

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No. **OFR-2026-005**
Issue Date **04 Aug 2026**
Valid Until **18 Aug 2026**

- Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 419

Apartment · 871 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME C

AED 1,776,200

Approx. USD 483,978

01 Offer Details

Prepared for the client below through the appointed brokerage

PREPARED FOR

Kabeer Khan

Prospective Buyer

ISSUED THROUGH



Noro

Resident Realty Real Estate — Appointed
Brokerage

02

Property

PROJECT J-Haus Residence	COMMUNITY Jumeirah Village Circle	CATEGORY Residential	UNIT UNIT 419
UNIT TYPE Apartment	SALEABLE AREA 871 sq ft	REGISTRATION DLD · Oqood	SELECTED PLAN Scheme C

03

Selected
Payment Plan

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

SCHEME C

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	POST-HANDOVER BALANCE	TOTAL PAYABLE
AED 605,908	AED 1,065,720	AED 1,849,248
USD 165,098 · incl. fees	USD 290,387	USD 503,882 · incl. fees

CONSTRUCTION & GOVERNMENT PAYMENTS

TIMING	DESCRIPTION	AED	USD
On signing	DLD (4%)	71,048	19,359
On signing	Oqood	2,000	545
August 2026	10% Construction Payment	177,620	48,398
October 2026	10% Construction Payment	177,620	48,398
January 2027	10% Construction Payment	177,620	48,398
April 2027	Construction Payment	0	0
Total before handover (incl. fees)		605,908	165,098

POST-HANDOVER PAYMENTS — 12 QUARTERLY INSTALMENTS

INSTALMENT	DUE	AED	USD
01	Aug 2027	88,810	24,199
02	Nov 2027	88,810	24,199
03	Feb 2028	88,810	24,199
04	May 2028	88,810	24,199
05	Aug 2028	88,810	24,199
06	Nov 2028	88,810	24,199
07	Feb 2029	88,810	24,199
08	May 2029	88,810	24,199
09	Aug 2029	88,810	24,199
10	Nov 2029	88,810	24,199
11	Feb 2030	88,810	24,199
12	May 2030	88,810	24,199
Post-handover total		1,065,720	290,387

Scheme A

40% payment during construction; 60% on handover;

TOTAL PRICE

AED 1,465,400

Scheme B

40% during construction; balance 60% over 5 years post handover ; with first year service charges waived for the unit under this scheme The balance 60% to be paid by way of 20 quarterly installments equivalent to 3% of the Sale Price starting from the date of handover

TOTAL PRICE

AED 1,617,100

Scheme C

SELECTED

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.

TOTAL PRICE

AED 1,776,200

Original Scheme

50% payment during construction; 20% on handover; Balance 30% over 2 years post handover

TOTAL PRICE

AED 1,480,200

DEVELOPER

Hirat Developers

VALIDITY

Offer No. OFR-2026-005

Issued 04 Aug 2026

Expires 18 Aug 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.