

# Hirat Developers

OFF-PLAN SALES OFFER - JUMEIRAH VILLAGE CIRCLE

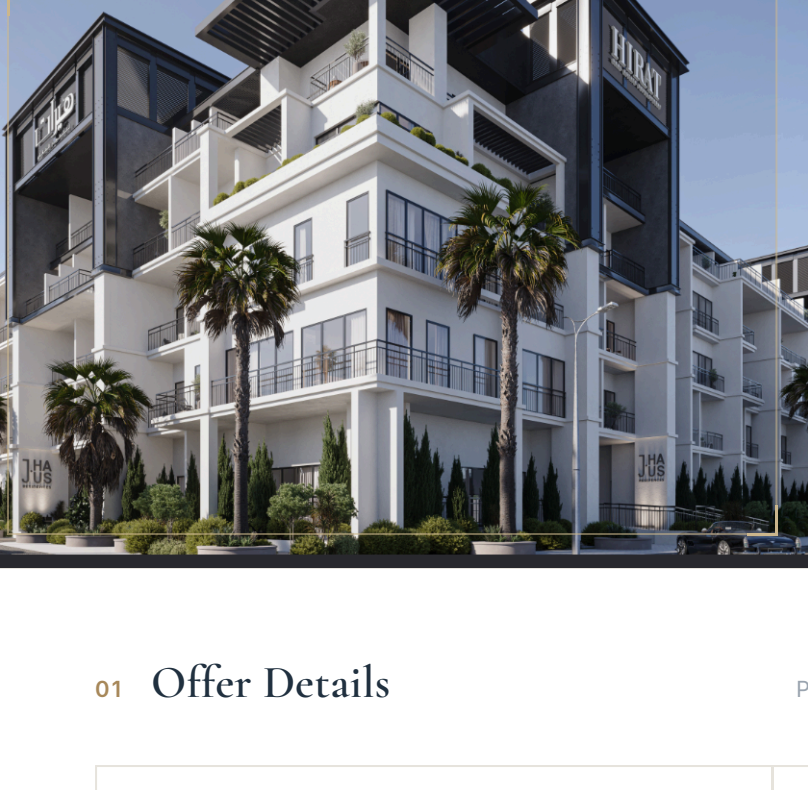
## OFFER REFERENCE

Offer No. OFR-2026-075 · Rev. 3

Issue Date 19 Aug 2026

Valid Until 02 Sep 2026

Offer valid for 14 days from issue



## J-HAUS RESIDENCE

# UNIT 417

Apartment · 1,290 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME C

AED 2,476,900

Approx. USD 674,905

## 01 Offer Details

Prepared for the client below through the appointed brokerage

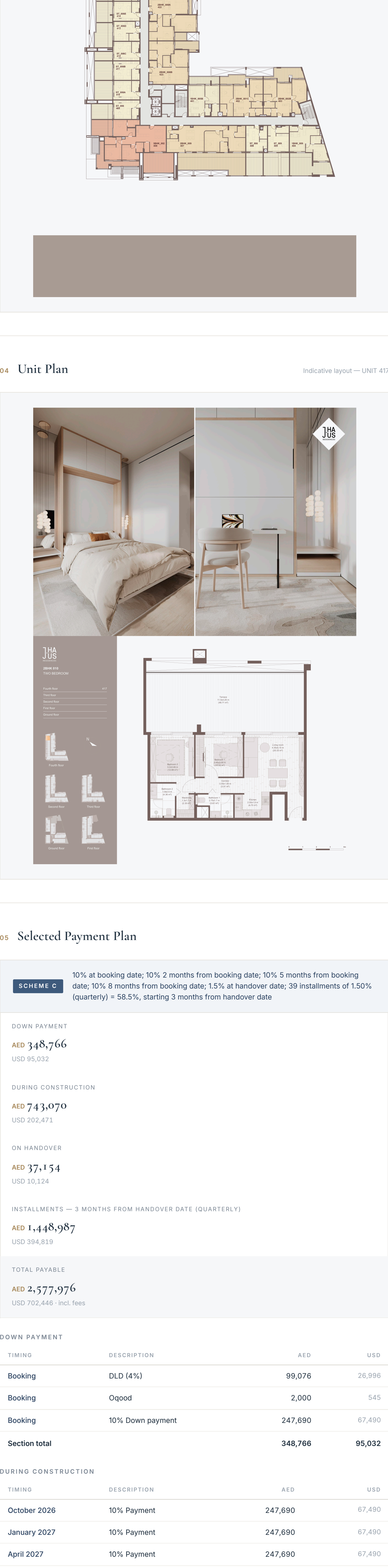
|                                                           |                                                                   |
|-----------------------------------------------------------|-------------------------------------------------------------------|
| PREPARED FOR<br><b>Schahin Saleh</b><br>Prospective Buyer | ISSUED THROUGH<br><b>LR Asal Tabandeh</b><br>LIAM REAL ESTATE LLC |
|-----------------------------------------------------------|-------------------------------------------------------------------|

