

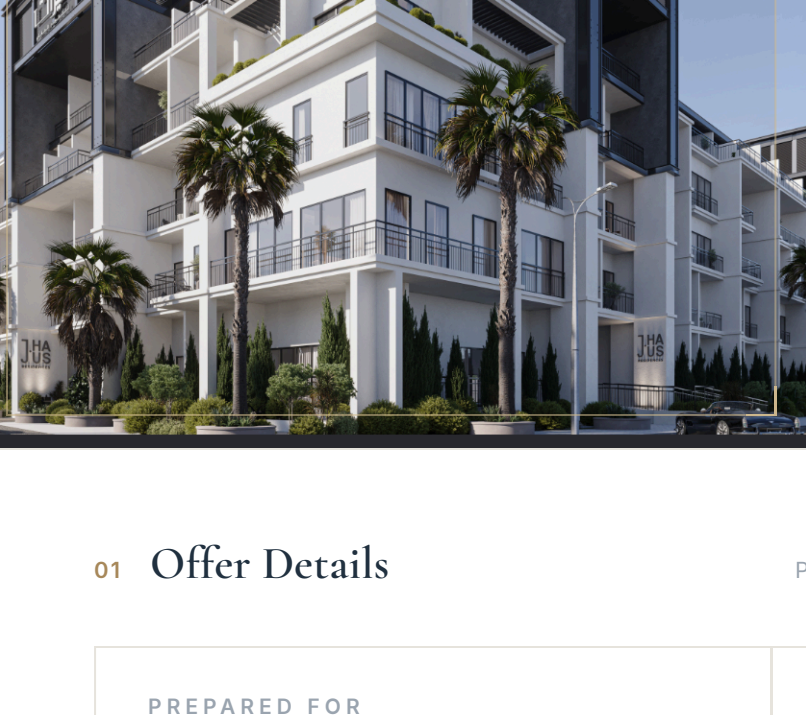
Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No.	OFR-2026-359
Issue Date	22 Sep 2026
Valid Until	06 Oct 2026

Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 422

Apartment · 1,092 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME D

AED 2,012,500

Approx. USD 548,365

01 Offer Details

Prepared for the client below through the appointed brokerage

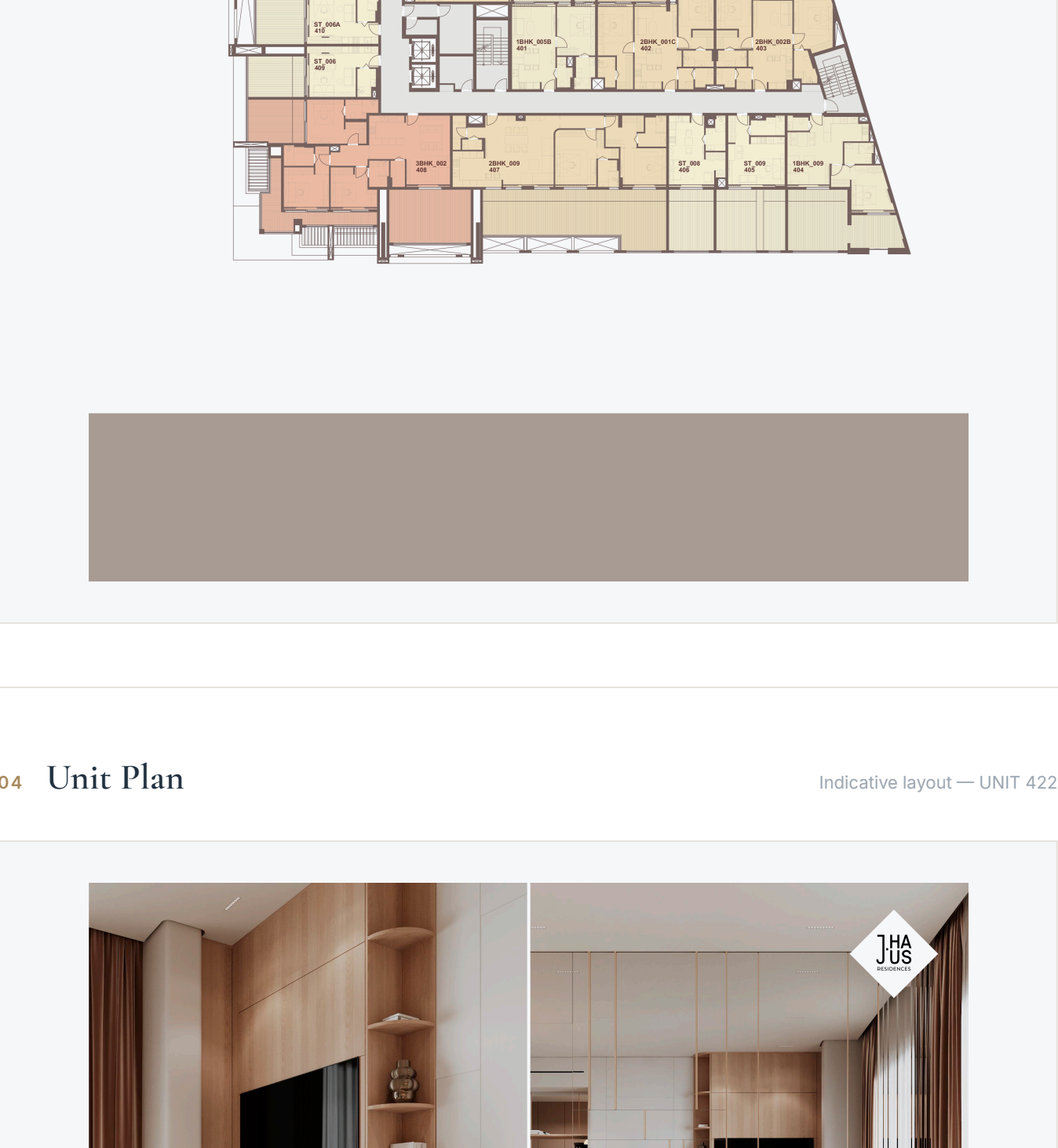
PREPARED FOR	ISSUED THROUGH
Afshin Abbas Kazemi Prospective Buyer	NR Boshra Novagate real estate LLC

