

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No. **OFR-2026-003 · Rev. 2**

Issue Date **04 Aug 2026**

Valid Until **11 Aug 2026**

- Offer valid for 7 days from issue



J-HAUS RESIDENCE

UNIT 420

Apartment · 635 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME C (CUSTOM)

AED 1,058,310

Approx. USD 288,368

01 Offer Details

Prepared for the client below through the appointed brokerage

PREPARED FOR

Hasibullah Heydari

Prospective Buyer

ISSUED THROUGH



Farhan Abdul Rahim Faraidooni

Resident Realty Real Estate — Appointed
Brokerage

02

Property

PROJECT J-Haus Residence	COMMUNITY Jumeirah Village Circle	CATEGORY Residential	UNIT UNIT 420
UNIT TYPE Apartment	SALEABLE AREA 635 sq ft	REGISTRATION DLD · Oqood	SELECTED PLAN Scheme C (Custom)

03

Selected
Payment Plan

Scheme C (Custom) — 40% during construction; balance 60% over 10 years post handover ; with first three year's service charges waived fo...

PROPOSED — SUBJECT TO DEVELOPER APPROVAL

SCHEME C (CUSTOM)

40% during construction; balance 60% over 10 years post handover ; with first three year's service charges waived for the unit under this scheme. The balance 60% to be paid by way of 40 quarterly installments equivalent to 1.5% of the Sale Price starting from the date of handover.

BEFORE HANDOVER

AED 361,825

USD 98,590 · incl. fees

POST-HANDOVER BALANCE

AED 634,986

USD 173,021

TOTAL PAYABLE

AED 1,102,642

USD 300,448 · incl. fees

CONSTRUCTION & GOVERNMENT PAYMENTS

TIMING	DESCRIPTION	AED	USD
On signing	DLD (4%)	42,332	11,535
On signing	Oqood	2,000	545
August 2026	10% Construction Payment	105,831	28,837
October 2026	10% Construction Payment	105,831	28,837
January 2027	10% Construction Payment	105,831	28,837
April 2027	Construction Payment	0	0
Total before handover (incl. fees)		361,825	98,590

POST-HANDOVER PAYMENTS — 12 QUARTERLY INSTALMENTS

INSTALMENT	DUE	AED	USD
01	Aug 2027	52,916	14,418
02	Nov 2027	52,916	14,418
03	Feb 2028	52,916	14,418
04	May 2028	52,916	14,418
05	Aug 2028	52,916	14,418
06	Nov 2028	52,916	14,418
07	Feb 2029	52,916	14,418
08	May 2029	52,916	14,418
09	Aug 2029	52,916	14,418
10	Nov 2029	52,916	14,418
11	Feb 2030	52,916	14,418
12	May 2030	52,916	14,418
Post-handover total		634,986	173,021

DEVELOPER

Hirat Developers

VALIDITY

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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.