

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No. **OFR-2026-005 · Rev. 3**

Issue Date **12 Aug 2026**

Valid Until **26 Aug 2026**

● Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 410

Apartment · 508 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME C (CUSTOM)

AED 955,600

Approx. USD 260,381

01 Offer Details

Prepared for the client below through the appointed brokerage

PREPARED FOR Naeem Baloch Prospective Buyer	ISSUED THROUGH M ishrat hussain Maintenance — Appointed Brokerage
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02 Property

PROJECT J-Haus Residence	COMMUNITY Jumeirah Village Circle	CATEGORY Residential	UNIT UNIT 410
UNIT TYPE Apartment	SALEABLE AREA 508 sq ft	REGISTRATION DLD · Oqood	SELECTED PLAN Scheme C (Custom)

03 Selected Payment Plan

Scheme C (Custom) — 50% % 50

PROPOSED — SUBJECT TO DEVELOPER APPROVAL SCHEME C (CUSTOM) 50% % 50		
DURING CONSTRUCTION AED 518,024 USD 141,151 · incl. fees	POST HANDOVER AED 477,800 USD 130,191	TOTAL PAYABLE AED 995,824 USD 271,342 · incl. fees

DURING CONSTRUCTION (BEFORE HANDOVER)

TIMING	DESCRIPTION	AED	USD
On signing	DLD (4%)	38,224	10,415
On signing	Oqood	2,000	545
August 2026	20% Construction Payment	191,120	52,076
October 2026	10% Construction Payment	95,560	26,038
January 2027	20% Construction Payment	191,120	52,076
April 2027	Construction Payment	0	0
Total during construction (incl. fees)		518,024	141,151

POST-HANDOVER PAYMENTS — 12 QUARTERLY INSTALMENTS

INSTALMENT	DUE	AED	USD
01	Aug 2027	39,817	10,849
02	Nov 2027	39,817	10,849
03	Feb 2028	39,817	10,849
04	May 2028	39,817	10,849
05	Aug 2028	39,817	10,849
06	Nov 2028	39,817	10,849
07	Feb 2029	39,817	10,849
08	May 2029	39,817	10,849
09	Aug 2029	39,817	10,849
10	Nov 2029	39,817	10,849
11	Feb 2030	39,817	10,849
12	May 2030	39,817	10,849
Post-handover total		477,800	130,191

DEVELOPER

Hirat Developers

VALIDITY

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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.