

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No. **OFR-2026-075 · Rev. 2**
Issue Date **19 Aug 2026**
Valid Until **02 Sep 2026**

● Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 212

Apartment · 1,178 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME C

AED 2,336,117

Approx. USD 636,544

01 Offer Details

Prepared for the client below through the appointed brokerage

PREPARED FOR	ISSUED THROUGH
Schahin Saleh Prospective Buyer	LR Asal Tabandeh LIAM REAL ESTATE LLC

02 Property

PROJECT	COMMUNITY	CATEGORY	UNIT
J-Haus Residence	Jumeirah Village Circle	Residential	UNIT 212
UNIT TYPE	SALEABLE AREA	REGISTRATION	SELECTED PLAN
Apartment	1,178 sq ft	DLD · Oqood	Scheme C

03 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 329,056 USD 89,661	
DURING CONSTRUCTION	
AED 700,835 USD 190,963	
ON HANDOVER	
AED 35,042 USD 9,548	
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)	
AED 1,366,629 USD 372,378	
TOTAL PAYABLE	
AED 2,431,562 USD 662,551 · incl. fees	

DOWN PAYMENT

TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	93,445	25,462
Booking	Oqood	2,000	545
Booking	10% Down payment	233,612	63,654
Section total		329,056	89,661

DURING CONSTRUCTION

TIMING	DESCRIPTION	AED	USD
October 2026	10% Payment	233,612	63,654
January 2027	10% Payment	233,612	63,654
April 2027	10% Payment	233,612	63,654
Section total		700,835	190,963

ON HANDOVER

TIMING	DESCRIPTION	AED	USD
On handover	1.5% Payment	35,042	9,548
Section total		35,042	9,548

INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)

INSTALMENT	DUE	AED	USD
01	Aug 2027	35,042	9,548
02	Nov 2027	35,042	9,548
03	Feb 2028	35,042	9,548
04	May 2028	35,042	9,548
05	Aug 2028	35,042	9,548
06	Nov 2028	35,042	9,548
07	Feb 2029	35,042	9,548
08	May 2029	35,042	9,548
09	Aug 2029	35,042	9,548
10	Nov 2029	35,042	9,548
11	Feb 2030	35,042	9,548
12	May 2030	35,042	9,548
13	Aug 2030	35,042	9,548
14	Nov 2030	35,042	9,548
15	Feb 2031	35,042	9,548
16	May 2031	35,042	9,548
17	Aug 2031	35,042	9,548
18	Nov 2031	35,042	9,548
19	Feb 2032	35,042	9,548
20	May 2032	35,042	9,548
21	Aug 2032	35,042	9,548
22	Nov 2032	35,042	9,548
23	Feb 2033	35,042	9,548
24	May 2033	35,042	9,548
25	Aug 2033	35,042	9,548
26	Nov 2033	35,042	9,548
27	Feb 2034	35,042	9,548
28	May 2034	35,042	9,548
29	Aug 2034	35,042	9,548
30	Nov 2034	35,042	9,548
31	Feb 2035	35,042	9,548
32	May 2035	35,042	9,548
33	Aug 2035	35,042	9,548
34	Nov 2035	35,042	9,548
35	Feb 2036	35,042	9,548
36	May 2036	35,042	9,548
37	Aug 2036	35,042	9,548
38	Nov 2036	35,042	9,548
39	Feb 2037	35,042	9,548
Section total		1,366,629	372,378

04 Available Payment Schemes

Alternative structures for UNIT 212

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 1,866,200	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 2,059,400
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 2,262,000	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 1,885,000
Scheme D 20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date TOTAL PRICE AED 2,171,500	Scheme E 30% at booking date; Balance 70% at handover date (auto-computed) TOTAL PRICE AED 1,861,400
Scheme F 30% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date TOTAL PRICE AED 2,139,500	

DEVELOPER

Hirat Developers

VALIDITY

Offer No. OFR-2026-075 · Rev. 2

Issued 19 Aug 2026

Expires 02 Sep 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.