Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No.	OFR-2026-094 · Rev. 2
Issue Date	24 Aug 2026
Valid Until	07 Sep 2026

● Offer valid for 14 days from issue

J-HAUS RESIDENCE

UNIT 417

Apartment · 1,290 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME D

AED 2,377,800

Approx. USD 647,902

01 Offer Details

Prepared for the client below through the appointed brokerage

ISSUED THROUGH

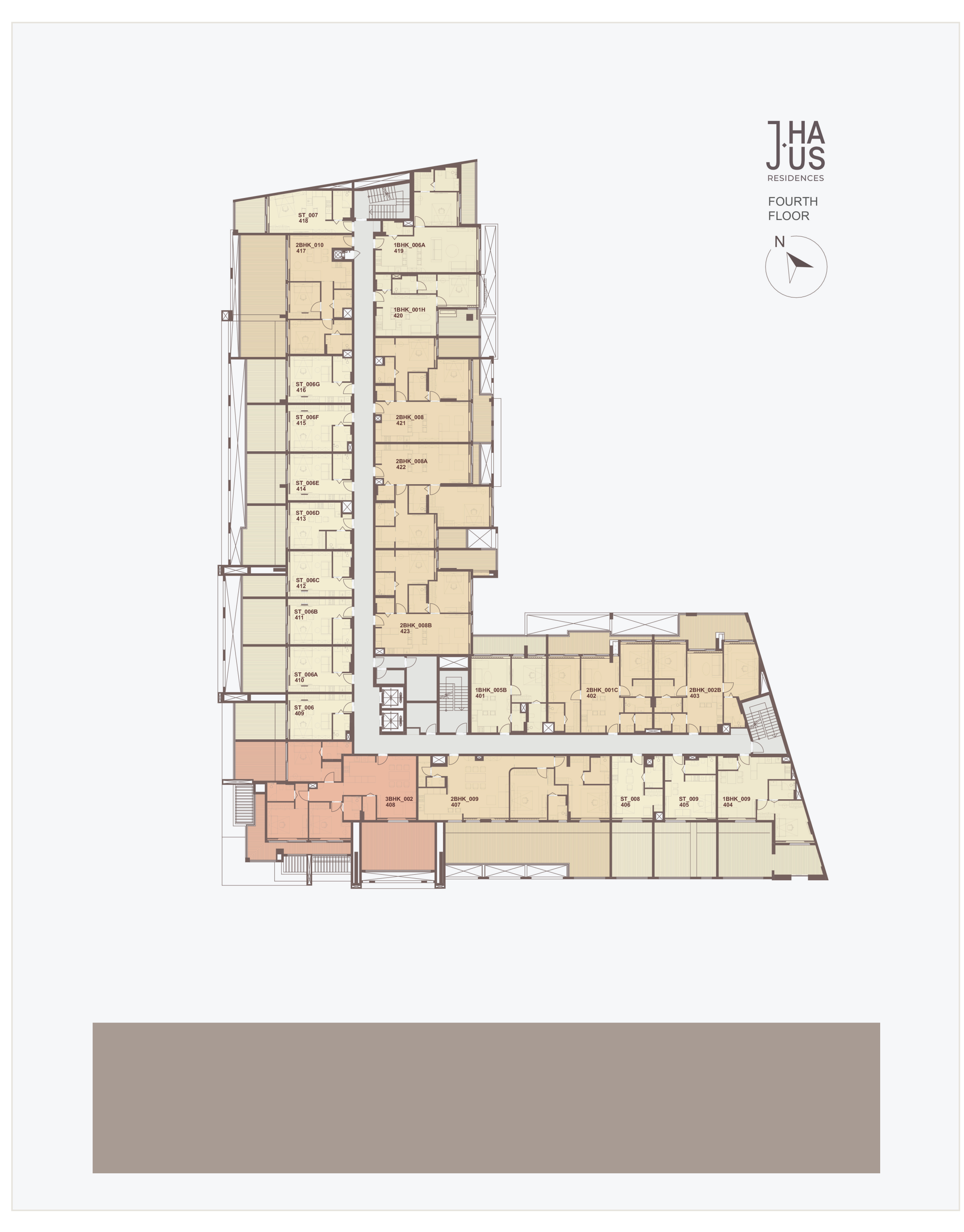
TF **Mujeeb**
Trust Forever Brokerage Real Estate LLC

