

|             |              |
|-------------|--------------|
| Offer No.   | OFR-2026-003 |
| Issue Date  | 14 Aug 2026  |
| Valid Until | 28 Aug 2026  |

● Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 42I

Apartment · 1,119 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME B

AED 1,949,047

Approx. USD 531,075

01 Offer Details

Prepared for the client below through the appointed brokerage

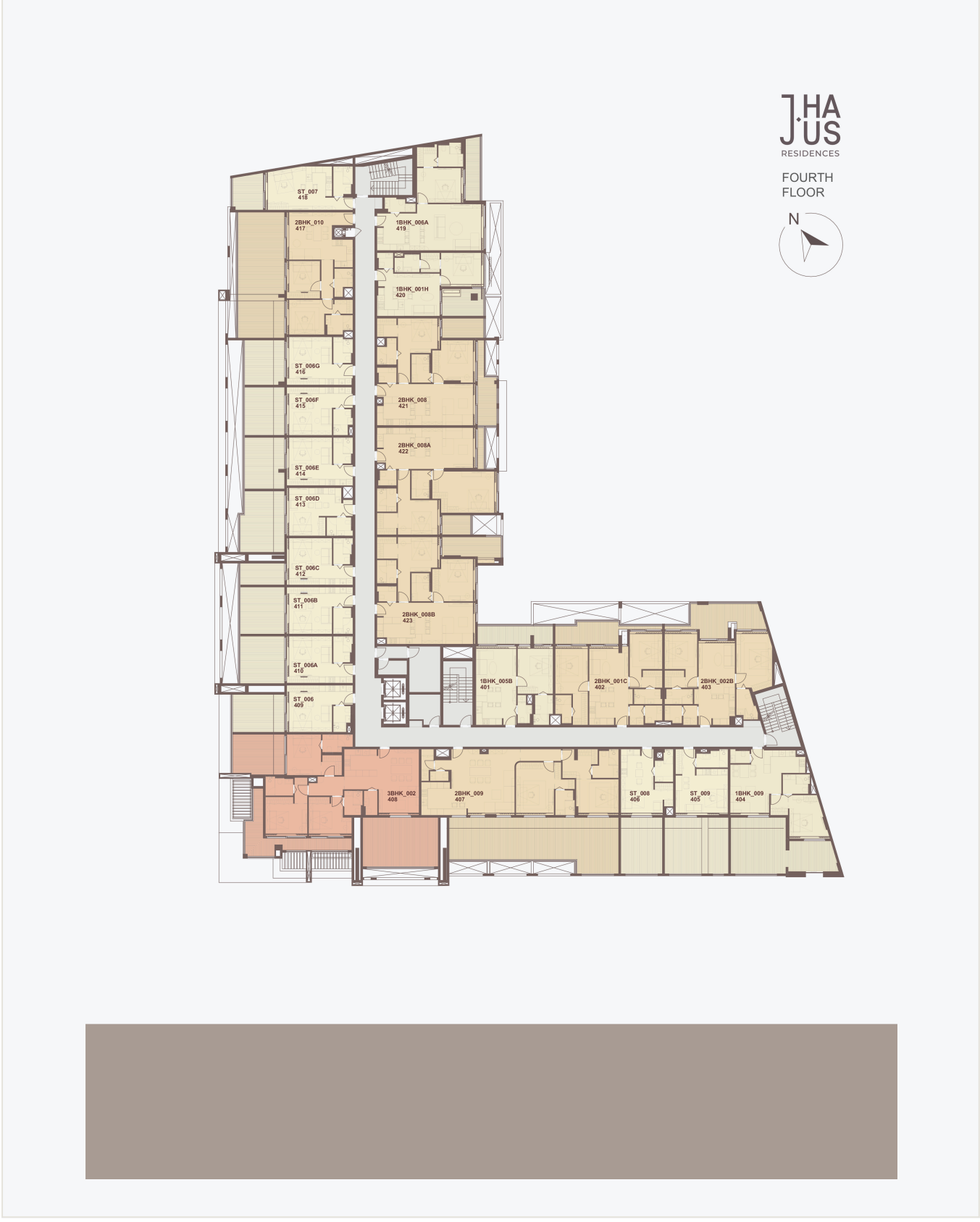
|                    |                |
|--------------------|----------------|
| PREPARED FOR       | ISSUED THROUGH |
| Hasibullah Heydari | Girish Ojha    |
| Prospective Buyer  |                |

