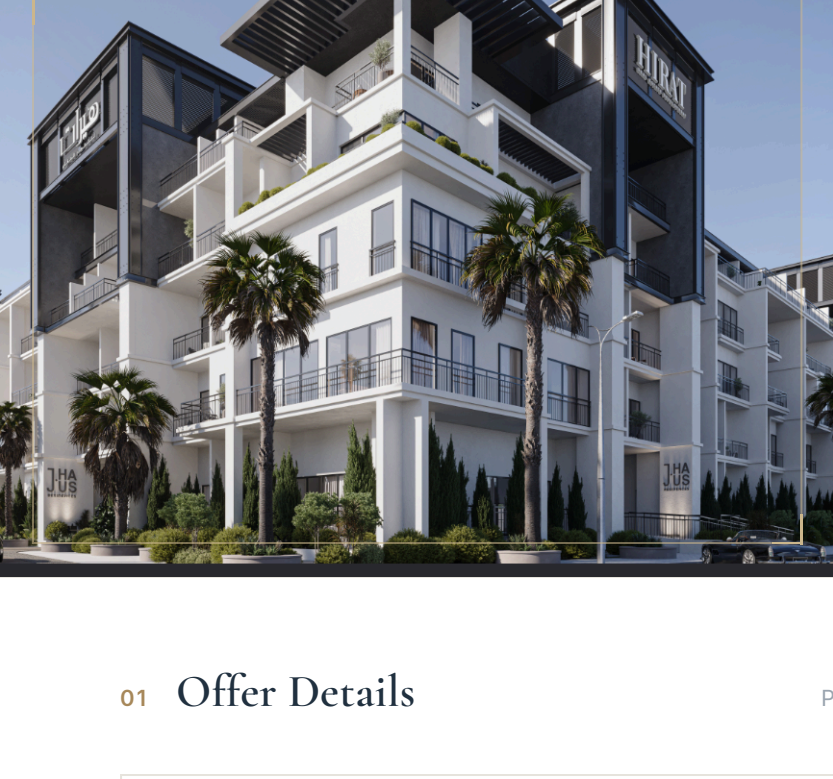


Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE	
Offer No.	OFR-2026-016
Issue Date	17 Aug 2026
Valid Until	31 Aug 2026
● Offer valid for 14 days from issue	



J-HAUS RESIDENCE

UNIT 422

Apartment · 1,092 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME D

AED 1,992,375

Approx. USD 542,881

01 Offer Details

Prepared for the client below through the appointed brokerage

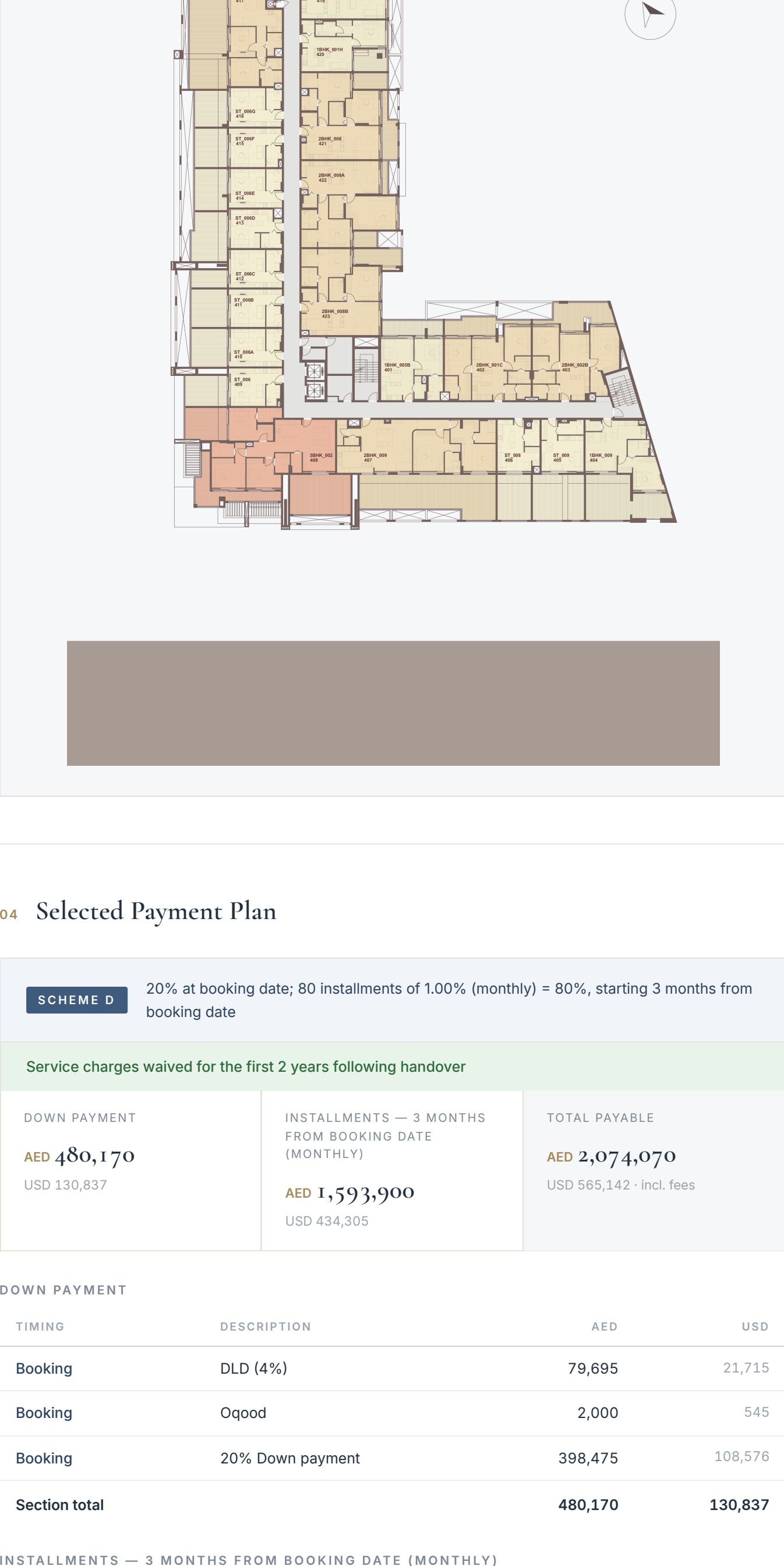
ISSUED THROUGH	
AH	NEGAR Averon haus real estate

