



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

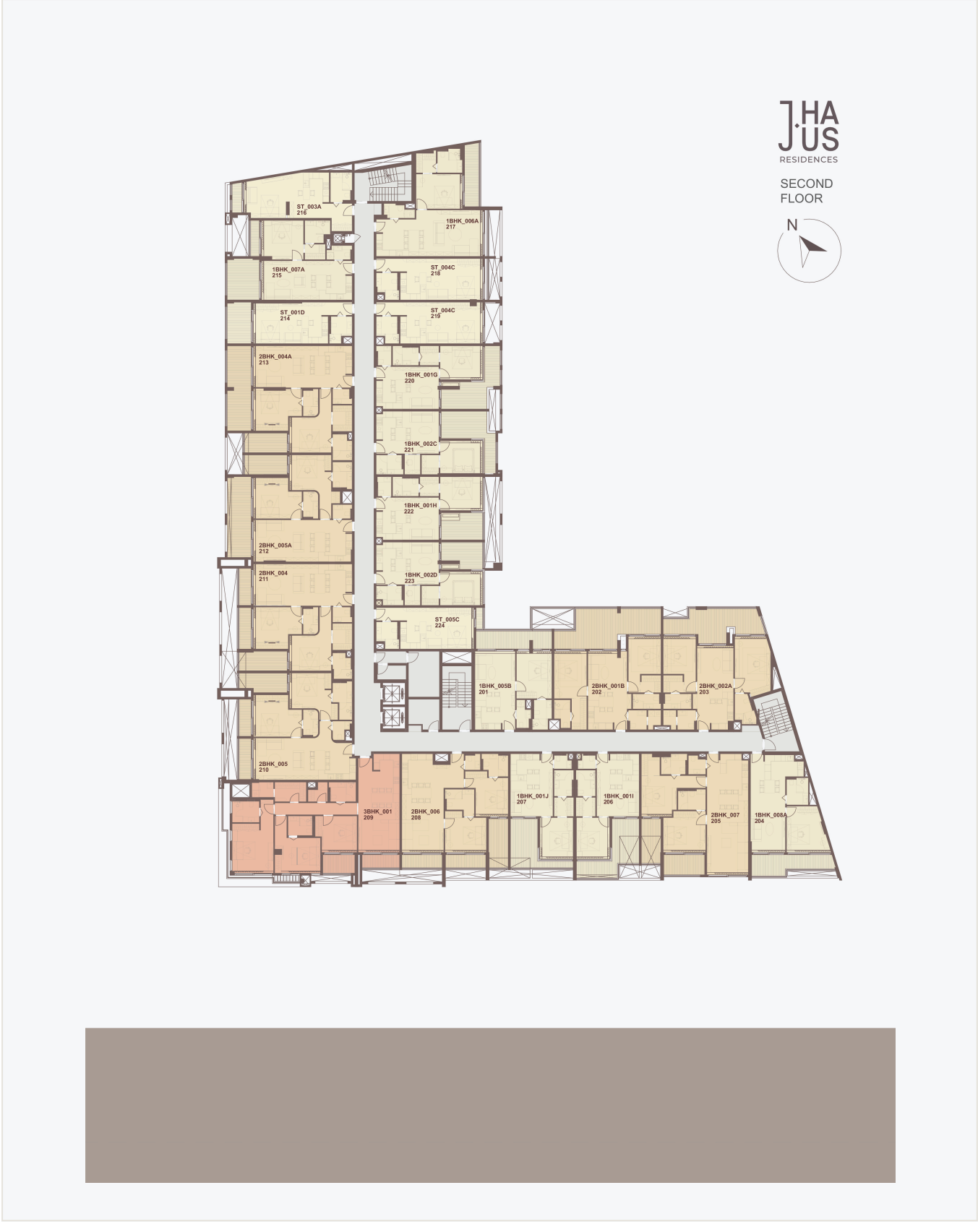
|                                                   |                          |
|---------------------------------------------------|--------------------------|
| PREPARED FOR                                      | ISSUED THROUGH           |
| <b>Mojtaba Masoud Rezaei</b><br>Prospective Buyer | <b>Farhan Faraidooni</b> |

02 Property

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

03 Floor Plan

Indicative layout — UNIT 216



04 Selected Payment Plan

|                                                                                                                                                                                   |                                  |                                   |                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-----------------------------------|------------------------------------------------|
| <b>SCHEME A</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) |                                  |                                   |                                                |
| DOWN PAYMENT                                                                                                                                                                      | DURING CONSTRUCTION              | ON HANDOVER                       | TOTAL PAYABLE                                  |
| <b>AED 123,336</b><br>USD 33,607                                                                                                                                                  | <b>AED 260,006</b><br>USD 70,846 | <b>AED 520,011</b><br>USD 141,692 | <b>AED 903,352</b><br>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

|                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>SELECTED</b><br><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; Balance 60% at handover date (auto-computed)<br><br>TOTAL PRICE <b>AED 912,300</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><br>TOTAL PRICE <b>AED 1,006,700</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><br>TOTAL PRICE <b>AED 1,105,800</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><br>TOTAL PRICE <b>AED 921,500</b> |
| <b>Scheme D</b><br>20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date<br><br>TOTAL PRICE <b>AED 1,061,600</b>                                                                                                                             | <b>Scheme E</b><br>30% at booking date; Balance 70% at handover date (auto-computed)<br><br>TOTAL PRICE <b>AED 910,000</b>                                                                                                                                                                 |
| <b>Scheme F</b><br>30% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date<br><br>TOTAL PRICE <b>AED 1,045,900</b>                                                                                                                             |                                                                                                                                                                                                                                                                                            |

DEVELOPER

**Hirat Developers**

VALIDITY

**Offer No. OFR-2026-077 · Rev. 8**

Issued 19 Aug 2026

Expires 18 Sep 2026

Valid for 30 days from issue