



J-HAUS RESIDENCE

UNIT 216

Apartment · 512 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME A

AED 866,685

Approx. USD 236,154

01 Offer Details

Prepared for the client below through the appointed brokerage

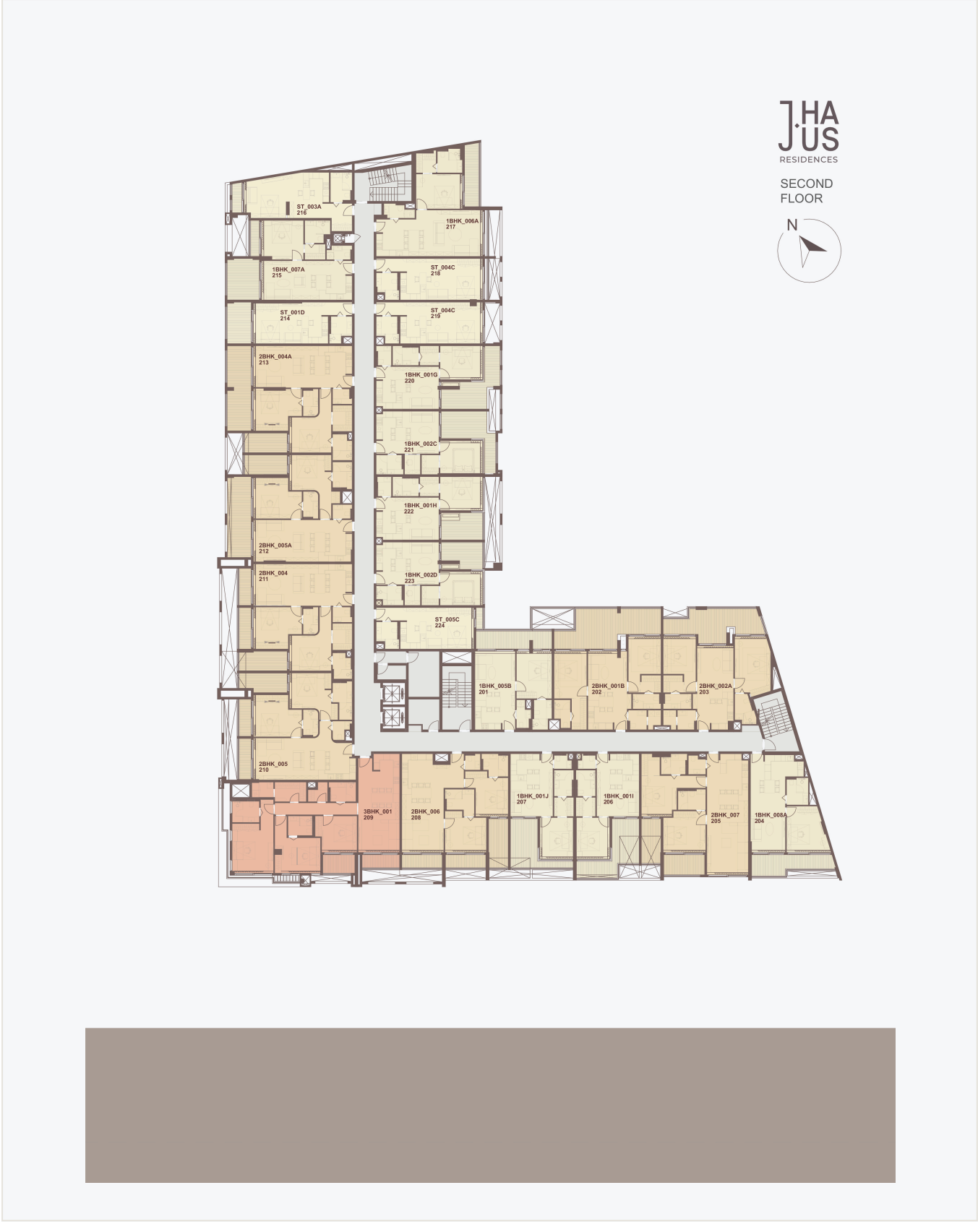
PREPARED FOR	ISSUED THROUGH
Mojtaba Masoud Rezaei Prospective Buyer	Farhan Faraidooni

02 Property

PROJECT	COMMUNITY	CATEGORY	UNIT
J-Haus Residence	Jumeirah Village Circle	Residential	UNIT 216
UNIT TYPE	SALEABLE AREA	REGISTRATION	SELECTED PLAN
Apartment	512 sq ft	DLD · Oqood	Scheme A

03 Floor Plan

Indicative layout — UNIT 216



04 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	DURING CONSTRUCTION	ON HANDOVER	TOTAL PAYABLE
AED 123,336 USD 33,607	AED 260,006 USD 70,846	AED 520,011 USD 141,692	AED 903,352 USD 246,145 · incl. fees

DOWN PAYMENT			
TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	34,667	9,446
Booking	Oqood	2,000	545
Booking	10% Down payment	86,669	23,615
Section total		123,336	33,607
DURING CONSTRUCTION			
TIMING	DESCRIPTION	AED	USD
October 2026	10% Payment	86,669	23,615
January 2027	10% Payment	86,669	23,615
April 2027	10% Payment	86,669	23,615
Section total		260,006	70,846
ON HANDOVER			
TIMING	DESCRIPTION	AED	USD
On handover	Balance on handover	520,011	141,692
Section total		520,011	141,692

05 Available Payment Schemes

Alternative structures for UNIT 216

SELECTED 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 912,300	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 1,006,700
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 1,105,800	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 921,500
Scheme D 20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date TOTAL PRICE AED 1,061,600	Scheme E 30% at booking date; Balance 70% at handover date (auto-computed) TOTAL PRICE AED 910,000
Scheme F 30% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date TOTAL PRICE AED 1,045,900	

DEVELOPER

Hirat Developers

VALIDITY

Offer No. OFR-2026-077 · Rev. 7

Issued 19 Aug 2026

Expires 18 Sep 2026

Valid for 30 days from issue