for the client below through the appointed brokerage

|                                                                           |                                                                                                     |
|---------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| <p>PREPARED FOR</p> <p><b>ishrat hussain</b></p> <p>Prospective Buyer</p> | <p>ISSUED THROUGH</p> <div><div>NR</div><p><b>Boshra</b></p><p>Novagate real estate l.l.c</p></div> |
|---------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|

02 Property

|                                               |                                                        |                                               |                                             |
|-----------------------------------------------|--------------------------------------------------------|-----------------------------------------------|---------------------------------------------|
| <p>PROJECT</p> <p><b>J-Haus Residence</b></p> | <p>COMMUNITY</p> <p><b>Jumeirah Village Circle</b></p> | <p>CATEGORY</p> <p><b>Residential</b></p>     | <p>UNIT</p> <p><b>UNIT 408</b></p>          |
| <p>UNIT TYPE</p> <p><b>Apartment</b></p>      | <p>SALEABLE AREA</p> <p><b>1,935 sq ft</b></p>         | <p>REGISTRATION</p> <p><b>DLD · Oqood</b></p> | <p>SELECTED PLAN</p> <p><b>Scheme A</b></p> |

03 Selected Payment Plan

|                                                                                                                                                                                                            |                                                                           |                                                                   |                                                                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|-------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <div><div>SCHEME A</div><div>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)</div></div> |                                                                           |                                                                   |                                                                                     |
| <p>DOWN PAYMENT</p> <p><b>AED 482,970</b></p> <p>USD 131,599</p>                                                                                                                                           | <p>DURING CONSTRUCTION</p> <p><b>AED 1,030,650</b></p> <p>USD 280,831</p> | <p>ON HANDOVER</p> <p><b>AED 2,061,298</b></p> <p>USD 561,662</p> | <p>TOTAL PAYABLE</p> <p><b>AED 3,574,917.78</b></p> <p>USD 974,092 · incl. fees</p> |

DOWN PAYMENT

| TIMING        | DESCRIPTION      | AED     | USD     |
|---------------|------------------|---------|---------|
| Booking       | DLD (4%)         | 137,420 | 37,444  |
| Booking       | Oqood            | 2,000   | 545     |
| Booking       | 10% Down payment | 343,550 | 93,610  |
| Section total |                  | 482,970 | 131,599 |

DURING CONSTRUCTION

| TIMING        | DESCRIPTION | AED       | USD     |
|---------------|-------------|-----------|---------|
| November 2026 | 10% Payment | 343,550   | 93,610  |
| February 2027 | 10% Payment | 343,550   | 93,610  |
| May 2027      | 10% Payment | 343,550   | 93,610  |
| Section total |             | 1,030,650 | 280,831 |

ON HANDOVER

| TIMING        | DESCRIPTION         | AED       | USD     |
|---------------|---------------------|-----------|---------|
| On handover   | Balance on handover | 2,061,298 | 561,662 |
| Section total |                     | 2,061,298 | 561,662 |

04 Available Payment Schemes

Alternative structures for UNIT 408

|                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                    |
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| <p><b>Scheme A</b></p> <p>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)</p> <hr/> <p>TOTAL PRICE                      <b>AED 3,017,300</b></p>                                                              | <p><b>Scheme B</b></p> <p>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</p> <hr/> <p>TOTAL PRICE                      <b>AED 3,329,700</b></p>    |
| <p><b>Scheme C</b></p> <p>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</p> <hr/> <p>TOTAL PRICE                      <b>AED 3,657,400</b></p> | <p><b>Original Scheme</b></p> <p>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</p> <hr/> <p>TOTAL PRICE                      <b>AED 3,047,800</b></p> |
| <p><b>Scheme D</b></p> <p>20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date</p> <hr/> <p>TOTAL PRICE                      <b>AED 3,511,100</b></p>                                                                                                                             | <p><b>Scheme E</b></p> <p>30% at booking date; Balance 70% at handover date (auto-computed)</p> <hr/> <p>TOTAL PRICE                      <b>AED 3,009,700</b></p>                                                                                                                                                                 |
| <p><b>Scheme F</b></p> <p>30% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date</p> <hr/> <p>TOTAL PRICE                      <b>AED 3,459,300</b></p>                                                                                                                             |                                                                                                                                                                                                                                                                                                                                    |

DEVELOPER

Hirat Developers

VALIDITY

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