

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No.	OFR-2026-001
Issue Date	06 Aug 2026
Valid Until	20 Aug 2026

- Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 413

Apartment · 552 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME C

AED 1,259,300

Approx. USD 343,134

01 Offer Details

Prepared for the client below through the appointed brokerage

PREPARED FOR Spartak Chomakian Prospective Buyer	ISSUED THROUGH Farhan Faraidooni
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02 Property

PROJECT J-Haus Residence	COMMUNITY Jumeirah Village Circle	CATEGORY Residential	UNIT UNIT 413
UNIT TYPE Apartment	SALEABLE AREA 552 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 430,162	AED 755,580	AED 1,311,672
USD 117,210 · incl. fees	USD 205,880	USD 357,404 · incl. fees

CONSTRUCTION & GOVERNMENT PAYMENTS

TIMING	DESCRIPTION	AED	USD
On signing	DLD (4%)	50,372	13,725
On signing	Oqood	2,000	545
August 2026	10% Construction Payment	125,930	34,313
October 2026	10% Construction Payment	125,930	34,313
January 2027	10% Construction Payment	125,930	34,313
April 2027	Construction Payment	0	0
Total before handover (incl. fees)		430,162	117,210

POST-HANDOVER PAYMENTS — 12 QUARTERLY INSTALMENTS

INSTALMENT	DUE	AED	USD
01	Aug 2027	62,965	17,157
02	Nov 2027	62,965	17,157
03	Feb 2028	62,965	17,157
04	May 2028	62,965	17,157
05	Aug 2028	62,965	17,157
06	Nov 2028	62,965	17,157
07	Feb 2029	62,965	17,157
08	May 2029	62,965	17,157
09	Aug 2029	62,965	17,157
10	Nov 2029	62,965	17,157
11	Feb 2030	62,965	17,157
12	May 2030	62,965	17,157
Post-handover total		755,580	205,880

Scheme A

40% payment during construction; 60% on handover;

TOTAL PRICE

AED 1,038,900

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 1,146,500

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 1,259,300

Original Scheme

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

TOTAL PRICE

AED 1,049,400

DEVELOPER

Hirat Developers

VALIDITY

Offer No. OFR-2026-001

Issued 06 Aug 2026

Expires 20 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.