

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No. **OFR-2026-006 · Rev. 12**
Issue Date **05 Aug 2026**
Valid Until **19 Aug 2026**

- Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 423

Apartment · 1,092 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME B (CUSTOM)

AED 1,889,910

Approx. USD 514,962

01 Offer Details

Prepared for the client below

PREPARED FOR

Hasibullah Heydari

Prospective Buyer

02 Property

PROJECT J-Haus Residence	COMMUNITY Jumeirah Village Circle	CATEGORY Residential	UNIT UNIT 423
UNIT TYPE Apartment	SALEABLE AREA 1,092 sq ft	REGISTRATION DLD · Oqood	SELECTED PLAN Scheme B (Custom)

PROPOSED — SUBJECT TO DEVELOPER APPROVAL

SCHEME B (CUSTOM)

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

BEFORE HANDOVER	POST-HANDOVER BALANCE	TOTAL PAYABLE
AED 1,967,506	AED 0	AED 1,967,506
USD 536,105 · incl. fees	USD 0	USD 536,105 · incl. fees

CONSTRUCTION & GOVERNMENT PAYMENTS

TIMING	DESCRIPTION	AED	USD
On signing	DLD (4%)	75,596	20,598
On signing	Oqood	2,000	545
August 2026	Down Payment	188,991	51,496
October 2026	10% Construction Payment	188,991	51,496
January 2027	10% Construction Payment	188,991	51,496
April 2027	10% Construction Payment	188,991	51,496
On handover	Handover Payment	1,133,946	308,977
Total before handover (incl. fees)		1,967,506	536,105

DEVELOPER

Hirat Developers

VALIDITY

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