

Developer Platform

OFF-PLAN SALES OFFER - JUMEIRAH VILLAGE CIRCLE

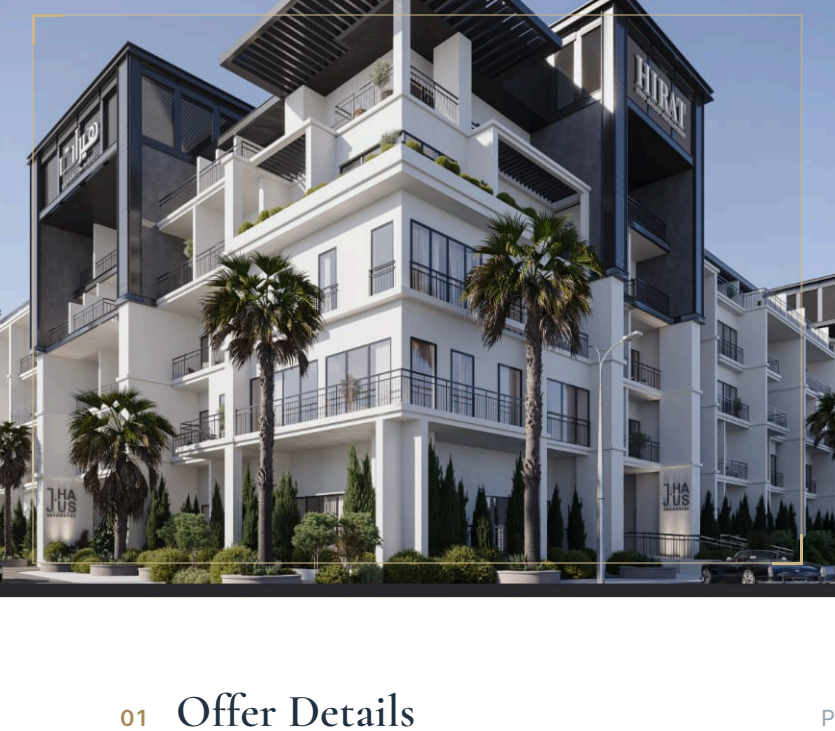
OFFER REFERENCE

Offer No. **OFR-2026-363**

Issue Date **28 Sep 2026**

Valid Until **12 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 C

AED 3,620,826

Approx. USD 986,601

01 Offer Details

Prepared for the client below through the appointed brokerage

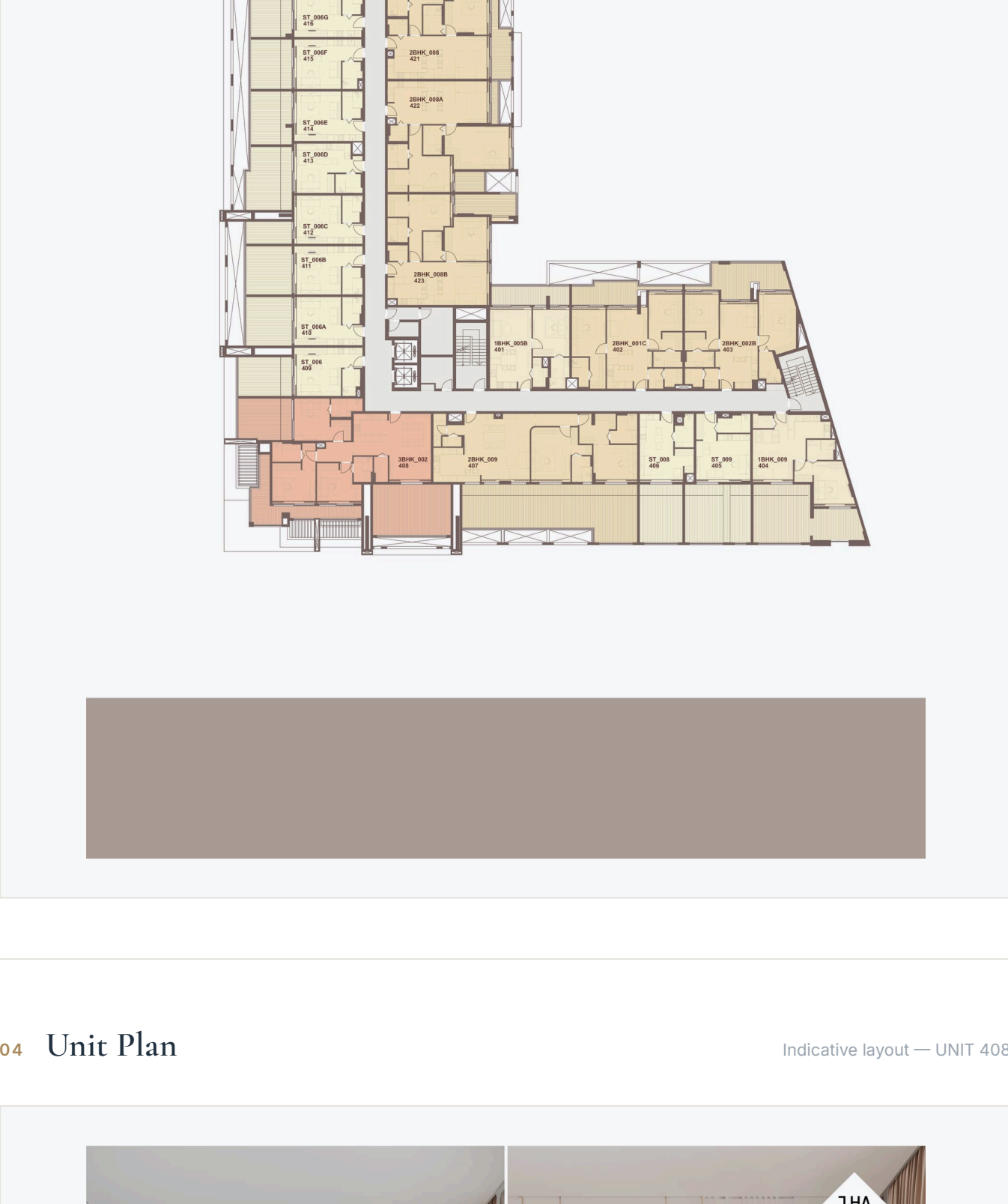
PREPARED FOR	ISSUED THROUGH
Ali Khan Prospective Buyer	NR Boshra Novagate real estate I.L.c

