

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No.	OFR-2026-025
Issue Date	18 Aug 2026
Valid Until	01 Sep 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

PREPARED FOR	ISSUED THROUGH
Hasibullah Heydari Prospective Buyer	Girish Ojha

02 Property

PROJECT	COMMUNITY	CATEGORY	UNIT
J-Haus Residence	Jumeirah Village Circle	Residential	UNIT 420
UNIT TYPE	SALEABLE AREA	REGISTRATION	SELECTED PLAN
Apartment	635 sq ft	DLD · Oqood	Scheme C

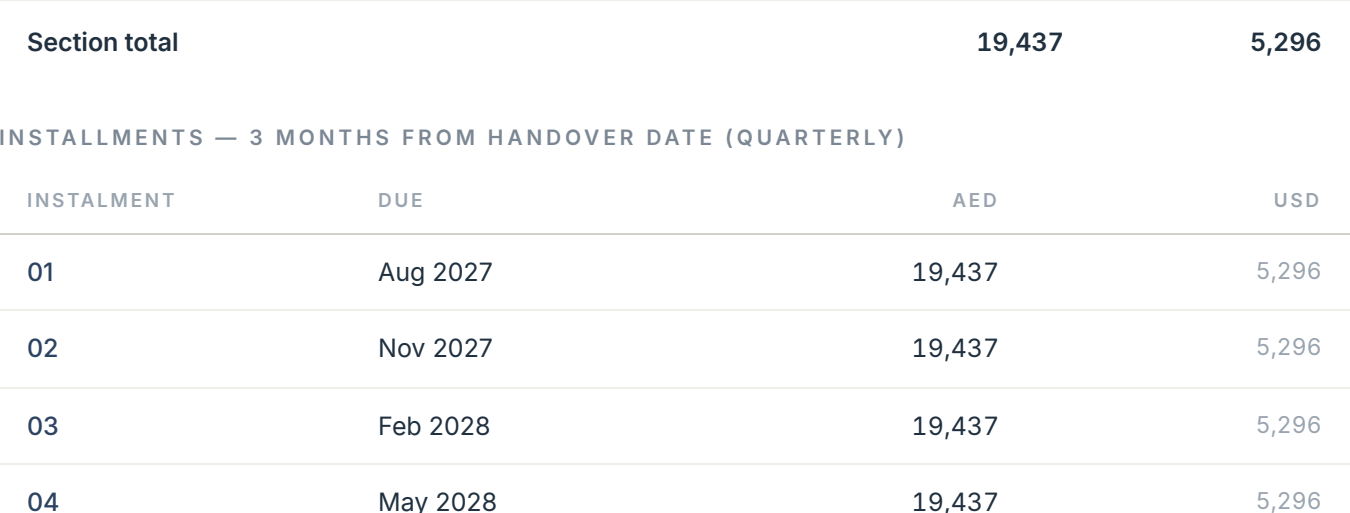
03 Floor Plan

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 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 1,179,700	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	Scheme AB JHUS TOTAL PRICE —