

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

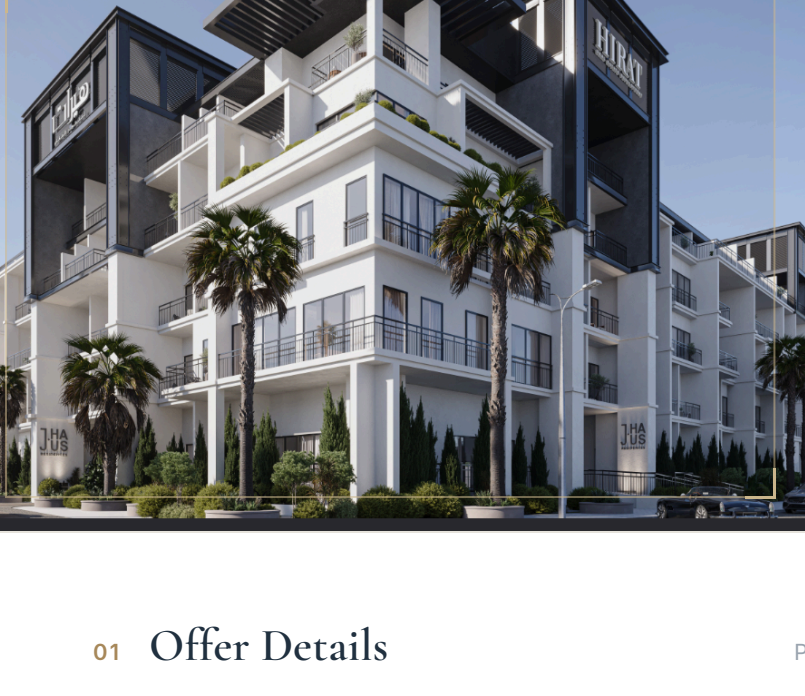
OFFER REFERENCE

Offer No. **OFR-2026-075 · Rev. 4**

Issue Date **19 Aug 2026**

Valid Until **18 Sep 2026**

Offer valid for 30 days from issue



J-HAUS RESIDENCE

UNIT 416

Apartment · 485 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME B

AED 986,174

Approx. USD 268,712

01 Offer Details

Prepared for the client below through the appointed brokerage

PREPARED FOR Abolhassan Pakzad Prospective Buyer	ISSUED THROUGH LR Asal Tabandeh LIAM REAL ESTATE LLC
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02 Property

PROJECT	COMMUNITY	CATEGORY	UNIT
J-Haus Residence	Jumeirah Village Circle	Residential	UNIT 416
UNIT TYPE	SALEABLE AREA	REGISTRATION	SELECTED PLAN
Apartment	485 sq ft	DLD · Oqood	Scheme B