02 Property

PROJECT **J-Haus Residence**	COMMUNITY **Jumeirah Village Circle**	CATEGORY **Residential**	UNIT **UNIT 417**
UNIT TYPE **Apartment**	SALEABLE AREA **1,290 sq ft**	REGISTRATION **DLD · Oqood**	SELECTED PLAN **Scheme D**

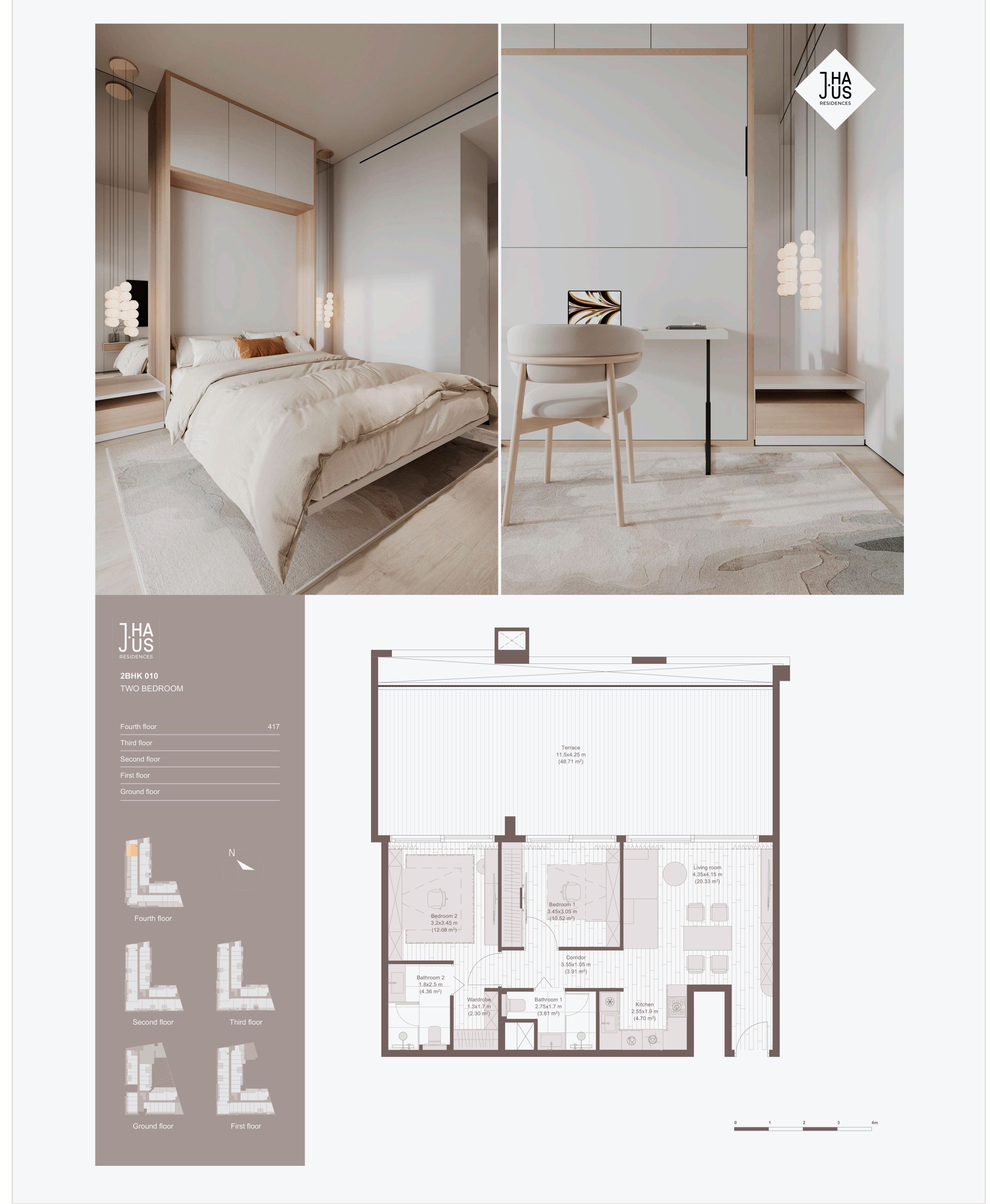
03 Floor Plan

Indicative layout — UNIT 417



04 Unit Plan

Indicative layout — UNIT 417


J HA US
RESIDENCES
2BHK 010
TWO BEDROOM
Fourth floor 417
Third floor
Second floor
First floor
Ground floor
N
Fourth floor
Second floor
Third floor
Ground floor
First floor
Terrace 11.5x4.25 m (48.71 m²)
Bedroom 2 3.2x3.45 m (12.08 m²)
Bedroom 1 3.45x3.05 m (10.52 m²)
Living room 4.35x4.15 m (20.33 m²)
Corridor 3.55x1.05 m (3.91 m²)
Bathroom 2 1.8x2.5 m (4.36 m²)
Wardrobe 1.3x1.7 m (2.30 m²)
Bathroom 1 2.75x1.7 m (3.61 m²)
Kitchen 2.55x1.9 m (4.70 m²)
0
1
2
3
4m

05 Selected Payment Plan

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

Service charges waived for the first 2 years following handover

DOWN PAYMENT	INSTALLMENTS — 3 MONTHS FROM BOOKING DATE (MONTHLY)	TOTAL PAYABLE
AED 572,672 USD 156,041	AED 1,902,240 USD 518,322	AED 2,474,912 USD 674,363 · incl. fees

DOWN PAYMENT

TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	95,112	25,916
Booking	Oqood	2,000	545
Booking	20% Down payment	475,560	129,580
Section total		**572,672**	**156,041**

INSTALLMENTS — 3 MONTHS FROM BOOKING DATE (MONTHLY)

INSTALMENT	DUE	AED	USD
01	Nov 2026	23,778	6,479
02	Dec 2026	23,778	6,479
