

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

|             |              |
|-------------|--------------|
| Offer No.   | OFR-2026-025 |
| Issue Date  | 13 Aug 2026  |
| Valid Until | 27 Aug 2026  |

● Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 413

Apartment · 552 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME B (CUSTOM)

AED 1,135,035

Approx. USD 309,274

01 Offer Details

Prepared for the client below through the appointed brokerage

|                |
|----------------|
| ISSUED THROUGH |
| MA             |
| ishrat hussain |

02 Property

|                  |                         |              |                   |
|------------------|-------------------------|--------------|-------------------|
| PROJECT          | COMMUNITY               | CATEGORY     | UNIT              |
| J-Haus Residence | Jumeirah Village Circle | Residential  | UNIT 413          |
| UNIT TYPE        | SALEABLE AREA           | REGISTRATION | SELECTED PLAN     |
| Apartment        | 552 sq ft               | DLD · Oqood  | Scheme B (Custom) |

03 Selected Payment Plan

PROPOSED — SUBJECT TO DEVELOPER APPROVAL

SCHEME B (CUSTOM)

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      | POST HANDOVER | TOTAL PAYABLE            |
| AED 614,919              | AED 567,518   | AED 1,182,436            |
| USD 167,553 · incl. fees | USD 154,637   | USD 322,190 · incl. fees |

DURING CONSTRUCTION (BEFORE HANDOVER)

| TIMING                                 | DESCRIPTION              | AED     | USD     |
|----------------------------------------|--------------------------|---------|---------|
| On signing                             | DLD (4%)                 | 45,401  | 12,371  |
| On signing                             | Oqood                    | 2,000   | 545     |
| August 2026                            | Down Payment             | 227,007 | 61,855  |
| October 2026                           | 10% Construction Payment | 113,504 | 30,927  |
| January 2027                           | 10% Construction Payment | 113,504 | 30,927  |
| April 2027                             | 10% Construction Payment | 113,504 | 30,927  |
| Total during construction (incl. fees) |                          | 614,919 | 167,553 |

POST-HANDOVER PAYMENTS — 12 QUARTERLY INSTALMENTS

| INSTALMENT          | DUE      | AED     | USD     |
|---------------------|----------|---------|---------|
| 01                  | Aug 2027 | 47,293  | 12,886  |
| 02                  | Nov 2027 | 47,293  | 12,886  |
| 03                  | Feb 2028 | 47,293  | 12,886  |
| 04                  | May 2028 | 47,293  | 12,886  |
| 05                  | Aug 2028 | 47,293  | 12,886  |
| 06                  | Nov 2028 | 47,293  | 12,886  |
| 07                  | Feb 2029 | 47,293  | 12,886  |
| 08                  | May 2029 | 47,293  | 12,886  |
| 09                  | Aug 2029 | 47,293  | 12,886  |
| 10                  | Nov 2029 | 47,293  | 12,886  |
| 11                  | Feb 2030 | 47,293  | 12,886  |
| 12                  | May 2030 | 47,293  | 12,886  |
| Post-handover total |          | 567,518 | 154,637 |

DEVELOPER  
Hirat Developers

VALIDITY  
Offer No. OFR-2026-025  
Issued 13 Aug 2026  
Expires 27 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.