



J-HAUS RESIDENCE

UNIT 422

Apartment · 1,092 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME B

AED 1,852,869

Approx. USD 504,869

01 Offer Details

Prepared for the client below through the appointed brokerage

PREPARED FOR	ISSUED THROUGH
Kirill Zlobin Prospective Buyer	Bharath Raj

02 Property

PROJECT	COMMUNITY	CATEGORY	UNIT
J-Haus Residence	Jumeirah Village Circle	Residential	UNIT 422
UNIT TYPE	SALEABLE AREA	REGISTRATION	SELECTED PLAN
Apartment	1,092 sq ft	DLD · Oqood	Scheme B

03 Floor Plan

Indicative layout — UNIT 422



04 Unit Plan

Indicative layout — UNIT 422



05 Selected Payment Plan

SCHEME B	10% at booking date; 10% 2 months from booking date; 10% 5 months from booking date; 10% 8 months from booking date; 1.5% at handover date; 20 installments of 2.93% (quarterly) = 58.5%, starting 3 months from handover date
DOWN PAYMENT	
AED 261,402	
USD 71,227	
DURING CONSTRUCTION	
AED 555,861	
USD 151,461	
ON HANDOVER	
AED 27,793	
USD 7,573	
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)	
AED 1,083,928	
USD 295,348	
TOTAL PAYABLE	
AED 1,928,984	
USD 525,609 · incl. fees	

DOWN PAYMENT			
TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	74,115	20,195
Booking	Oqood	2,000	545
Booking	10% Down payment	185,287	50,487
Section total		261,402	71,227
DURING CONSTRUCTION			
TIMING	DESCRIPTION	AED	USD
October 2026	10% Payment	185,287	50,487
January 2027	10% Payment	185,287	50,487
April 2027	10% Payment	185,287	50,487
Section total		555,861	151,461
ON HANDOVER			
TIMING	DESCRIPTION	AED	USD
On handover	1.5% Payment	27,793	7,573
Section total		27,793	7,573
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)			
INSTALMENT	DUE	AED	USD
01	Aug 2027	54,196	14,767
02	Nov 2027	54,196	14,767
03	Feb 2028	54,196	14,767
04	May 2028	54,196	14,767
05	Aug 2028	54,196	14,767
06	Nov 2028	54,196	14,767
07	Feb 2029	54,196	14,767
08	May 2029	54,196	14,767
09	Aug 2029	54,196	14,767
10	Nov 2029	54,196	14,767
11	Feb 2030	54,196	14,767
12	May 2030	54,196	14,767
13	Aug 2030	54,196	14,767
14	Nov 2030	54,196	14,767
15	Feb 2031	54,196	14,767
16	May 2031	54,196	14,767
17	Aug 2031	54,196	14,767
18	Nov 2031	54,196	14,767
19	Feb 2032	54,196	14,767
20	May 2032	54,196	14,767
Section total		1,083,928	295,348

06 Available Payment Schemes

Alternative structures for UNIT 422

Scheme A 10% at booking date; 10% 2 months from booking date; 10% 5 months from booking date; 10% 8 months from booking date; Balance 60% at handover date (auto-computed) TOTAL PRICE AED 1,729,500	Scheme B 10% at booking date; 10% 2 months from booking date; 10% 5 months from booking date; 10% 8 months from booking date; 1.5% at handover date; 20 installments of 2.93% (quarterly) = 58.5%, starting 3 months from handover date TOTAL PRICE AED 1,908,600
Scheme C 10% at booking date; 10% 2 months from booking date; 10% 5 months from booking date; 10% 8 months from booking date; Balance 60% at handover date; 39 installments of 1.50% (quarterly) = 58.5%, starting 3 months from handover date TOTAL PRICE AED 2,096,400	Original Scheme 20% at booking date; 10% 2 months from booking date; 10% 5 months from booking date; 10% 8 months from booking date; 20% at handover date; 8 installments of 3.75% (quarterly) = 30%, starting 3 months from handover date TOTAL PRICE AED 1,747,000
Scheme D 20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date TOTAL PRICE AED 2,012,500	Scheme F 30% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date TOTAL PRICE AED 1,982,800

DEVELOPER

Hirat Developers

VALIDITY

Offer No. OFR-2026-011

Issued 17 Aug 2026

Expires 31 Aug 2026

Valid for 14 days from issue