

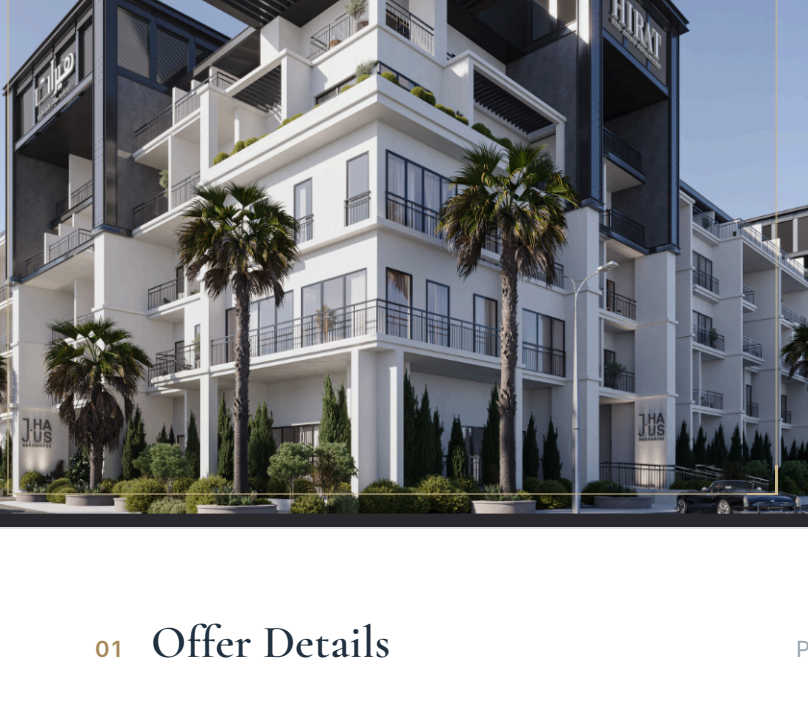
Hirat Developers

OFF-PLAN SALES OFFER - JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No.	OFR-2026-016
Issue Date	21 Aug 2026
Valid Until	04 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 F

AED 1,982,800

Approx. USD 540,272

01 Offer Details

Prepared for the client below through the appointed brokerage

ISSUED THROUGH



NEGAR

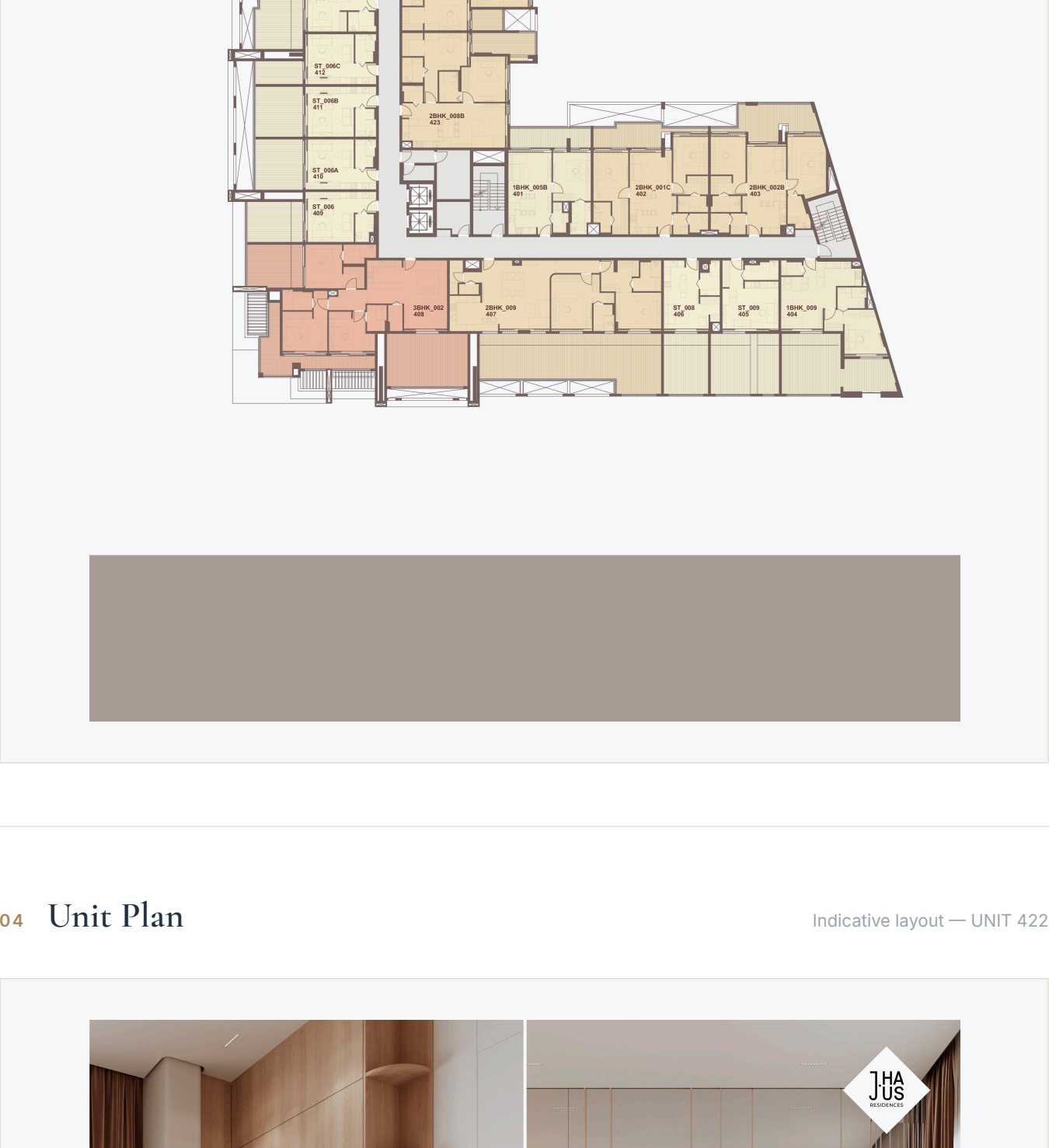
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02 Property

