

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

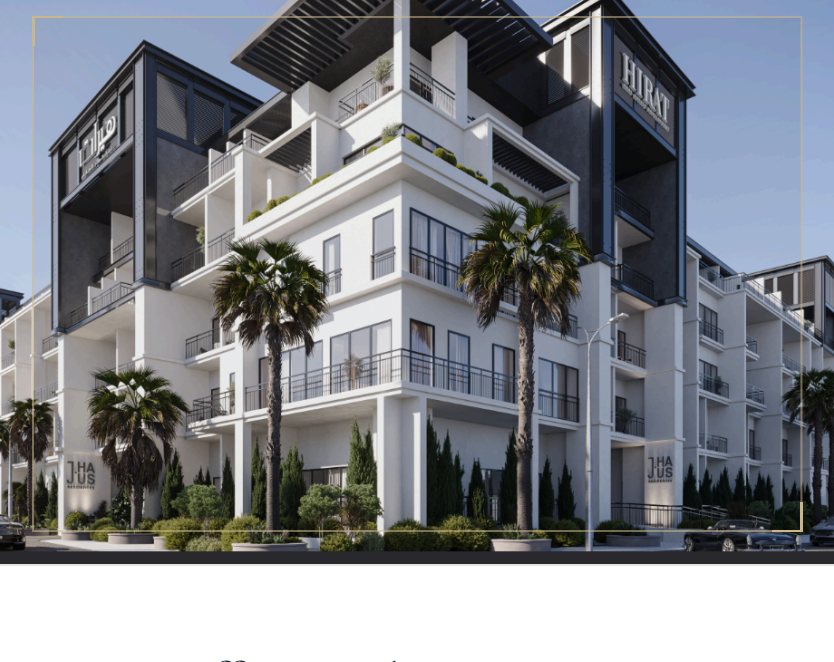
OFFER REFERENCE

Offer No. OFR-2026-080 · Rev. 5

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 A

AED 683,925

Approx. USD 186,356

01 Offer Details

Prepared for the client below through the appointed brokerage

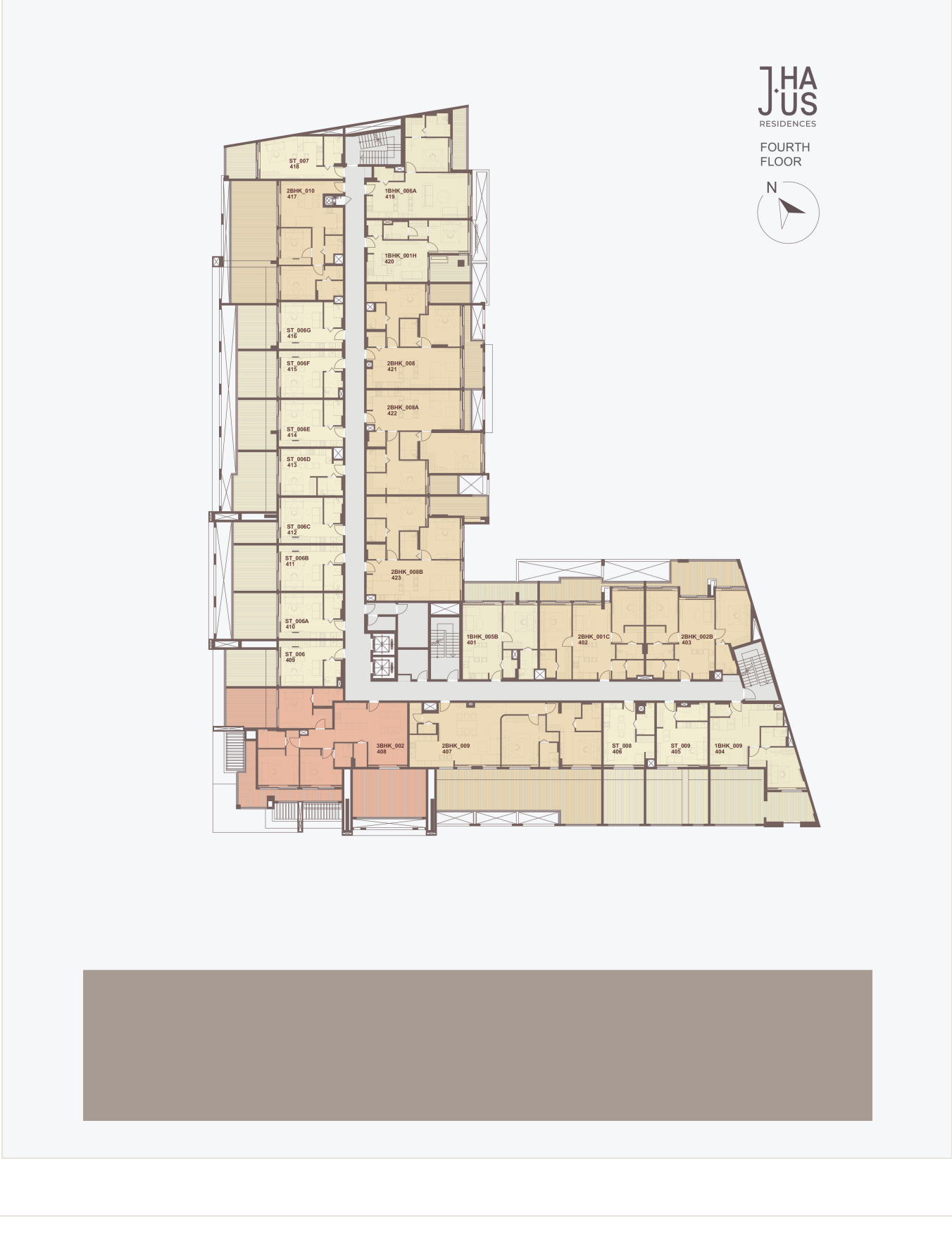
PREPARED FOR HANIF OMRAN ZADEH Prospective Buyer	ISSUED THROUGH Mohammed Arjmand Liam Real Estate L.L.C
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02 Property

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 A

03 Floor Plan

Indicative layout — UNIT 416



04 Unit Plan

Indicative layout — UNIT 416



05 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 97,750 USD 26,635	AED 205,178 USD 55,907	AED 410,355 USD 111,813	AED 713,282 USD 194,355 · incl. fees
DOWN PAYMENT			
TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	27,357	7,454
Booking	Oqood	2,000	545
Booking	10% Down payment	68,393	18,636
Section total		97,750	26,635
DURING CONSTRUCTION			
TIMING	DESCRIPTION	AED	USD
October 2026	10% Payment	68,393	18,636
January 2027	10% Payment	68,393	18,636
April 2027	10% Payment	68,393	18,636
Section total		205,178	55,907
ON HANDOVER			
TIMING	DESCRIPTION	AED	USD
On handover	Balance on handover	410,355	111,813
Section total		410,355	111,813

06 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

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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.