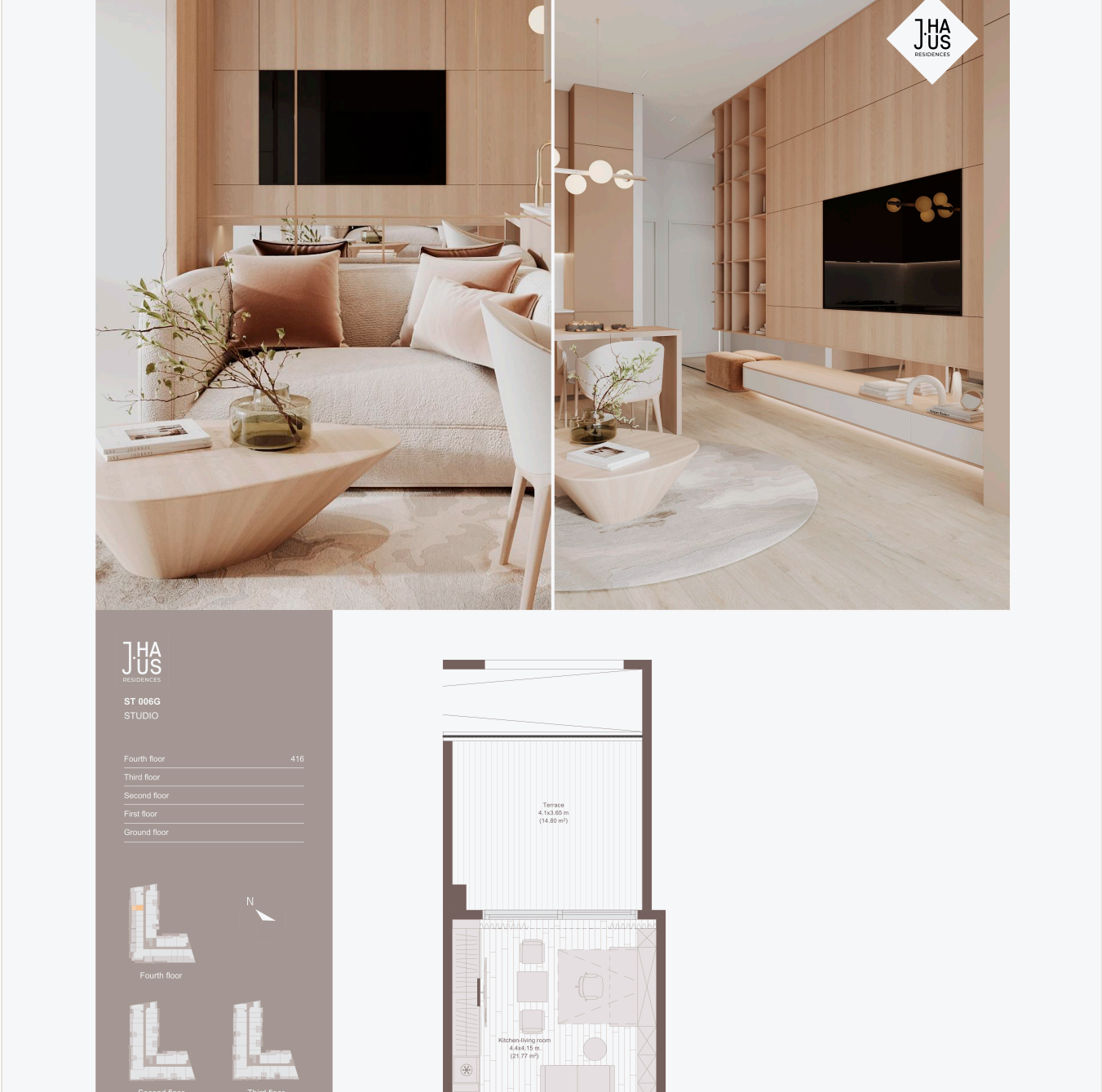
03 Floor Plan

Indicative layout — UNIT 416



04 Unit Plan

Indicative layout — UNIT 416



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 140,064	
USD 38,165	
DURING CONSTRUCTION	
AED 295,852	
USD 80,614	
ON HANDOVER	
AED 14,793	
USD 4,031	
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)	
AED 576,912	
USD 157,197	
TOTAL PAYABLE	
AED 1,027,621	
USD 280,006 · incl. fees	

DOWN PAYMENT			
TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	39,447	10,748
Booking	Oqood	2,000	545
Booking	10% Down payment	98,617	26,871
Section total		140,064	38,165
DURING CONSTRUCTION			
TIMING	DESCRIPTION	AED	USD
October 2026	10% Payment	98,617	26,871
January 2027	10% Payment	98,617	26,871
April 2027	10% Payment	98,617	26,871
Section total		295,852	80,614
ON HANDOVER			
TIMING	DESCRIPTION	AED	USD
On handover	1.5% Payment	14,793	4,031
Section total		14,793	4,031
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)			
INSTALMENT	DUE	AED	USD
01	Aug 2027	28,846	7,860
02	Nov 2027	28,846	7,860
03	Feb 2028	28,846	7,860
04	May 2028	28,846	7,860
05	Aug 2028	28,846	7,860
06	Nov 2028	28,846	7,860
07	Feb 2029	28,846	7,860
08	May 2029	28,846	7,860
09	Aug 2029	28,846	7,860
10	Nov 2029	28,846	7,860
11	Feb 2030	28,846	7,860
12	May 2030	28,846	7,860
13	Aug 2030	28,846	7,860
14	Nov 2030	28,846	7,860
15	Feb 2031	28,846	7,860
16	May 2031	28,846	7,860
17	Aug 2031	28,846	7,860
18	Nov 2031	28,846	7,860
19	Feb 2032	28,846	7,860
20	May 2032	28,846	7,860
Section total		576,912	157,197

06 Available Payment Schemes

Alternative structures for UNIT 416

Scheme A	Scheme B
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)	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 911,900	TOTAL PRICE AED 1,006,300
Scheme C	Original Scheme
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	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 1,105,300	TOTAL PRICE AED 921,100
Scheme D	Scheme E
20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date	30% at booking date; Balance 70% at handover date (auto-computed)
TOTAL PRICE AED 1,061,100	TOTAL PRICE AED 909,600
Scheme F	
30% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date	
TOTAL PRICE AED 1,045,400	

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.