PROJECT J-Haus Residence	COMMUNITY Jumeirah Village Circle	CATEGORY Residential	UNIT UNIT 422
UNIT TYPE Apartment	SALEABLE AREA 1,092 sq ft	REGISTRATION DLD · Qqood	SELECTED PLAN Scheme F

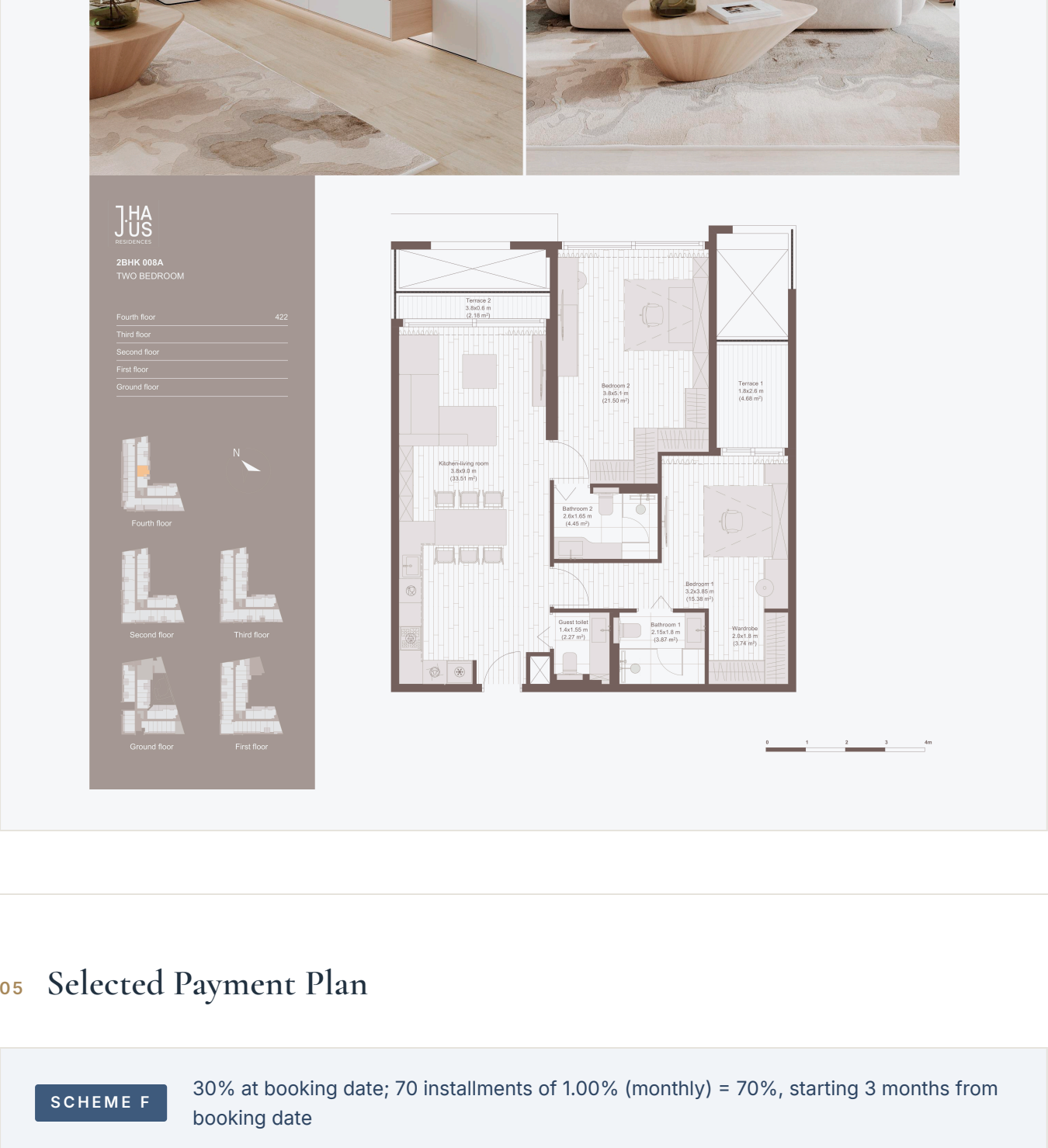
03 Floor Plan

Indicative layout — UNIT 422



04 Unit Plan

Indicative layout — UNIT 422



05 Selected Payment Plan

SCHEME F	30% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date
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DOWN PAYMENT AED 676,152 USD 184,238	INSTALLMENTS — 3 MONTHS FROM BOOKING DATE (MONTHLY) AED 1,387,960 USD 378,191	TOTAL PAYABLE AED 2,064,112 USD 562,428 · incl. fees
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DOWN PAYMENT

TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	79,312	21,611
Booking	Qqood	2,000	545
Booking	30% Down payment	594,840	162,082
Section total		676,152	184,238

INSTALLMENTS — 3 MONTHS FROM BOOKING DATE (MONTHLY)

INSTALMENT	DUE	AED	USD
01	Nov 2026	19,828	5,403
02	Dec 2026	19,828	5,403
03	Jan 2027	19,828	5,403
04	Feb 2027	19,828	5,403
05	Mar 2027	19,828	5,403
06	Apr 2027	19,828	5,403
07	May 2027	19,828	5,403
08	Jun 2027	19,828	5,403
09	Jul 2027	19,828	5,403
10	Aug 2027	19,828	5,403
11	Sep 2027	19,828	5,403
12	Oct 2027	19,828	5,403
13	Nov 2027	19,828	5,403
14	Dec 2027	19,828	5,403
15	Jan 2028	19,828	5,403
16	Feb 2028	19,828	5,403
17	Mar 2028	19,828	5,403
18	Apr 2028	19,828	5,403
19	May 2028	19,828	5,403
20	Jun 2028	19,828	5,403
21	Jul 2028	19,828	5,403
22	Aug 2028	19,828	5,403
23	Sep 2028	19,828	5,403
