

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No.	OFR-2026-018
Issue Date	17 Aug 2026
Valid Until	31 Aug 2026

Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 420

Apartment · 635 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME C

AED 1,295,800

Approx. USD 353,079

01 Offer Details

Prepared for the client below through the appointed brokerage

ISSUED THROUGH

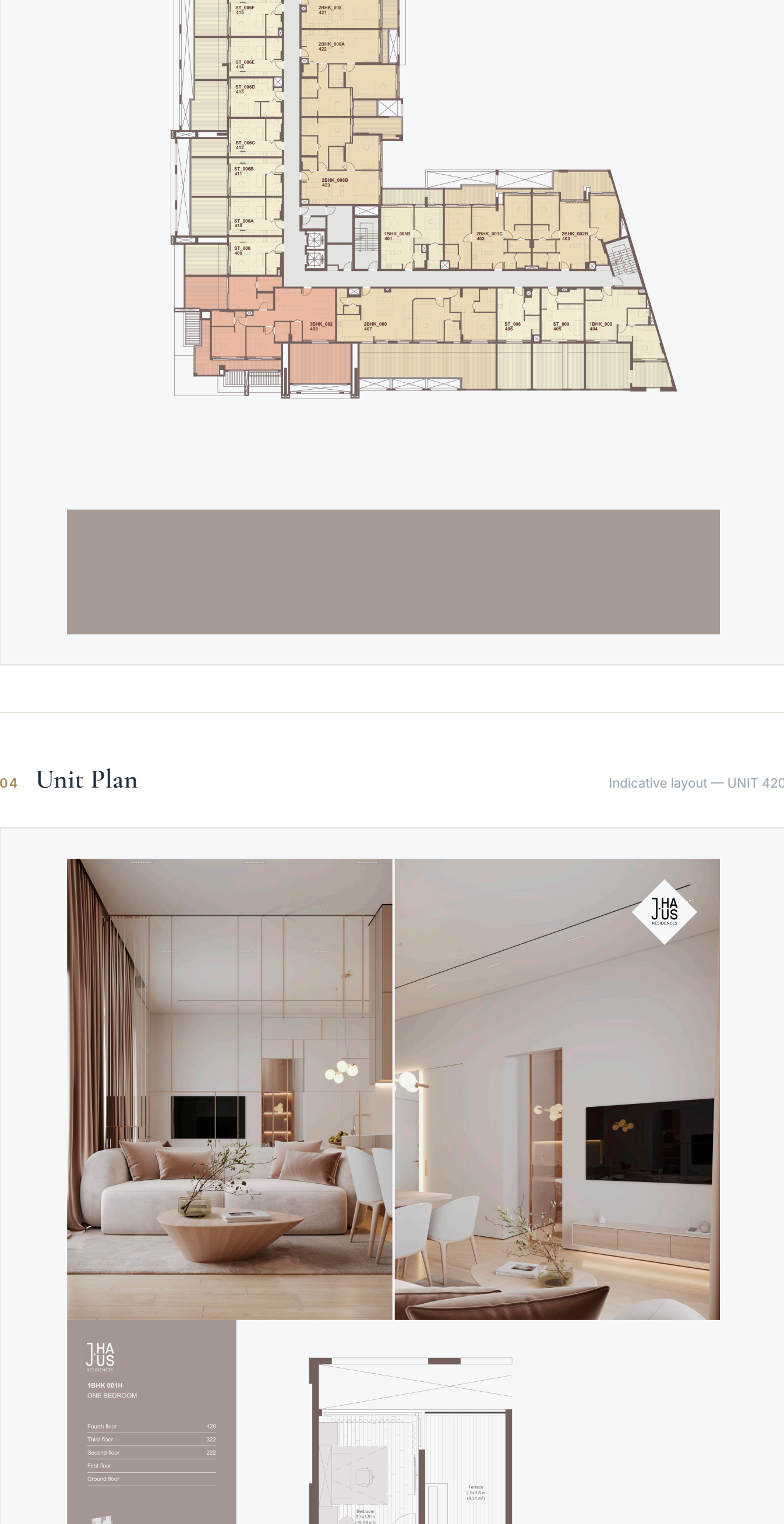
NEGAR
Averon haus real estate

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 C

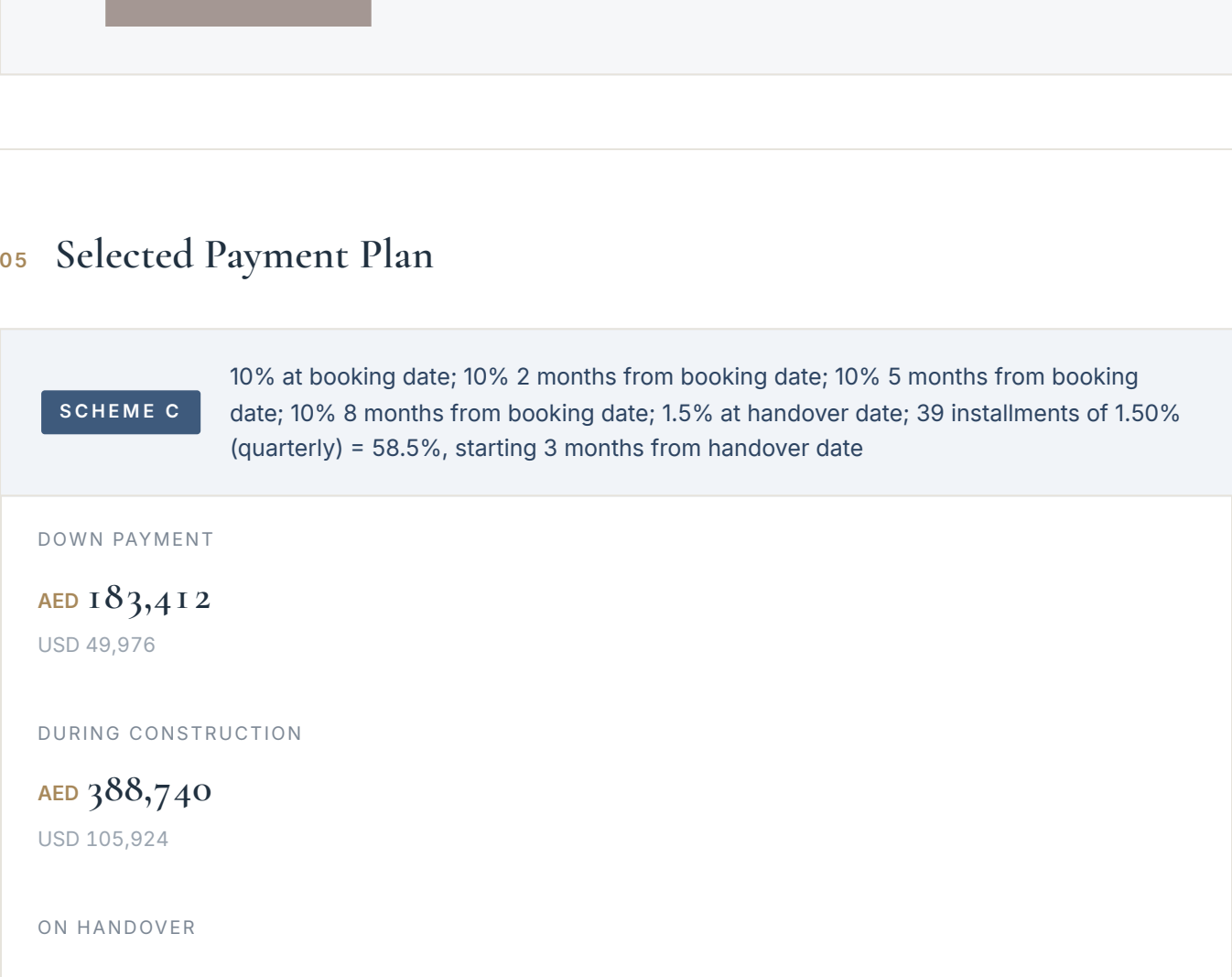
03 Floor Plan

Indicative layout — UNIT 420



04 Unit Plan

Indicative layout — UNIT 420



05 Selected Payment Plan

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

DOWN PAYMENT

AED 183,412
USD 49,976

DURING CONSTRUCTION

AED 388,740
USD 105,924

ON HANDOVER

AED 19,437
USD 5,296

INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)

AED 758,043
USD 206,551

TOTAL PAYABLE

AED 1,349,632
USD 367,747 · incl. fees

DOWN PAYMENT

TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	51,832	14,123
Booking	Oqood	2,000	545
Booking	10% Down payment	129,580	35,308
Section total		183,412	49,976

DURING CONSTRUCTION

TIMING	DESCRIPTION	AED	USD
October 2026	10% Payment	129,580	35,308
January 2027	10% Payment	129,580	35,308
April 2027	10% Payment	129,580	35,308
Section total		388,740	105,924

ON HANDOVER

TIMING	DESCRIPTION	AED	USD
On handover	1.5% Payment	19,437	5,296
Section total		19,437	5,296

INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)

INSTALMENT	DUE	AED	USD
01	Aug 2027	19,437	5,296
02	Nov 2027	19,437	5,296
03	Feb 2028	19,437	5,296
04	May 2028	19,437	5,296
05	Aug 2028	19,437	5,296
06	Nov 2028	19,437	5,296
07	Feb 2029	19,437	5,296