02 Property

PROJECT	COMMUNITY	CATEGORY	UNIT
J-Haus Residence	Jumeirah Village Circle	Residential	UNIT 408
UNIT TYPE	SALEABLE AREA	REGISTRATION	SELECTED PLAN
Apartment	1,935 sq ft	DLD · Oqood	Scheme C

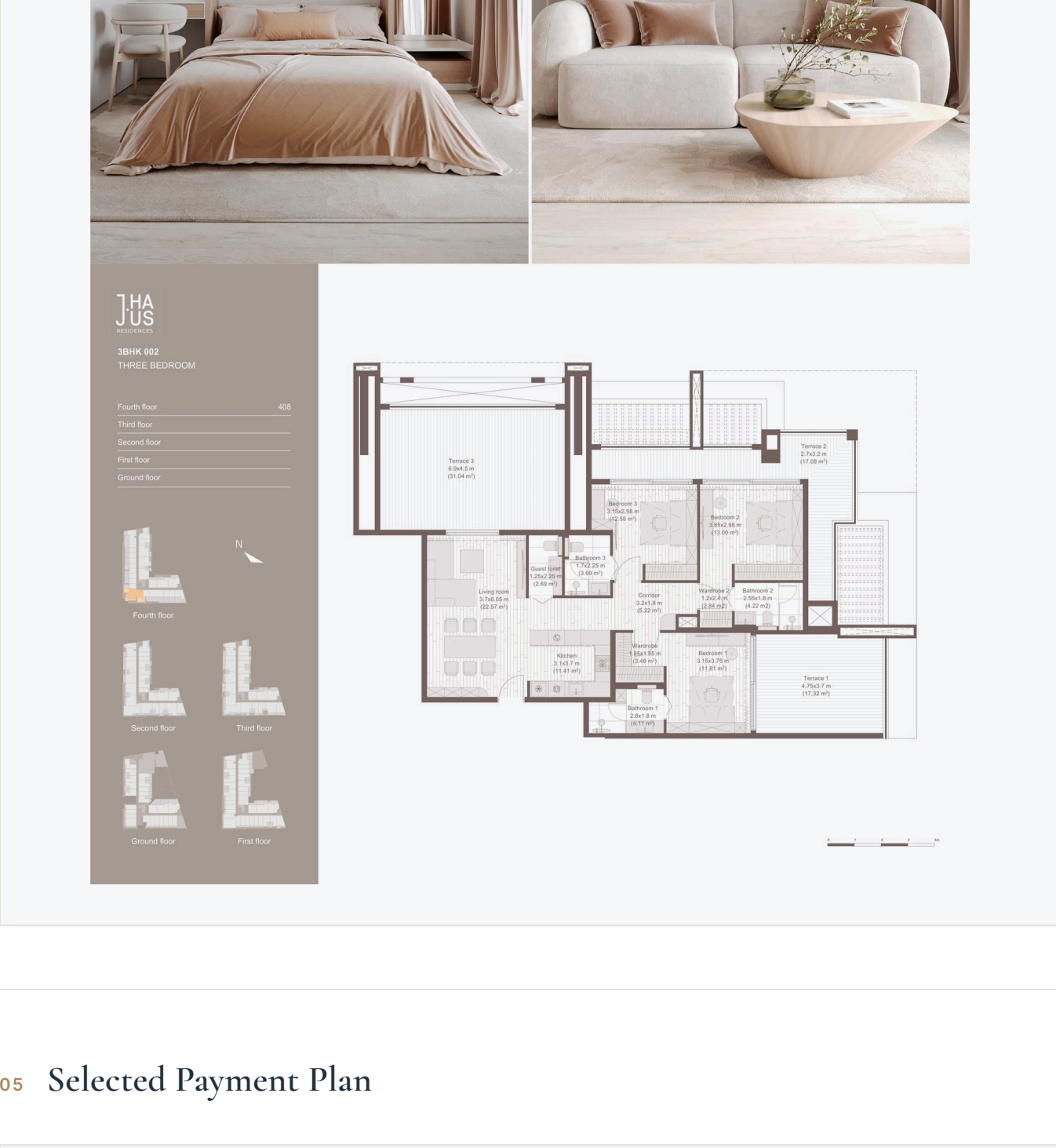
03 Floor Plan

Indicative layout — UNIT 408



04 Unit Plan

Indicative layout — UNIT 408



05 Selected Payment Plan

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
DOWN PAYMENT	
AED 508,916	
USD 138,669	
DURING CONSTRUCTION	
AED 1,086,249	
USD 295,981	
ON HANDOVER	
AED 54,312	
USD 14,799	
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)	
AED 2,118,182	
USD 577,161	
TOTAL PAYABLE	
AED 3,767,659	
USD 1,026,610 · Incl. fees	

DOWN PAYMENT			
TIMING	DESCRIPTION	AED	USD

Booking	10% Down payment	362,083	98,660
Booking	DLD (4%)	144,833	39,464
Booking	Oqood	2,000	545
Section total		508,916	138,669

DURING CONSTRUCTION			
TIMING	DESCRIPTION	AED	USD

November 2026	10% Payment	362,083	98,660
February 2027	10% Payment	362,083	98,660
May 2027	10% Payment	362,083	98,660
Section total		1,086,249	295,981

ON HANDOVER			
TIMING	DESCRIPTION	AED	USD

On handover	1.5% Payment	54,312	14,799
Section total		54,312	14,799

INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)			
INSTALMENT	DUE	AED	USD

01	Aug 2027	54,312	14,799
02	Nov 2027	54,312	14,799
03	Feb 2028	54,312	14,799
