

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No.	OFR-2026-006 · Rev. 9
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 A (CUSTOM)

AED 1,729,926

Approx. USD 471,369

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 A (Custom)

03

Selected Payment Plan

Scheme A (Custom) — 50% payment during construction; 60% on handover;

PROPOSED — SUBJECT TO DEVELOPER APPROVAL

SCHEME A (CUSTOM)

50% payment during construction; 60% on handover;

BEFORE HANDOVER	POST-HANDOVER BALANCE	TOTAL PAYABLE
AED 1,801,123	AED 0	AED 1,801,123
USD 490,769 · incl. fees	USD 0	USD 490,769 · incl. fees

CONSTRUCTION & GOVERNMENT PAYMENTS

TIMING	DESCRIPTION	AED	USD
On signing	DLD (4%)	69,197	18,855
On signing	Oqood	2,000	545
August 2026	10% Construction Payment	172,993	47,137
October 2026	10% Construction Payment	172,993	47,137
January 2027	10% Construction Payment	172,993	47,137
April 2027	10% Construction Payment	172,993	47,137
On handover	Handover Payment	1,037,956	282,822
Total before handover (incl. fees)		1,801,123	490,769

DEVELOPER

Hirat Developers

VALIDITY

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This offer is issued by Hirat Developers 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.