08	May 2029	19,437	5,296
09	Aug 2029	19,437	5,296
10	Nov 2029	19,437	5,296
11	Feb 2030	19,437	5,296
12	May 2030	19,437	5,296
13	Aug 2030	19,437	5,296
14	Nov 2030	19,437	5,296
15	Feb 2031	19,437	5,296
16	May 2031	19,437	5,296
17	Aug 2031	19,437	5,296
18	Nov 2031	19,437	5,296
19	Feb 2032	19,437	5,296
20	May 2032	19,437	5,296
21	Aug 2032	19,437	5,296
22	Nov 2032	19,437	5,296
23	Feb 2033	19,437	5,296
24	May 2033	19,437	5,296
25	Aug 2033	19,437	5,296
26	Nov 2033	19,437	5,296
27	Feb 2034	19,437	5,296
28	May 2034	19,437	5,296
29	Aug 2034	19,437	5,296
30	Nov 2034	19,437	5,296
31	Feb 2035	19,437	5,296
32	May 2035	19,437	5,296
33	Aug 2035	19,437	5,296
34	Nov 2035	19,437	5,296
35	Feb 2036	19,437	5,296
36	May 2036	19,437	5,296
37	Aug 2036	19,437	5,296
38	Nov 2036	19,437	5,296
39	Feb 2037	19,437	5,296
Section total		758,043	206,551

06 Available Payment Schemes

Alternative structures for UNIT 420

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 1,069,000

Scheme B

10% at booking date; 10% 2 months from booking date; 10% 5 months from booking date; 10% 8 months from booking date; 20 installments of 2.93% (quarterly) = 58.5%, starting 3 months from handover date

TOTAL PRICE
AED 1,179,700

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 1,295,800

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 1,079,800

Scheme D

20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date

TOTAL PRICE
AED 1,243,900

Scheme F

30% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date

TOTAL PRICE
AED 1,225,600

DEVELOPER

Hirat Developers

VALIDITY

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Expires 31 Aug 2026

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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.