

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No.	OFR-2026-085
Issue Date	19 Aug 2026
Valid Until	02 Sep 2026
Offer valid for 14 days from issue	



J-HAUS RESIDENCE

UNIT 422

Apartment · 1,092 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME C

AED 2,096,400

Approx. USD 571,226

01 Offer Details

Prepared for the client below through the appointed brokerage

PREPARED FOR Afaq Hussain Akhtar Hussain Prospective Buyer	ISSUED THROUGH NEGAR Averon haus real estate
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02 Property

PROJECT J-Haus Residence	COMMUNITY Jumeirah Village Circle	CATEGORY Residential	UNIT UNIT 422
UNIT TYPE Apartment	SALEABLE AREA 1,092 sq ft	REGISTRATION DLD · Oqood	SELECTED PLAN 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 295,496	
USD 80,517	
DURING CONSTRUCTION	
AED 628,920	
USD 171,368	
ON HANDOVER	
AED 31,446	
USD 8,568	
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)	
AED 1,226,394	
USD 334,167	
TOTAL PAYABLE	
AED 2,182,256	
USD 594,620 · incl. fees	

DOWN PAYMENT			
TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	83,856	22,849
Booking	Oqood	2,000	545
Booking	10% Down payment	209,640	57,123
Section total		295,496	80,517
DURING CONSTRUCTION			
TIMING	DESCRIPTION	AED	USD
October 2026	10% Payment	209,640	57,123
January 2027	10% Payment	209,640	57,123
April 2027	10% Payment	209,640	57,123
Section total		628,920	171,368
ON HANDOVER			
TIMING	DESCRIPTION	AED	USD
On handover	1.5% Payment	31,446	8,568
Section total		31,446	8,568
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)			
INSTALMENT	DUE	AED	USD
01	Aug 2027	31,446	8,568
02	Nov 2027	31,446	8,568
03	Feb 2028	31,446	8,568
04	May 2028	31,446	8,568
05	Aug 2028	31,446	8,568
06	Nov 2028	31,446	8,568
07	Feb 2029	31,446	8,568
08	May 2029	31,446	8,568
09	Aug 2029	31,446	8,568
10	Nov 2029	31,446	8,568
11	Feb 2030	31,446	8,568
12	May 2030	31,446	8,568
13	Aug 2030	31,446	8,568
14	Nov 2030	31,446	8,568
15	Feb 2031	31,446	8,568
16	May 2031	31,446	8,568
17	Aug 2031	31,446	8,568
18	Nov 2031	31,446	8,568
19	Feb 2032	31,446	8,568
20	May 2032	31,446	8,568
21	Aug 2032	31,446	8,568
22	Nov 2032	31,446	8,568
23	Feb 2033	31,446	8,568
24	May 2033	31,446	8,568
25	Aug 2033	31,446	8,568
26	Nov 2033	31,446	8,568
27	Feb 2034	31,446	8,568
28	May 2034	31,446	8,568
29	Aug 2034	31,446	8,568
30	Nov 2034	31,446	8,568
31	Feb 2035	31,446	8,568
32	May 2035	31,446	8,568
33	Aug 2035	31,446	8,568
34	Nov 2035	31,446	8,568
35	Feb 2036	31,446	8,568
36	May 2036	31,446	8,568
37	Aug 2036	31,446	8,568
38	Nov 2036	31,446	8,568
39	Feb 2037	31,446	8,568
Section total		1,226,394	334,167

04 Available Payment Schemes

Alternative structures for UNIT 422

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 1,729,500	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 1,908,600
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 2,096,400	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 1,747,000
Scheme D 20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date TOTAL PRICE AED 2,012,500	Scheme E 30% at booking date; Balance 70% at handover date (auto-computed) TOTAL PRICE AED 1,725,200
Scheme F 30% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date TOTAL PRICE AED 1,982,800	

DEVELOPER Hirat Developers	VALIDITY Offer No. OFR-2026-085 Issued 19 Aug 2026 Expires 02 Sep 2026 Valid for 14 days from issue
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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.