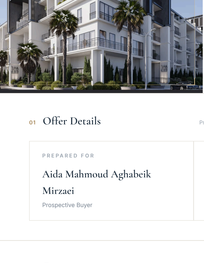
Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No.	OFR-2026-361
Issue Date	28 Sep 2026
Valid Until	12 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 A

AED 1,729,500

Approx. USD 471,053

01 Offer Details

Prepared for the client below through the appointed brokerage

PREPARED FOR

Aida Mahmoud Aghabeik Mirzaei

Prospective Buyer

ISSUED THROUGH

NR **Boshra**

Novagate real estate l.l.c

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 A

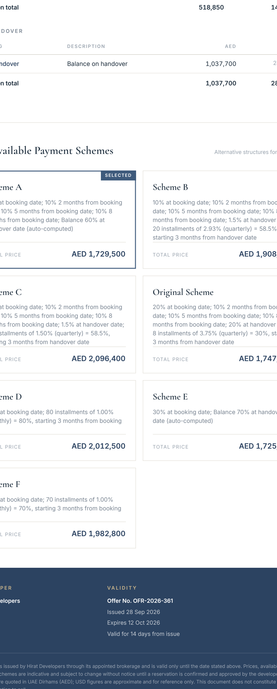
03 Floor Plan

Indicative layout — UNIT 422



04 Unit Plan

Indicative layout — UNIT 422



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	DURING CONSTRUCTION	ON HANDOVER	TOTAL PAYABLE
AED 244,130	AED 518,850	AED 1,037,700	AED 1,800,680
USD 66,520	USD 141,376	USD 282,752	USD 490,649 · incl. fees

DOWN PAYMENT

TIMING	DESCRIPTION	AED	USD
Booking	10% Down payment	172,950	47,125
Booking	DLD (4%)	69,180	18,850
Booking	Oqood	2,000	545
Section total		**244,130**	**66,520**

DURING CONSTRUCTION

TIMING	DESCRIPTION	AED	USD
November 2026	10% Payment	172,950	47,125
February 2027	10% Payment	172,950	47,125
May 2027	10% Payment	172,950	47,125
Section total		**518,850**	**141,376**

ON HANDOVER

TIMING	DESCRIPTION	AED	USD
On handover	Balance on handover	1,037,700	282,752
Section total		**1,037,700**	**282,752**

06 Available Payment Schemes

Alternative structures for UNIT 422

Scheme A — SELECTED

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-2026-361

Issued 28 Sep 2026

Expires 12 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.