

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No. **OFR-2026-100 · Rev. 4**

Issue Date **27 Aug 2026**

Valid Until **10 Sep 2026**

● Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 410

Apartment · 508 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME C

AED 1,146,816

Approx. USD 312,484

01 Offer Details

Prepared for the client below through the appointed brokerage

PREPARED FOR Dornaz Hakimi Prospective Buyer	ISSUED THROUGH AH NEGAR Averon haus real estate
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02 Property

PROJECT J-Haus Residence	COMMUNITY Jumeirah Village Circle	CATEGORY Residential	UNIT UNIT 410
UNIT TYPE Apartment	SALEABLE AREA 508 sq ft	REGISTRATION DLD · Oqood	SELECTED PLAN Scheme C

03 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 162,554 USD 44,293
DURING CONSTRUCTION AED 344,045 USD 93,745
ON HANDOVER AED 17,202 USD 4,687
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY) AED 670,887 USD 182,803
TOTAL PAYABLE AED 1,194,689 USD 325,528 · incl. fees

DOWN PAYMENT			
TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	45,873	12,499
Booking	Oqood	2,000	545
Booking	10% Down payment	114,682	31,248
Section total		162,554	44,293
DURING CONSTRUCTION			
TIMING	DESCRIPTION	AED	USD
October 2026	10% Payment	114,682	31,248
January 2027	10% Payment	114,682	31,248
April 2027	10% Payment	114,682	31,248
Section total		344,045	93,745
ON HANDOVER			
TIMING	DESCRIPTION	AED	USD
On handover	1.5% Payment	17,202	4,687
Section total		17,202	4,687
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)			
INSTALMENT	DUE	AED	USD
01	Aug 2027	17,202	4,687
02	Nov 2027	17,202	4,687
03	Feb 2028	17,202	4,687
04	May 2028	17,202	4,687
05	Aug 2028	17,202	4,687
06	Nov 2028	17,202	4,687
07	Feb 2029	17,202	4,687
08	May 2029	17,202	4,687
09	Aug 2029	17,202	4,687
10	Nov 2029	17,202	4,687
11	Feb 2030	17,202	4,687
12	May 2030	17,202	4,687
13	Aug 2030	17,202	4,687
14	Nov 2030	17,202	4,687
15	Feb 2031	17,202	4,687
16	May 2031	17,202	4,687
17	Aug 2031	17,202	4,687
18	Nov 2031	17,202	4,687
19	Feb 2032	17,202	4,687
20	May 2032	17,202	4,687
21	Aug 2032	17,202	4,687
22	Nov 2032	17,202	4,687
23	Feb 2033	17,202	4,687
24	May 2033	17,202	4,687
25	Aug 2033	17,202	4,687
26	Nov 2033	17,202	4,687
27	Feb 2034	17,202	4,687
28	May 2034	17,202	4,687
29	Aug 2034	17,202	4,687
30	Nov 2034	17,202	4,687
31	Feb 2035	17,202	4,687
32	May 2035	17,202	4,687
33	Aug 2035	17,202	4,687
34	Nov 2035	17,202	4,687
35	Feb 2036	17,202	4,687
36	May 2036	17,202	4,687
37	Aug 2036	17,202	4,687
38	Nov 2036	17,202	4,687
39	Feb 2037	17,202	4,687
Section total		670,887	182,803

04 Available Payment Schemes

Alternative structures for UNIT 410

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 955,600	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 1,054,600
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 1,158,400	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 965,300
Scheme D 20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date TOTAL PRICE AED 1,112,000	Scheme E 30% at booking date; Balance 70% at handover date (auto-computed) TOTAL PRICE AED 953,200
Scheme F 30% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date TOTAL PRICE AED 1,095,600	

DEVELOPER	VALIDITY
Hirat Developers	Offer No. OFR-2026-100 · Rev. 4
	Issued 27 Aug 2026
	Expires 10 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.