24	Oct 2028	19,828	5,403
25	Nov 2028	19,828	5,403
26	Dec 2028	19,828	5,403
27	Jan 2029	19,828	5,403
28	Feb 2029	19,828	5,403
29	Mar 2029	19,828	5,403
30	Apr 2029	19,828	5,403
31	May 2029	19,828	5,403
32	Jun 2029	19,828	5,403
33	Jul 2029	19,828	5,403
34	Aug 2029	19,828	5,403
35	Sep 2029	19,828	5,403
36	Oct 2029	19,828	5,403
37	Nov 2029	19,828	5,403
38	Dec 2029	19,828	5,403
39	Jan 2030	19,828	5,403
40	Feb 2030	19,828	5,403
41	Mar 2030	19,828	5,403
42	Apr 2030	19,828	5,403
43	May 2030	19,828	5,403
44	Jun 2030	19,828	5,403
45	Jul 2030	19,828	5,403
46	Aug 2030	19,828	5,403
47	Sep 2030	19,828	5,403
48	Oct 2030	19,828	5,403
49	Nov 2030	19,828	5,403
50	Dec 2030	19,828	5,403
51	Jan 2031	19,828	5,403
52	Feb 2031	19,828	5,403
53	Mar 2031	19,828	5,403
54	Apr 2031	19,828	5,403
55	May 2031	19,828	5,403
56	Jun 2031	19,828	5,403
57	Jul 2031	19,828	5,403
58	Aug 2031	19,828	5,403
59	Sep 2031	19,828	5,403
60	Oct 2031	19,828	5,403
61	Nov 2031	19,828	5,403
62	Dec 2031	19,828	5,403
63	Jan 2032	19,828	5,403
64	Feb 2032	19,828	5,403
65	Mar 2032	19,828	5,403
66	Apr 2032	19,828	5,403
67	May 2032	19,828	5,403
68	Jun 2032	19,828	5,403
69	Jul 2032	19,828	5,403
70	Aug 2032	19,828	5,403
Section total		1,387,960	378,191

06 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; 1.5% at handover date; 39 installments of 1.50% (quarterly) = 58.5%, starting 3 months from handover date 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-2026-016

Issued 21 Aug 2026

Expires 04 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.