

Offer No.	OFR-2026-010
Issue Date	12 Aug 2026
Valid Until	19 Aug 2026

● Offer valid for 7 days from issue



J-HAUS RESIDENCE

UNIT 420

Apartment · 635 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME B

AED 1,108,918

Approx. USD 302,157

01 Offer Details

Prepared for the client below through the appointed brokerage

PREPARED FOR Hasibullah Heydari Prospective Buyer	ISSUED THROUGH F ishrat hussain Flexito — Appointed Brokerage
---	---

02 Property

PROJECT J-Haus Residence	COMMUNITY Jumeirah Village Circle	CATEGORY Residential	UNIT UNIT 420
UNIT TYPE Apartment	SALEABLE AREA 635 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 489,924 USD 133,494 · incl. fees	POST HANDOVER AED 665,351 USD 181,294	TOTAL PAYABLE AED 1,155,275 USD 314,789 · incl. fees
--	--	---	--

DURING CONSTRUCTION (BEFORE HANDOVER)

TIMING	DESCRIPTION	AED	USD
On signing	DLD (4%)	44,357	12,086
On signing	Oqood	2,000	545
August 2026	Down Payment	110,892	30,216
October 2026	10% Construction Payment	110,892	30,216
January 2027	10% Construction Payment	110,892	30,216
April 2027	10% Construction Payment	110,892	30,216
Total during construction (incl. fees)		489,924	133,494

POST-HANDOVER PAYMENTS — 12 QUARTERLY INSTALMENTS

INSTALMENT	DUE	AED	USD
01	Aug 2027	55,446	15,108
02	Nov 2027	55,446	15,108
03	Feb 2028	55,446	15,108
04	May 2028	55,446	15,108
05	Aug 2028	55,446	15,108
06	Nov 2028	55,446	15,108
07	Feb 2029	55,446	15,108
08	May 2029	55,446	15,108
09	Aug 2029	55,446	15,108
10	Nov 2029	55,446	15,108
11	Feb 2030	55,446	15,108
12	May 2030	55,446	15,108
Post-handover total		665,351	181,294

04 Available Payment Schemes

Alternative structures for UNIT 420

Scheme A 40% payment during construction; 60% on handover; 10 years payment plan TOTAL PRICE AED 1,069,000	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 1,179,700
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 1,295,800	Original Scheme 50% payment during construction; 20% on handover; Balance 30% over 2 years post handover TOTAL PRICE AED 1,079,800

DEVELOPER

Hirat Developers

VALIDITY

Offer No. OFR-2026-010

Issued 12 Aug 2026

Expires 19 Aug 2026

Valid for 7 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.