

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No. **OFR-2026-080 · Rev. 3**
Issue Date **19 Aug 2026**
Valid Until **02 Sep 2026**

Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 416

Apartment · 485 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME C

AED 1,105,300

Approx. USD 301,172

01 Offer Details

Prepared for the client below through the appointed brokerage

PREPARED FOR	ISSUED THROUGH
HANIF OMRAN ZADEH	Demo User
Prospective Buyer	

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 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 156,742	
USD 42,709	
DURING CONSTRUCTION	
AED 331,590	
USD 90,351	
ON HANDOVER	
AED 16,580	
USD 4,518	
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)	
AED 646,601	
USD 176,185	
TOTAL PAYABLE	
AED 1,151,512	
USD 313,763 · incl. fees	

DOWN PAYMENT

TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	44,212	12,047
Booking	Oqood	2,000	545
Booking	10% Down payment	110,530	30,117
Section total		156,742	42,709

DURING CONSTRUCTION

TIMING	DESCRIPTION	AED	USD
October 2026	10% Payment	110,530	30,117
January 2027	10% Payment	110,530	30,117
April 2027	10% Payment	110,530	30,117
Section total		331,590	90,351

ON HANDOVER

TIMING	DESCRIPTION	AED	USD
On handover	1.5% Payment	16,580	4,518
Section total		16,580	4,518

INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)

INSTALMENT	DUE	AED	USD
01	Aug 2027	16,580	4,518
02	Nov 2027	16,580	4,518
03	Feb 2028	16,580	4,518
04	May 2028	16,580	4,518
05	Aug 2028	16,580	4,518
06	Nov 2028	16,580	4,518
07	Feb 2029	16,580	4,518
08	May 2029	16,580	4,518
09	Aug 2029	16,580	4,518
10	Nov 2029	16,580	4,518
11	Feb 2030	16,580	4,518
12	May 2030	16,580	4,518
13	Aug 2030	16,580	4,518
14	Nov 2030	16,580	4,518
15	Feb 2031	16,580	4,518
16	May 2031	16,580	4,518
17	Aug 2031	16,580	4,518
18	Nov 2031	16,580	4,518
19	Feb 2032	16,580	4,518
20	May 2032	16,580	4,518
21	Aug 2032	16,580	4,518
22	Nov 2032	16,580	4,518
23	Feb 2033	16,580	4,518
24	May 2033	16,580	4,518
25	Aug 2033	16,580	4,518
26	Nov 2033	16,580	4,518
27	Feb 2034	16,580	4,518
28	May 2034	16,580	4,518
29	Aug 2034	16,580	4,518
30	Nov 2034	16,580	4,518
31	Feb 2035	16,580	4,518
32	May 2035	16,580	4,518
33	Aug 2035	16,580	4,518
34	Nov 2035	16,580	4,518
35	Feb 2036	16,580	4,518
36	May 2036	16,580	4,518
37	Aug 2036	16,580	4,518
38	Nov 2036	16,580	4,518
39	Feb 2037	16,580	4,518
Section total		646,601	176,185

04 Available Payment Schemes

Alternative structures for UNIT 416

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

Offer No. OFR-2026-080 · Rev. 3
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.