

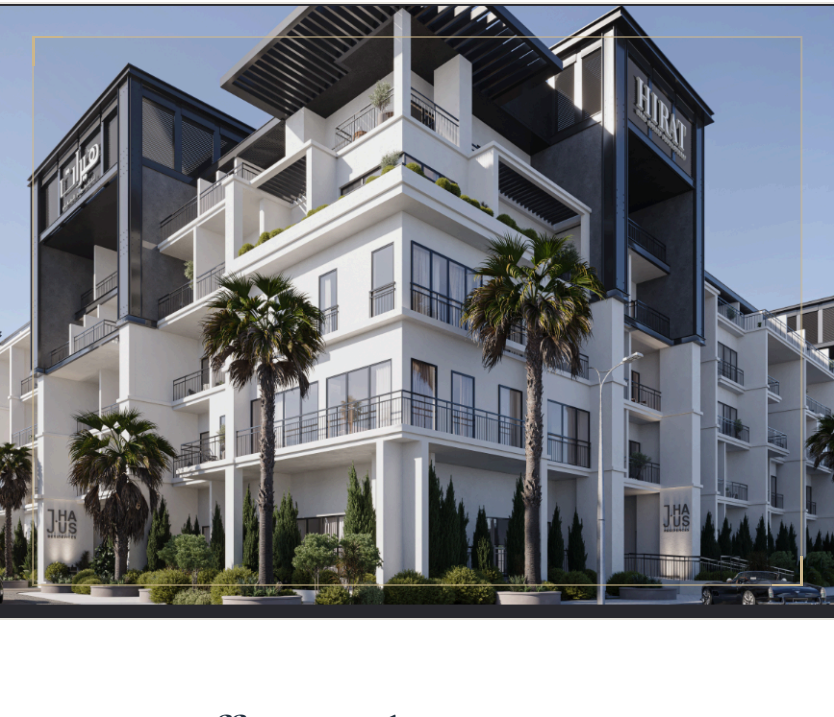
Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No.	OFR-2026-358
Issue Date	22 Sep 2026
Valid Until	06 Oct 2026

Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 423

Apartment · 1,092 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME A

AED 1,729,900

Approx. USD 471,362

01 Offer Details

Prepared for the client below through the appointed brokerage

PREPARED FOR Afshin Abbas Kazemi Prospective Buyer	ISSUED THROUGH NR Boshra Novagate real estate I.L.c
--	---

02 Property

PROJECT J-Haus Residence	COMMUNITY Jumeirah Village Circle	CATEGORY Residential	UNIT UNIT 423
UNIT TYPE Apartment	SALEABLE AREA 1,092 sq ft	REGISTRATION DLD · Oqood	SELECTED PLAN Scheme A

03 Floor Plan

Indicative layout — UNIT 423



04 Unit Plan

Indicative layout — UNIT 423



05 Selected Payment Plan

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)		
DOWN PAYMENT AED 244,186 USD 66,536	DURING CONSTRUCTION AED 518,970 USD 141,409	ON HANDOVER AED 1,037,940 USD 282,817	TOTAL PAYABLE AED 1,801,096 USD 490,762 · incl. fees

TIMING	DESCRIPTION	AED	USD
Booking	10% Down payment	172,990	47,136
Booking	DLD (4%)	69,196	18,854
Booking	Oqood	2,000	545
Section total		244,186	66,536

TIMING	DESCRIPTION	AED	USD
November 2026	10% Payment	172,990	47,136
February 2027	10% Payment	172,990	47,136
May 2027	10% Payment	172,990	47,136
Section total		518,970	141,409

TIMING	DESCRIPTION	AED	USD
On handover	Balance on handover	1,037,940	282,817
Section total		1,037,940	282,817

06 Available Payment Schemes

Alternative structures for UNIT 423

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 1,729,900	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 1,909,000
Scheme C 10% at booking date; 10% 2 months from booking date; 10% 5 months from booking date; 10% 8 months from booking date; 1.5% at handover date; 39 installments of 1.50% (quarterly) = 58.5%, starting 3 months from handover date TOTAL PRICE AED 2,096,900	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 1,747,400
Scheme D 20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date TOTAL PRICE AED 2,013,000	Scheme E 30% at booking date; Balance 70% at handover date (auto-computed) TOTAL PRICE AED 1,725,600
Scheme F 30% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date TOTAL PRICE AED 1,983,300	

DEVELOPER Hirat Developers	VALIDITY Offer No. OFR-2026-358 Issued 22 Sep 2026 Expires 06 Oct 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.