02 Property

|                  |                         |              |               |
|------------------|-------------------------|--------------|---------------|
| PROJECT          | COMMUNITY               | CATEGORY     | UNIT          |
| J-Haus Residence | Jumeirah Village Circle | Residential  | UNIT 42I      |
| UNIT TYPE        | SALEABLE AREA           | REGISTRATION | SELECTED PLAN |
| Apartment        | 1,119 sq ft             | DLD · Oqood  | Scheme B      |

03 Floor Plan

Indicative layout — UNIT 42I



● Dimensions shown in centimetres   ● Saleable area 1,119 sq ft   ● Layout indicative; subject to final construction drawings

04 Selected Payment Plan

|          |                                                                                                                                                                                                                                                                              |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                          |                            |                              |                                           |
|--------------------------|----------------------------|------------------------------|-------------------------------------------|
| DOWN PAYMENT             | DURING CONSTRUCTION        | POST HANDOVER                | TOTAL PAYABLE                             |
| AED 79,962<br>USD 21,788 | AED 779,619<br>USD 212,430 | AED 1,169,428<br>USD 318,645 | AED 2,029,009<br>USD 552,863 · incl. fees |

| TIMING             | DESCRIPTION | AED    | USD    |
|--------------------|-------------|--------|--------|
| Booking            | DLD (4%)    | 77,962 | 21,243 |
| Booking            | Oqood       | 2,000  | 545    |
| Down payment total |             | 79,962 | 21,788 |

| TIMING                    | DESCRIPTION              | AED     | USD     |
|---------------------------|--------------------------|---------|---------|
| August 2026               | Down Payment             | 194,905 | 53,108  |
| October 2026              | 10% Construction Payment | 194,905 | 53,108  |
| January 2027              | 10% Construction Payment | 194,905 | 53,108  |
| April 2027                | 10% Construction Payment | 194,905 | 53,108  |
| During construction total |                          | 779,619 | 212,430 |

| INSTALMENT          | DUE      | AED       | USD     |
|---------------------|----------|-----------|---------|
| 01                  | May 2027 | 97,452    | 26,554  |
| 02                  | Aug 2027 | 97,452    | 26,554  |
| 03                  | Nov 2027 | 97,452    | 26,554  |
| 04                  | Feb 2028 | 97,452    | 26,554  |
| 05                  | May 2028 | 97,452    | 26,554  |
| 06                  | Aug 2028 | 97,452    | 26,554  |
| 07                  | Nov 2028 | 97,452    | 26,554  |
| 08                  | Feb 2029 | 97,452    | 26,554  |
| 09                  | May 2029 | 97,452    | 26,554  |
| 10                  | Aug 2029 | 97,452    | 26,554  |
| 11                  | Nov 2029 | 97,452    | 26,554  |
| 12                  | Feb 2030 | 97,452    | 26,554  |
| Post-handover total |          | 1,169,428 | 318,645 |

05 Available Payment Schemes

Alternative structures for UNIT 42I

|                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Scheme A</p> <p>40% payment during construction; 60% on handover;</p> <p>TOTAL PRICE      AED 1,772,000</p>                                                                                                                                                                                                                                         | <p>SELECTED</p> <p>Scheme B</p> <p>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</p> <p>TOTAL PRICE      AED 1,955,500</p> |
| <p>Scheme C</p> <p>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.</p> <p>TOTAL PRICE      AED 2,147,900</p> | <p>Original Scheme</p> <p>50% payment during construction; 20% on handover; Balance 30% over 2 years post handover</p> <p>TOTAL PRICE      AED 1,789,900</p>                                                                                                                                                                                              |

|                  |                              |
|------------------|------------------------------|
| DEVELOPER        | VALIDITY                     |
| Hirat Developers | Offer No. OFR-2026-003       |
|                  | Issued 14 Aug 2026           |
|                  | Expires 28 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.