

Offer No. **OFR-2026-035 · Rev. 2**

Issue Date **19 Aug 2026**

Valid Until **18 Sep 2026**

• Offer valid for 30 days from issue



J-HAUS RESIDENCE

UNIT 131

Apartment · 476 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME A

AED 1,043,200

Approx. USD 284,251

01 Offer Details

Prepared for the client below through the appointed brokerage

PREPARED FOR Hayatullah Sherzai Prospective Buyer	ISSUED THROUGH Bharath Raj
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02 Property

PROJECT J-Haus Residence	COMMUNITY Jumeirah Village Circle	CATEGORY Residential	UNIT UNIT 131
UNIT TYPE Apartment	SALEABLE AREA 476 sq ft	REGISTRATION DLD · Oqood	SELECTED PLAN Scheme A

03 Selected Payment Plan

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)			
DOWN PAYMENT AED 148,048 USD 40,340	DURING CONSTRUCTION AED 312,960 USD 85,275	ON HANDOVER AED 625,920 USD 170,550	TOTAL PAYABLE AED 1,086,928 USD 296,166 · incl. fees

DOWN PAYMENT			
TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	41,728	11,370
Booking	Oqood	2,000	545
Booking	10% Down payment	104,320	28,425
Section total		148,048	40,340
DURING CONSTRUCTION			
TIMING	DESCRIPTION	AED	USD
October 2026	10% Payment	104,320	28,425
January 2027	10% Payment	104,320	28,425
April 2027	10% Payment	104,320	28,425
Section total		312,960	85,275
ON HANDOVER			
TIMING	DESCRIPTION	AED	USD
On handover	Balance on handover	625,920	170,550
Section total		625,920	170,550

04 Available Payment Schemes

Alternative structures for UNIT 131

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 860,600	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 949,700
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 1,043,200	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 869,300
Scheme D 20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date TOTAL PRICE AED 1,001,400	Scheme E 30% at booking date; Balance 70% at handover date (auto-computed) TOTAL PRICE AED 858,400
Scheme F 30% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date TOTAL PRICE AED 986,700	

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.