

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No. OFR-2026-008

Issue Date 19 Aug 2026

Valid Until 02 Sep 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 1,916,390

Approx. USD 522,177

01 Offer Details

Prepared for the client below through the appointed brokerage

ISSUED THROUGH



Mujeeb

Trust Forever Brokerage Real Estate LLC

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



04 Unit Plan

Indicative layout — UNIT 42I



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 270,295

USD 73,650

DURING CONSTRUCTION

AED 574,917

USD 156,653

ON HANDOVER

AED 28,746

USD 7,833

INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)

AED 1,121,088

USD 305,474

TOTAL PAYABLE

AED 1,995,046

USD 543,609 · incl. fees

DOWN PAYMENT

TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	76,656	20,887
Booking	Oqood	2,000	545
Booking	10% Down payment	191,639	52,218
Section total		270,295	73,650

DURING CONSTRUCTION

TIMING	DESCRIPTION	AED	USD
October 2026	10% Payment	191,639	52,218
January 2027	10% Payment	191,639	52,218
April 2027	10% Payment	191,639	52,218
Section total		574,917	156,653

ON HANDOVER

TIMING	DESCRIPTION	AED	USD
On handover	1.5% Payment	28,746	7,833
Section total		28,746	7,833

INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)

INSTALMENT	DUE	AED	USD
01	Aug 2027	56,054	15,274
02	Nov 2027	56,054	15,274
03	Feb 2028	56,054	15,274
04	May 2028	56,054	15,274
05	Aug 2028	56,054	15,274
06	Nov 2028	56,054	15,274
07	Feb 2029	56,054	15,274
08	May 2029	56,054	15,274
09	Aug 2029	56,054	15,274
10	Nov 2029	56,054	15,274
11	Feb 2030	56,054	15,274
12	May 2030	56,054	15,274
13	Aug 2030	56,054	15,274
14	Nov 2030	56,054	15,274
15	Feb 2031	56,054	15,274
16	May 2031	56,054	15,274
17	Aug 2031	56,054	15,274
18	Nov 2031	56,054	15,274
19	Feb 2032	56,054	15,274
20	May 2032	56,054	15,274
Section total		1,121,088	305,474

06 Available Payment Schemes

Alternative structures for UNIT 42I

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 1,772,000

Scheme B

10% at booking date; 10% 2 months from booking date; 10% 5 months from booking date; 10% 8 months from booking date; 1.5% at handover date; 20 installments of 2.93% (quarterly) = 58.5%, starting 3 months from handover date

TOTAL PRICE

AED 1,955,500

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 2,147,900

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 1,789,900

Scheme D

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

TOTAL PRICE

AED 2,062,000

Scheme E

30% at booking date; Balance 70% at handover date (auto-computed)

TOTAL PRICE

AED 1,767,500

Scheme F

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

TOTAL PRICE

AED 2,031,500

DEVELOPER

Hirat Developers

VALIDITY

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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.