

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

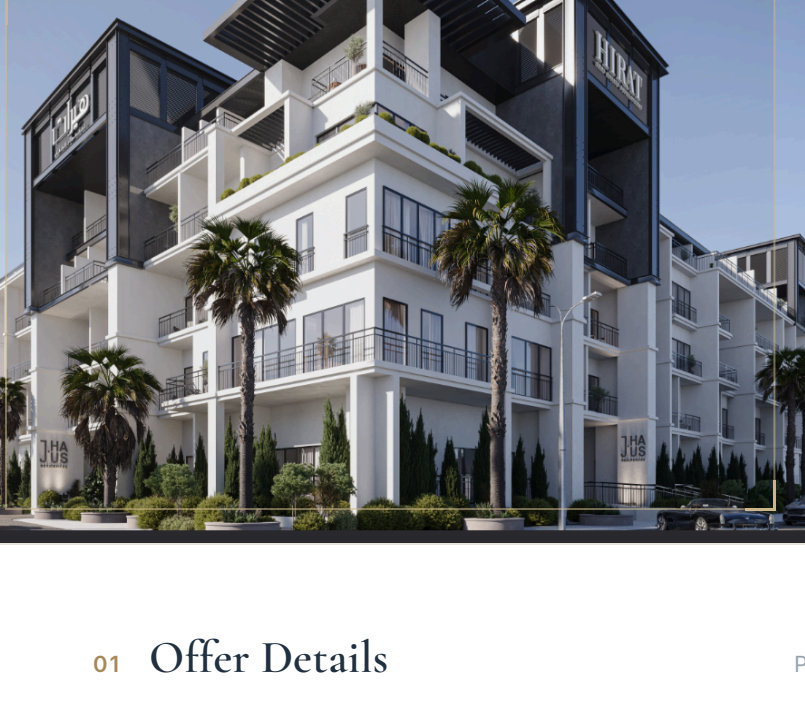
OFFER REFERENCE

Offer No. **OFR-2026-093 · Rev. 2**

Issue Date **21 Aug 2026**

Valid Until **20 Sep 2026**

Offer valid for 30 days from issue



J-HAUS RESIDENCE

UNIT 419

Apartment · 871 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME B

AED 1,616,953

Approx. USD 440,587

01 Offer Details

Prepared for the client below through the appointed brokerage

PREPARED FOR Afaq Hussain Akhtar Hussain Prospective Buyer	ISSUED THROUGH us Laiza United Seven Real Estate Broker
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02 Property

PROJECT J-Haus Residence	COMMUNITY Jumeirah Village Circle	CATEGORY Residential	UNIT UNIT 419
UNIT TYPE Apartment	SALEABLE AREA 871 sq ft	REGISTRATION DLD · Oqood	SELECTED PLAN Scheme B

