



J-HAUS RESIDENCE

UNIT 410

Apartment · 508 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME C (CUSTOM)

AED 965,300

Approx. USD 263,025

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 523,262 USD 142,578 · incl. fees	POST HANDOVER AED 482,650 USD 131,512	TOTAL PAYABLE AED 1,005,912 USD 274,090 · incl. fees

DURING CONSTRUCTION (BEFORE HANDOVER)

TIMING	DESCRIPTION	AED	USD
On signing	DLD (4%)	38,612	10,521
On signing	Oqood	2,000	545
August 2026	20% Construction Payment	193,060	52,605
October 2026	10% Construction Payment	96,530	26,302
January 2027	20% Construction Payment	193,060	52,605
April 2027	Construction Payment	0	0
Total during construction (incl. fees)		523,262	142,578

POST-HANDOVER PAYMENTS — 12 QUARTERLY INSTALMENTS

INSTALMENT	DUE	AED	USD
01	Aug 2027	40,221	10,959
02	Nov 2027	40,221	10,959
03	Feb 2028	40,221	10,959
04	May 2028	40,221	10,959
05	Aug 2028	40,221	10,959
06	Nov 2028	40,221	10,959
07	Feb 2029	40,221	10,959
08	May 2029	40,221	10,959
09	Aug 2029	40,221	10,959
10	Nov 2029	40,221	10,959
11	Feb 2030	40,221	10,959
12	May 2030	40,221	10,959
Post-handover total		482,650	131,512

DEVELOPER

Hirat Developers

VALIDITY

Offer No. **OFR-2026-005 · Rev. 4**

Issued 12 Aug 2026

Expires 26 Aug 2026

Valid for 14 days from issue