04	May 2028	54,312	14,799
05	Aug 2028	54,312	14,799
06	Nov 2028	54,312	14,799
07	Feb 2029	54,312	14,799
08	May 2029	54,312	14,799
09	Aug 2029	54,312	14,799
10	Nov 2029	54,312	14,799
11	Feb 2030	54,312	14,799
12	May 2030	54,312	14,799
13	Aug 2030	54,312	14,799
14	Nov 2030	54,312	14,799
15	Feb 2031	54,312	14,799
16	May 2031	54,312	14,799
17	Aug 2031	54,312	14,799
18	Nov 2031	54,312	14,799
19	Feb 2032	54,312	14,799
20	May 2032	54,312	14,799
21	Aug 2032	54,312	14,799
22	Nov 2032	54,312	14,799
23	Feb 2033	54,312	14,799
24	May 2033	54,312	14,799
25	Aug 2033	54,312	14,799
26	Nov 2033	54,312	14,799
27	Feb 2034	54,312	14,799
28	May 2034	54,312	14,799
29	Aug 2034	54,312	14,799
30	Nov 2034	54,312	14,799
31	Feb 2035	54,312	14,799
32	May 2035	54,312	14,799
33	Aug 2035	54,312	14,799
34	Nov 2035	54,312	14,799
35	Feb 2036	54,312	14,799
36	May 2036	54,312	14,799
37	Aug 2036	54,312	14,799
38	Nov 2036	54,312	14,799
39	Feb 2037	54,326	14,803
Section total		2,118,182	577,161

06 Available Payment Schemes

Alternative structures for UNIT 408

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

DEVELOPER	VALIDITY
Developer Platform	Offer No. OFR-2026-363
	Issued 28 Sep 2026
	Expires 12 Oct 2026
	Valid for 14 days from issue

This offer is issued by Developer Platform 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.