

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

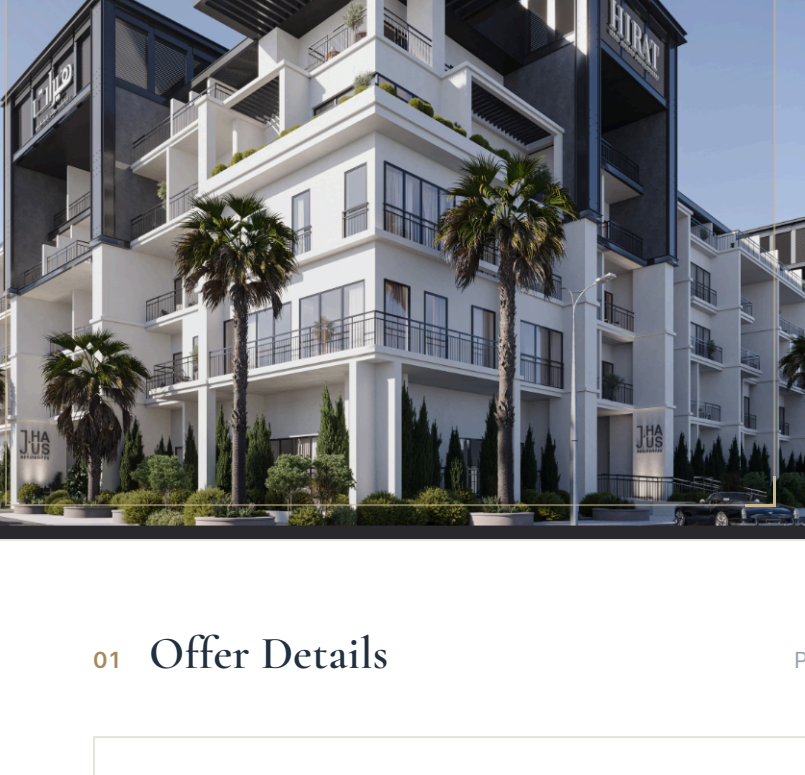
OFFER REFERENCE

Offer No. **OFR-2026-011 · Rev. 2**

Issue Date **20 Aug 2026**

Valid Until **03 Sep 2026**

Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 423

Apartment · 1,092 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME B

AED 1,889,910

Approx. USD 514,962

01 Offer Details

Prepared for the client below through the appointed brokerage

ISSUED THROUGH

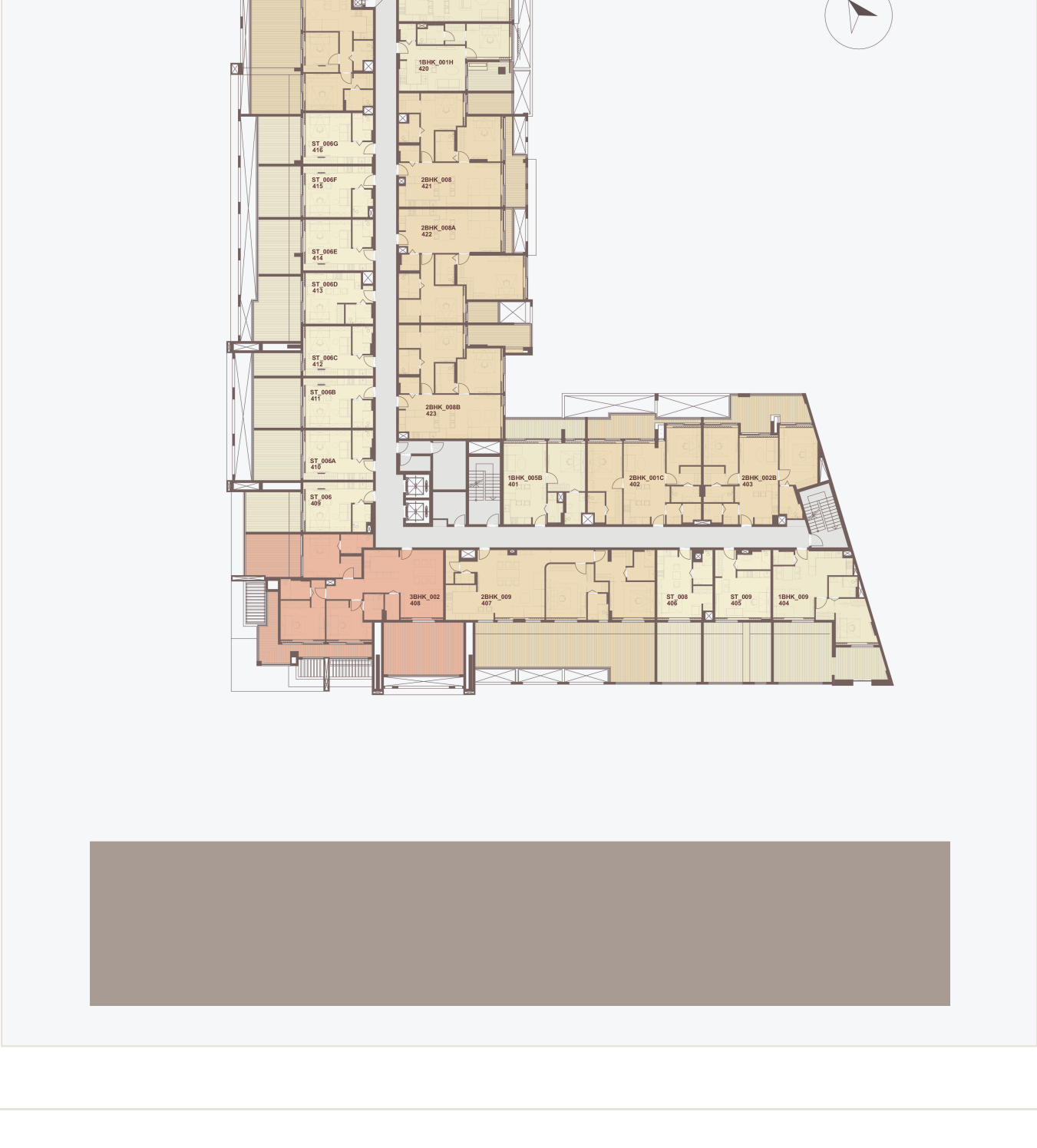
Bharath Raj

02 Property

PROJECT J-Haus Residence	COMMUNITY Jumeirah Village Circle	CATEGORY Residential	UNIT UNIT 423
UNIT TYPE Apartment	SALEABLE AREA 1,092 sq ft	REGISTRATION DLD · Oqood	SELECTED PLAN Scheme B

03 Floor Plan

Indicative layout — UNIT 423



04 Unit Plan

Indicative layout — UNIT 423



05 Selected Payment Plan

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

DOWN PAYMENT

AED 266,587

USD 72,640

DURING CONSTRUCTION

AED 566,973

USD 154,489

ON HANDOVER

AED 28,349

USD 7,724

INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)

AED 1,105,597

USD 301,253

TOTAL PAYABLE

AED 1,967,506

USD 536,105 · incl. fees

DOWN PAYMENT

TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	75,596	20,598
Booking	Oqood	2,000	545
Booking	10% Down payment	188,991	51,496
Section total		266,587	72,640

DURING CONSTRUCTION

TIMING	DESCRIPTION	AED	USD
October 2026	10% Payment	188,991	51,496
January 2027	10% Payment	188,991	51,496
April 2027	10% Payment	188,991	51,496
Section total		566,973	154,489