02 Property

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

03 Floor Plan

Indicative layout — UNIT 422



04 Selected Payment Plan

SCHEME D 20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date			
Service charges waived for the first 2 years following handover			
DOWN PAYMENT AED 480,170 USD 130,837	INSTALLMENTS — 3 MONTHS FROM BOOKING DATE (MONTHLY) AED 1,593,900 USD 434,305	TOTAL PAYABLE AED 2,074,070 USD 565,142 · incl. fees	

DOWN PAYMENT			
TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	79,695	21,715
Booking	Oqood	2,000	545
Booking	20% Down payment	398,475	108,576
Section total		480,170	130,837
INSTALLMENTS — 3 MONTHS FROM BOOKING DATE (MONTHLY)			
INSTALMENT	DUE	AED	USD
01	Nov 2026	19,924	5,429
02	Dec 2026	19,924	5,429
03	Jan 2027	19,924	5,429
04	Feb 2027	19,924	5,429
05	Mar 2027	19,924	5,429
06	Apr 2027	19,924	5,429
07	May 2027	19,924	5,429
08	Jun 2027	19,924	5,429
09	Jul 2027	19,924	5,429
10	Aug 2027	19,924	5,429
11	Sep 2027	19,924	5,429
12	Oct 2027	19,924	5,429
13	Nov 2027	19,924	5,429
14	Dec 2027	19,924	5,429
15	Jan 2028	19,924	5,429
16	Feb 2028	19,924	5,429
17	Mar 2028	19,924	5,429
18	Apr 2028	19,924	5,429
19	May 2028	19,924	5,429
20	Jun 2028	19,924	5,429
21	Jul 2028	19,924	5,429
22	Aug 2028	19,924	5,429
23	Sep 2028	19,924	5,429
24	Oct 2028	19,924	5,429
25	Nov 2028	19,924	5,429
26	Dec 2028	19,924	5,429
27	Jan 2029	19,924	5,429
28	Feb 2029	19,924	5,429
29	Mar 2029	19,924	5,429
30	Apr 2029	19,924	5,429
31	May 2029	19,924	5,429
32	Jun 2029	19,924	5,429
33	Jul 2029	19,924	5,429
34	Aug 2029	19,924	5,429
35	Sep 2029	19,924	5,429
36	Oct 2029	19,924	5,429
37	Nov 2029	19,924	5,429
38	Dec 2029	19,924	5,429
39	Jan 2030	19,924	5,429
40	Feb 2030	19,924	5,429
41	Mar 2030	19,924	5,429
42	Apr 2030	19,924	5,429
43	May 2030	19,924	5,429
44	Jun 2030	19,924	5,429
45	Jul 2030	19,924	5,429
46	Aug 2030	19,924	5,429
47	Sep 2030	19,924	5,429
48	Oct 2030	19,924	5,429
49	Nov 2030	19,924	5,429
50	Dec 2030	19,924	5,429
51	Jan 2031	19,924	5,429
52	Feb 2031	19,924	5,429
53	Mar 2031	19,924	5,429
54	Apr 2031	19,924	5,429
55	May 2031	19,924	5,429
56	Jun 2031	19,924	5,429
57	Jul 2031	19,924	5,429
58	Aug 2031	19,924	5,429
59	Sep 2031	19,924	5,429
60	Oct 2031	19,924	5,429
61	Nov 2031	19,924	5,429
62	Dec 2031	19,924	5,429
63	Jan 2032	19,924	5,429
64	Feb 2032	19,924	5,429
65	Mar 2032	19,924	5,429
66	Apr 2032	19,924	5,429
67	May 2032	19,924	5,429
68	Jun 2032	19,924	5,429
69	Jul 2032	19,924	5,429
70	Aug 2032	19,924	5,429
71	Sep 2032	19,924	5,429
72	Oct 2032	19,924	5,429
73	Nov 2032	19,924	5,429
74	Dec 2032	19,924	5,429
75	Jan 2033	19,924	5,429
76	Feb 2033	19,924	5,429
77	Mar 2033	19,924	5,429
78	Apr 2033	19,924	5,429
79	May 2033	19,924	5,429
80	Jun 2033	19,924	5,429
Section total		1,593,900	434,305

05 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; 1.5% 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	VALIDITY
Hirat Developers	Offer No. OFR-2026-016 Issued 17 Aug 2026 Expires 31 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.