

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No. **OFR-2026-076 · Rev. 2**
Issue Date **19 Aug 2026**
Valid Until **02 Sep 2026**

Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 214

Apartment · 492 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME C

AED 1,063,000

Approx. USD 289,646

01 Offer Details

Prepared for the client below through the appointed brokerage

PREPARED FOR	ISSUED THROUGH
Sepideh Saber Tanha Prospective Buyer	Bharath Raj

02 Property

PROJECT	COMMUNITY	CATEGORY	UNIT
J-Haus Residence	Jumeirah Village Circle	Residential	UNIT 214
UNIT TYPE	SALEABLE AREA	REGISTRATION	SELECTED PLAN
Apartment	492 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 150,820	
USD 41,095	
DURING CONSTRUCTION	
AED 318,900	
USD 86,894	
ON HANDOVER	
AED 15,945	
USD 4,345	
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)	
AED 621,855	
USD 169,443	
TOTAL PAYABLE	
AED 1,107,520	
USD 301,777 · incl. fees	

DOWN PAYMENT			
TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	42,520	11,586
Booking	Oqood	2,000	545
Booking	10% Down payment	106,300	28,965
Section total		150,820	41,095
DURING CONSTRUCTION			
TIMING	DESCRIPTION	AED	USD
October 2026	10% Payment	106,300	28,965
January 2027	10% Payment	106,300	28,965
April 2027	10% Payment	106,300	28,965
Section total		318,900	86,894
ON HANDOVER			
TIMING	DESCRIPTION	AED	USD
On handover	1.5% Payment	15,945	4,345
Section total		15,945	4,345
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)			
INSTALMENT	DUE	AED	USD
01	Aug 2027	15,945	4,345
02	Nov 2027	15,945	4,345
03	Feb 2028	15,945	4,345
04	May 2028	15,945	4,345
05	Aug 2028	15,945	4,345
06	Nov 2028	15,945	4,345
07	Feb 2029	15,945	4,345
08	May 2029	15,945	4,345
09	Aug 2029	15,945	4,345
10	Nov 2029	15,945	4,345
11	Feb 2030	15,945	4,345
12	May 2030	15,945	4,345
13	Aug 2030	15,945	4,345
14	Nov 2030	15,945	4,345
15	Feb 2031	15,945	4,345
16	May 2031	15,945	4,345
17	Aug 2031	15,945	4,345
18	Nov 2031	15,945	4,345
19	Feb 2032	15,945	4,345
20	May 2032	15,945	4,345
21	Aug 2032	15,945	4,345
22	Nov 2032	15,945	4,345
23	Feb 2033	15,945	4,345
24	May 2033	15,945	4,345
25	Aug 2033	15,945	4,345
26	Nov 2033	15,945	4,345
27	Feb 2034	15,945	4,345
28	May 2034	15,945	4,345
29	Aug 2034	15,945	4,345
30	Nov 2034	15,945	4,345
31	Feb 2035	15,945	4,345
32	May 2035	15,945	4,345
33	Aug 2035	15,945	4,345
34	Nov 2035	15,945	4,345
35	Feb 2036	15,945	4,345
36	May 2036	15,945	4,345
37	Aug 2036	15,945	4,345
38	Nov 2036	15,945	4,345
39	Feb 2037	15,945	4,345
Section total		621,855	169,443

04 Available Payment Schemes

Alternative structures for UNIT 214

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 876,900	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 967,700
Scheme C SELECTED 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 1,063,000	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 885,800
Scheme D 20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date TOTAL PRICE AED 1,020,400	Scheme E 30% at booking date; Balance 70% at handover date (auto-computed) TOTAL PRICE AED 874,700
Scheme F 30% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date TOTAL PRICE AED 1,005,400	

DEVELOPER	VALIDITY
Hirat Developers	Offer No. OFR-2026-076 · 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.