ON HANDOVER

TIMING	DESCRIPTION	AED	USD
On handover	1.5% Payment	28,349	7,724
Section total		28,349	7,724

INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)

INSTALMENT	DUE	AED	USD
01	Aug 2027	55,280	15,063
02	Nov 2027	55,280	15,063
03	Feb 2028	55,280	15,063
04	May 2028	55,280	15,063
05	Aug 2028	55,280	15,063
06	Nov 2028	55,280	15,063
07	Feb 2029	55,280	15,063
08	May 2029	55,280	15,063
09	Aug 2029	55,280	15,063
10	Nov 2029	55,280	15,063
11	Feb 2030	55,280	15,063
12	May 2030	55,280	15,063
13	Aug 2030	55,280	15,063
14	Nov 2030	55,280	15,063
15	Feb 2031	55,280	15,063
16	May 2031	55,280	15,063
17	Aug 2031	55,280	15,063
18	Nov 2031	55,280	15,063
19	Feb 2032	55,280	15,063
20	May 2032	55,280	15,063
Section total		1,105,597	301,253

06 Available Payment Schemes

Alternative structures for UNIT 423

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 1,729,900**

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 1,909,000**

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 2,096,900**

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 1,747,400**

Scheme D

20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date

TOTAL PRICE **AED 2,013,000**

Scheme E

30% at booking date; Balance 70% at handover date (auto-computed)

TOTAL PRICE **AED 1,725,600**

Scheme F

30% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date

TOTAL PRICE **AED 1,983,300**

DEVELOPER

Hirat Developers

VALIDITY

Offer No. **OFR-2026-011 · Rev. 2**

Issued 20 Aug 2026

Expires 03 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.