

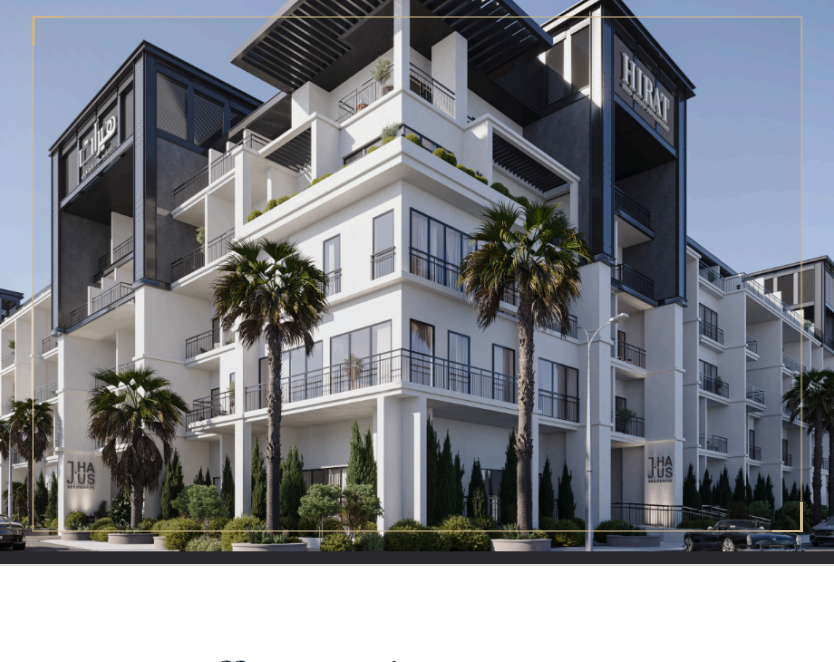
Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No.	OFR-2026-115
Issue Date	07 Sep 2026
Valid Until	21 Sep 2026

Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 413

Apartment · 552 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME A

AED 1,038,900

Approx. USD 283,079

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 413
UNIT TYPE	SALEABLE AREA	REGISTRATION	SELECTED PLAN
Apartment	552 sq ft	DLD · Oqood	Scheme A

03 Floor Plan

Indicative layout — UNIT 413



04 Unit Plan

Indicative layout — UNIT 413



05 Selected Payment Plan

SCHEME A10% 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)			
DOWN PAYMENT	DURING CONSTRUCTION	ON HANDOVER	TOTAL PAYABLE
AED 147,446 USD 40,176	AED 311,670 USD 84,924	AED 623,340 USD 169,847	AED 1,082,456 USD 294,947 · incl. fees
DOWN PAYMENT			
TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	41,556	11,323
Booking	Oqood	2,000	545
Booking	10% Down payment	103,890	28,308
Section total		147,446	40,176
DURING CONSTRUCTION			
TIMING	DESCRIPTION	AED	USD
November 2026	10% Payment	103,890	28,308
February 2027	10% Payment	103,890	28,308
May 2027	10% Payment	103,890	28,308
Section total		311,670	84,924
ON HANDOVER			
TIMING	DESCRIPTION	AED	USD
On handover	Balance on handover	623,340	169,847
Section total		623,340	169,847

06 Available Payment Schemes

Alternative structures for UNIT 413

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 1,038,900	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 1,146,500
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 1,259,300	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 1,049,400
Scheme D 20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date TOTAL PRICE AED 1,208,900	Scheme E 30% at booking date; Balance 70% at handover date (auto-computed) TOTAL PRICE AED 1,036,300
Scheme F 30% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date TOTAL PRICE AED 1,191,100	

DEVELOPER

Hirat Developers

VALIDITY

Offer No. OFR-2026-115

Issued 07 Sep 2026

Expires 21 Sep 2026

Valid for 14 days from issue

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.