

Offer No.	OFR-2026-009
Issue Date	12 Aug 2026
Valid Until	11 Sep 2026

Offer valid for 30 days from issue



J-HAUS RESIDENCE

UNIT 421

Apartment · 1,119 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME B

AED 1,916,390

Approx. USD 522,177

01 Offer Details

Prepared for the client below through the appointed brokerage

PREPARED FOR Mariha Khalid Mahmud Mazumdar Khalid Prospective Buyer	ISSUED THROUGH F ishrat hussain Flexito — Appointed Brokerage
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02 Property

PROJECT J-Haus Residence	COMMUNITY Jumeirah Village Circle	CATEGORY Residential	UNIT UNIT 421
UNIT TYPE Apartment	SALEABLE AREA 1,119 sq ft	REGISTRATION DLD · Oqood	SELECTED PLAN Scheme B

03 Selected Payment Plan

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

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		
DURING CONSTRUCTION AED 845,212 USD 230,303 · incl. fees	POST HANDOVER AED 1,149,834 USD 313,306	TOTAL PAYABLE AED 1,995,046 USD 543,609 · incl. fees

DURING CONSTRUCTION (BEFORE HANDOVER)

TIMING	DESCRIPTION	AED	USD
On signing	DLD (4%)	76,656	20,887
On signing	Oqood	2,000	545
August 2026	Down Payment	191,639	52,218
October 2026	10% Construction Payment	191,639	52,218
January 2027	10% Construction Payment	191,639	52,218
April 2027	10% Construction Payment	191,639	52,218
Total during construction (incl. fees)		845,212	230,303

POST-HANDOVER PAYMENTS — 12 QUARTERLY INSTALMENTS

INSTALMENT	DUE	AED	USD
01	Aug 2027	95,820	26,109
02	Nov 2027	95,820	26,109
03	Feb 2028	95,820	26,109
04	May 2028	95,820	26,109
05	Aug 2028	95,820	26,109
06	Nov 2028	95,820	26,109
07	Feb 2029	95,820	26,109
08	May 2029	95,820	26,109
09	Aug 2029	95,820	26,109
10	Nov 2029	95,820	26,109
11	Feb 2030	95,820	26,109
12	May 2030	95,820	26,109
Post-handover total		1,149,834	313,306

04 Available Payment Schemes

Alternative structures for UNIT 421

Scheme A 40% payment during construction; 60% on handover; 10 years payment plan TOTAL PRICE AED 1,772,000	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 1,955,500
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. TOTAL PRICE AED 2,147,900	Original Scheme 50% payment during construction; 20% on handover; Balance 30% over 2 years post handover TOTAL PRICE AED 1,789,900

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.