## 02 Property

|                                    |                                             |                                    |                                  |
|------------------------------------|---------------------------------------------|------------------------------------|----------------------------------|
| PROJECT<br><b>J-Haus Residence</b> | COMMUNITY<br><b>Jumeirah Village Circle</b> | CATEGORY<br><b>Residential</b>     | UNIT<br><b>UNIT 417</b>          |
| UNIT TYPE<br><b>Apartment</b>      | SALEABLE AREA<br><b>1,290 sq ft</b>         | REGISTRATION<br><b>DLD · Oqood</b> | SELECTED PLAN<br><b>Scheme C</b> |

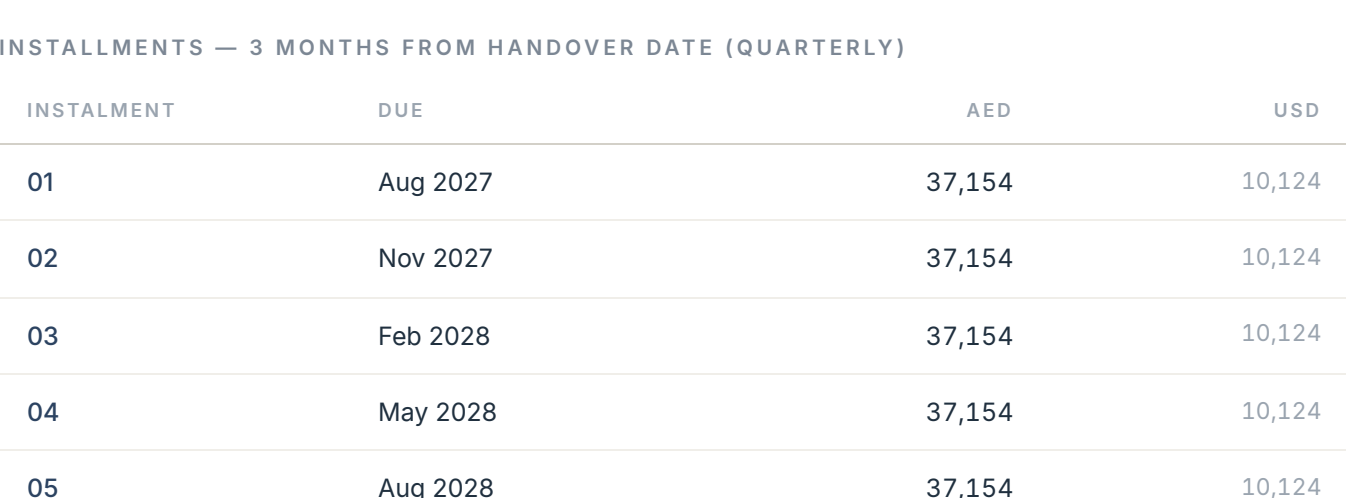
## 03 Floor Plan

Indicative layout — UNIT 417



## 04 Unit Plan

Indicative layout — UNIT 417



## 05 Selected Payment Plan

|                                                        |                                                                                                                                                                                                                                |
|--------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>SCHEME C</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; 39 installments of 1.50% (quarterly) = 58.5%, starting 3 months from handover date |
| DOWN PAYMENT                                           |                                                                                                                                                                                                                                |
| <b>AED 348,766</b>                                     |                                                                                                                                                                                                                                |
| USD 95,032                                             |                                                                                                                                                                                                                                |
| DURING CONSTRUCTION                                    |                                                                                                                                                                                                                                |
| <b>AED 743,070</b>                                     |                                                                                                                                                                                                                                |
| USD 202,471                                            |                                                                                                                                                                                                                                |
| ON HANDOVER                                            |                                                                                                                                                                                                                                |
| <b>AED 37,154</b>                                      |                                                                                                                                                                                                                                |
| USD 10,124                                             |                                                                                                                                                                                                                                |
| INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY) |                                                                                                                                                                                                                                |
| <b>AED 1,448,987</b>                                   |                                                                                                                                                                                                                                |
| USD 394,819                                            |                                                                                                                                                                                                                                |
| TOTAL PAYABLE                                          |                                                                                                                                                                                                                                |
| <b>AED 2,577,976</b>                                   |                                                                                                                                                                                                                                |
| USD 702,446 - Incl. fees                               |                                                                                                                                                                                                                                |

|               |                  |         |        |
|---------------|------------------|---------|--------|
| DOWN PAYMENT  |                  |         |        |
| TIMING        | DESCRIPTION      | AED     | USD    |
| Booking       | DLD (4%)         | 99,076  | 26,996 |
| Booking       | Oqood            | 2,000   | 545    |
| Booking       | 10% Down payment | 247,690 | 67,490 |
| Section total |                  | 348,766 | 95,032 |