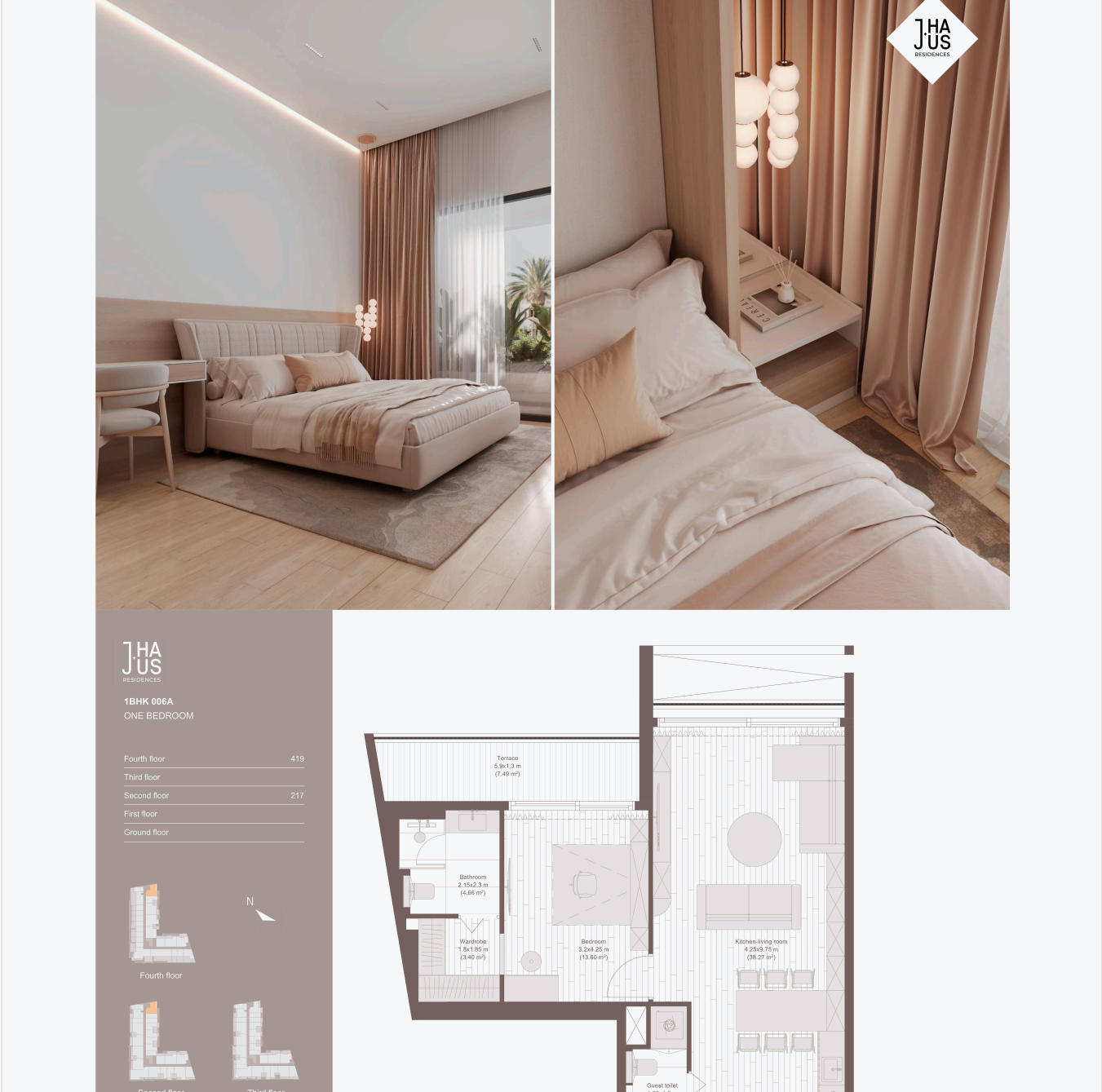
03 Floor Plan

Indicative layout — UNIT 419



04 Unit Plan

Indicative layout — UNIT 419



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 228,373	
USD 62,227	
DURING CONSTRUCTION	
AED 485,086	
USD 132,176	
ON HANDOVER	
AED 24,254	
USD 6,609	
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)	
AED 945,918	
USD 257,743	
TOTAL PAYABLE	
AED 1,683,631	
USD 458,755 · incl. fees	

TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	64,678	17,623
Booking	Oqood	2,000	545
Booking	10% Down payment	161,695	44,059
Section total		228,373	62,227

TIMING	DESCRIPTION	AED	USD
October 2026	10% Payment	161,695	44,059
January 2027	10% Payment	161,695	44,059
April 2027	10% Payment	161,695	44,059
Section total		485,086	132,176

TIMING	DESCRIPTION	AED	USD
On handover	1.5% Payment	24,254	6,609
Section total		24,254	6,609

INSTALMENT	DUE	AED	USD
01	Aug 2027	47,296	12,887
02	Nov 2027	47,296	12,887
03	Feb 2028	47,296	12,887
04	May 2028	47,296	12,887
05	Aug 2028	47,296	12,887
06	Nov 2028	47,296	12,887
07	Feb 2029	47,296	12,887
08	May 2029	47,296	12,887
09	Aug 2029	47,296	12,887
10	Nov 2029	47,296	12,887
11	Feb 2030	47,296	12,887
12	May 2030	47,296	12,887
13	Aug 2030	47,296	12,887
14	Nov 2030	47,296	12,887
15	Feb 2031	47,296	12,887
16	May 2031	47,296	12,887
17	Aug 2031	47,296	12,887
18	Nov 2031	47,296	12,887
19	Feb 2032	47,296	12,887
20	May 2032	47,296	12,887
Section total		945,918	257,743

06 Available Payment Schemes

Alternative structures for UNIT 419

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 1,465,400	SELECTED 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 1,617,100
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 1,776,200	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 1,480,200
Scheme D 20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date TOTAL PRICE AED 1,705,200	Scheme E 30% at booking date; Balance 70% at handover date (auto-computed) TOTAL PRICE AED 1,461,700
Scheme F 30% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date TOTAL PRICE AED 1,680,000	

DEVELOPER

Hirat Developers

VALIDITY

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Expires 20 Sep 2026

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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.