

# Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

## OFFER REFERENCE

Offer No. **OFR-2026-006 · Rev. 6**

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 50/50  
(CUSTOM)

**AED 1,747,400**

Approx. USD 476,131

## 01 Offer Details

Prepared for the client below through the appointed brokerage

### PREPARED FOR

**Hasibullah Heydari**

Prospective Buyer

### ISSUED THROUGH



**Ali Afzal**

Resident Realty Real Estate — Appointed  
Brokerage

02

Property

|                                                |                                                         |                                                |                                                             |
|------------------------------------------------|---------------------------------------------------------|------------------------------------------------|-------------------------------------------------------------|
| <div>PROJECT</div> <div>J-Haus Residence</div> | <div>COMMUNITY</div> <div>Jumeirah Village Circle</div> | <div>CATEGORY</div> <div>Residential</div>     | <div>UNIT</div> <div>UNIT 423</div>                         |
| <div>UNIT TYPE</div> <div>Apartment</div>      | <div>SALEABLE AREA</div> <div>1,092 sq ft</div>         | <div>REGISTRATION</div> <div>DLD · Oqood</div> | <div>SELECTED PLAN</div> <div>Scheme B 50/50 (Custom)</div> |

03

Selected  
Payment Plan

Scheme B 50/50 (Custom) — 40% during construction; balance 60% over 5 years post handover ; with first year service charges waived for the uni...

PROPOSED — SUBJECT TO DEVELOPER APPROVAL

SCHEME B 50/50 (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

AED 770,856

USD 210,043 · incl. fees

POST-HANDOVER BALANCE

AED 873,700

USD 238,065

TOTAL PAYABLE

AED 1,819,296

USD 495,721 · incl. fees

CONSTRUCTION & GOVERNMENT PAYMENTS

| TIMING                             | DESCRIPTION              | AED     | USD     |
|------------------------------------|--------------------------|---------|---------|
| On signing                         | DLD (4%)                 | 69,896  | 19,045  |
| On signing                         | Oqood                    | 2,000   | 545     |
| August 2026                        | Down Payment             | 174,740 | 47,613  |
| October 2026                       | 10% Construction Payment | 174,740 | 47,613  |
| January 2027                       | 10% Construction Payment | 174,740 | 47,613  |
| April 2027                         | 10% Construction Payment | 174,740 | 47,613  |
| Total before handover (incl. fees) |                          | 770,856 | 210,043 |

POST-HANDOVER PAYMENTS — 12 QUARTERLY INSTALMENTS

| INSTALMENT                 | DUE      | AED            | USD            |
|----------------------------|----------|----------------|----------------|
| 01                         | Aug 2027 | 72,808         | 19,839         |
| 02                         | Nov 2027 | 72,808         | 19,839         |
| 03                         | Feb 2028 | 72,808         | 19,839         |
| 04                         | May 2028 | 72,808         | 19,839         |
| 05                         | Aug 2028 | 72,808         | 19,839         |
| 06                         | Nov 2028 | 72,808         | 19,839         |
| 07                         | Feb 2029 | 72,808         | 19,839         |
| 08                         | May 2029 | 72,808         | 19,839         |
| 09                         | Aug 2029 | 72,808         | 19,839         |
| 10                         | Nov 2029 | 72,808         | 19,839         |
| 11                         | Feb 2030 | 72,808         | 19,839         |
| 12                         | May 2030 | 72,808         | 19,839         |
| <b>Post-handover total</b> |          | <b>873,700</b> | <b>238,065</b> |

#### DEVELOPER

Hirat Developers

#### VALIDITY

**Offer No. OFR-2026-006 · Rev. 6**

Issued 05 Aug 2026

Expires 19 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.