02 Property

PROJECT	COMMUNITY	CATEGORY	UNIT
J-Haus Residence	Jumeirah Village Circle	Residential	UNIT 422
UNIT TYPE	SALEABLE AREA	REGISTRATION	SELECTED PLAN
Apartment	1,092 sq ft	DLD · Oqood	Scheme D

03 Floor Plan

Indicative layout — UNIT 422



04 Unit Plan

Indicative layout — UNIT 422



05 Selected Payment Plan

SCHEME D	20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date
Service charges waived for the first 2 years following handover	
DOWN PAYMENT	INSTALLMENTS — 3 MONTHS FROM BOOKING DATE (MONTHLY)
AED 485,000 USD 132,153	AED 1,610,000 USD 438,692
TOTAL PAYABLE	
AED 2,095,000 USD 570,845 · incl. fees	

DOWN PAYMENT

TIMING	DESCRIPTION	AED	USD
Booking	20% Down payment	402,500	109,673
Booking	DLD (4%)	80,500	21,935
Booking	Oqood	2,000	545
Section total		485,000	132,153

INSTALLMENTS — 3 MONTHS FROM BOOKING DATE (MONTHLY)

INSTALMENT	DUE	AED	USD
01	Dec 2026	20,125	5,484
02	Jan 2027	20,125	5,484
03	Feb 2027	20,125	5,484
04	Mar 2027	20,125	5,484
05	Apr 2027	20,125	5,484
06	May 2027	20,125	5,484
07	Jun 2027	20,125	5,484
08	Jul 2027	20,125	5,484
09	Aug 2027	20,125	5,484
10	Sep 2027	20,125	5,484
11	Oct 2027	20,125	5,484
12	Nov 2027	20,125	5,484
13	Dec 2027	20,125	5,484
14	Jan 2028	20,125	5,484
15	Feb 2028	20,125	5,484
16	Mar 2028	20,125	5,484
17	Apr 2028	20,125	5,484
18	May 2028	20,125	5,484
19	Jun 2028	20,125	5,484
20	Jul 2028	20,125	5,484
21	Aug 2028	20,125	5,484
22	Sep 2028	20,125	5,484
23	Oct 2028	20,125	5,484
24	Nov 2028	20,125	5,484
25	Dec 2028	20,125	5,484
26	Jan 2029	20,125	5,484
27	Feb 2029	20,125	5,484
28	Mar 2029	20,125	5,484
29	Apr 2029	20,125	5,484
30	May 2029	20,125	5,484
31	Jun 2029	20,125	5,484
32	Jul 2029	20,125	5,484
33	Aug 2029	20,125	5,484
34	Sep 2029	20,125	5,484
35	Oct 2029	20,125	5,484
36	Nov 2029	20,125	5,484
37	Dec 2029	20,125	5,484
38	Jan 2030	20,125	5,484
39	Feb 2030	20,125	5,484
40	Mar 2030	20,125	5,484
41	Apr 2030	20,125	5,484
42	May 2030	20,125	5,484
43	Jun 2030	20,125	5,484
44	Jul 2030	20,125	5,484
45	Aug 2030	20,125	5,484
46	Sep 2030	20,125	5,484
47	Oct 2030	20,125	5,484
48	Nov 2030	20,125	5,484
49	Dec 2030	20,125	5,484
50	Jan 2031	20,125	5,484
51	Feb 2031	20,125	5,484
52	Mar 2031	20,125	5,484
53	Apr 2031	20,125	5,484
54	May 2031	20,125	5,484
55	Jun 2031	20,125	5,484
56	Jul 2031	20,125	5,484
57	Aug 2031	20,125	5,484
58	Sep 2031	20,125	5,484
59	Oct 2031	20,125	5,484
60	Nov 2031	20,125	5,484
61	Dec 2031	20,125	5,484
62	Jan 2032	20,125	5,484
63	Feb 2032	20,125	5,484
64	Mar 2032	20,125	5,484
65	Apr 2032	20,125	5,484
66	May 2032	20,125	5,484
67	Jun 2032	20,125	5,484
68	Jul 2032	20,125	5,484
69	Aug 2032	20,125	5,484
70	Sep 2032	20,125	5,484
71	Oct 2032	20,125	5,484
72	Nov 2032	20,125	5,484
73	Dec 2032	20,125	5,484
74	Jan 2033	20,125	5,484
75	Feb 2033	20,125	5,484
76	Mar 2033	20,125	5,484
77	Apr 2033	20,125	5,484
78	May 2033	20,125	5,484
79	Jun 2033	20,125	5,484
80	Jul 2033	20,125	5,484
Section total		1,610,000	438,692

06 Available Payment Schemes

Alternative structures for UNIT 422

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 1,729,500	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 1,908,600
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 2,096,400	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 1,747,000
Scheme D 20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date TOTAL PRICE AED 2,012,500	Scheme E 30% at booking date; Balance 70% at handover date (auto-computed) TOTAL PRICE AED 1,725,200
Scheme F 30% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date TOTAL PRICE AED 1,982,800	

DEVELOPER

Hirat Developers

VALIDITY

Offer No. OFR-2026-359

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.