|                     |             |         |         |
|---------------------|-------------|---------|---------|
| DURING CONSTRUCTION |             |         |         |
| TIMING              | DESCRIPTION | AED     | USD     |
| October 2026        | 10% Payment | 247,690 | 67,490  |
| January 2027        | 10% Payment | 247,690 | 67,490  |
| April 2027          | 10% Payment | 247,690 | 67,490  |
| Section total       |             | 743,070 | 202,471 |

|               |              |        |        |
|---------------|--------------|--------|--------|
| ON HANDOVER   |              |        |        |
| TIMING        | DESCRIPTION  | AED    | USD    |
| On handover   | 1.5% Payment | 37,154 | 10,124 |
| Section total |              | 37,154 | 10,124 |

|                                                        |          |           |         |
|--------------------------------------------------------|----------|-----------|---------|
| INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY) |          |           |         |
| INSTALMENT                                             | DUE      | AED       | USD     |
| 01                                                     | Aug 2027 | 37,154    | 10,124  |
| 02                                                     | Nov 2027 | 37,154    | 10,124  |
| 03                                                     | Feb 2028 | 37,154    | 10,124  |
| 04                                                     | May 2028 | 37,154    | 10,124  |
| 05                                                     | Aug 2028 | 37,154    | 10,124  |
| 06                                                     | Nov 2028 | 37,154    | 10,124  |
| 07                                                     | Feb 2029 | 37,154    | 10,124  |
| 08                                                     | May 2029 | 37,154    | 10,124  |
| 09                                                     | Aug 2029 | 37,154    | 10,124  |
| 10                                                     | Nov 2029 | 37,154    | 10,124  |
| 11                                                     | Feb 2030 | 37,154    | 10,124  |
| 12                                                     | May 2030 | 37,154    | 10,124  |
| 13                                                     | Aug 2030 | 37,154    | 10,124  |
| 14                                                     | Nov 2030 | 37,154    | 10,124  |
| 15                                                     | Feb 2031 | 37,154    | 10,124  |
| 16                                                     | May 2031 | 37,154    | 10,124  |
| 17                                                     | Aug 2031 | 37,154    | 10,124  |
| 18                                                     | Nov 2031 | 37,154    | 10,124  |
| 19                                                     | Feb 2032 | 37,154    | 10,124  |
| 20                                                     | May 2032 | 37,154    | 10,124  |
| 21                                                     | Aug 2032 | 37,154    | 10,124  |
| 22                                                     | Nov 2032 | 37,154    | 10,124  |
| 23                                                     | Feb 2033 | 37,154    | 10,124  |
| 24                                                     | May 2033 | 37,154    | 10,124  |
| 25                                                     | Aug 2033 | 37,154    | 10,124  |
| 26                                                     | Nov 2033 | 37,154    | 10,124  |
| 27                                                     | Feb 2034 | 37,154    | 10,124  |
| 28                                                     | May 2034 | 37,154    | 10,124  |
| 29                                                     | Aug 2034 | 37,154    | 10,124  |
| 30                                                     | Nov 2034 | 37,154    | 10,124  |
| 31                                                     | Feb 2035 | 37,154    | 10,124  |
| 32                                                     | May 2035 | 37,154    | 10,124  |
| 33                                                     | Aug 2035 | 37,154    | 10,124  |
| 34                                                     | Nov 2035 | 37,154    | 10,124  |
| 35                                                     | Feb 2036 | 37,154    | 10,124  |
| 36                                                     | May 2036 | 37,154    | 10,124  |
| 37                                                     | Aug 2036 | 37,154    | 10,124  |
| 38                                                     | Nov 2036 | 37,154    | 10,124  |
| 39                                                     | Feb 2037 | 37,154    | 10,124  |
| Section total                                          |          | 1,448,987 | 394,819 |

## 06 Available Payment Schemes

Alternative structures for UNIT 417

|                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Scheme A</b><br>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; Balance 60% at handover date (auto-computed)<br><b>TOTAL PRICE AED 2,043,500</b>                                       | <b>Scheme B</b><br>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<br><b>TOTAL PRICE AED 2,255,000</b>    |
| <b>Scheme C</b><br>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<br><b>TOTAL PRICE AED 2,476,900</b> | <b>Original Scheme</b><br>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<br><b>TOTAL PRICE AED 2,064,100</b> |
| <b>Scheme D</b><br>20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date<br><b>TOTAL PRICE AED 2,377,800</b>                                                                                                                             | <b>Scheme E</b><br>30% at booking date; Balance 70% at handover date (auto-computed)<br><b>TOTAL PRICE AED 2,038,300</b>                                                                                                                                                                 |
| <b>Scheme F</b><br>30% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date<br><b>TOTAL PRICE AED 2,342,800</b>                                                                                                                             |                                                                                                                                                                                                                                                                                          |

|                                      |                                                                                                                          |
|--------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| DEVELOPER<br><b>Hirat Developers</b> | VALIDITY<br>Offer No. OFR-2026-075 · Rev. 3<br>Issued 19 Aug 2026<br>Expires 02 Sep 2026<br>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.