03	Jan 2027	23,778	6,479
04	Feb 2027	23,778	6,479
05	Mar 2027	23,778	6,479
06	Apr 2027	23,778	6,479
07	May 2027	23,778	6,479
08	Jun 2027	23,778	6,479
09	Jul 2027	23,778	6,479
10	Aug 2027	23,778	6,479
11	Sep 2027	23,778	6,479
12	Oct 2027	23,778	6,479
13	Nov 2027	23,778	6,479
14	Dec 2027	23,778	6,479
15	Jan 2028	23,778	6,479
16	Feb 2028	23,778	6,479
17	Mar 2028	23,778	6,479
18	Apr 2028	23,778	6,479
19	May 2028	23,778	6,479
20	Jun 2028	23,778	6,479
21	Jul 2028	23,778	6,479
22	Aug 2028	23,778	6,479
23	Sep 2028	23,778	6,479
24	Oct 2028	23,778	6,479
25	Nov 2028	23,778	6,479
26	Dec 2028	23,778	6,479
27	Jan 2029	23,778	6,479
28	Feb 2029	23,778	6,479
29	Mar 2029	23,778	6,479
30	Apr 2029	23,778	6,479
31	May 2029	23,778	6,479
32	Jun 2029	23,778	6,479
33	Jul 2029	23,778	6,479
34	Aug 2029	23,778	6,479
35	Sep 2029	23,778	6,479
36	Oct 2029	23,778	6,479
37	Nov 2029	23,778	6,479
38	Dec 2029	23,778	6,479
39	Jan 2030	23,778	6,479
40	Feb 2030	23,778	6,479
41	Mar 2030	23,778	6,479
42	Apr 2030	23,778	6,479
43	May 2030	23,778	6,479
44	Jun 2030	23,778	6,479
45	Jul 2030	23,778	6,479
46	Aug 2030	23,778	6,479
47	Sep 2030	23,778	6,479
48	Oct 2030	23,778	6,479
49	Nov 2030	23,778	6,479
50	Dec 2030	23,778	6,479
51	Jan 2031	23,778	6,479
52	Feb 2031	23,778	6,479
53	Mar 2031	23,778	6,479
54	Apr 2031	23,778	6,479
55	May 2031	23,778	6,479
56	Jun 2031	23,778	6,479
57	Jul 2031	23,778	6,479
58	Aug 2031	23,778	6,479
59	Sep 2031	23,778	6,479
60	Oct 2031	23,778	6,479
61	Nov 2031	23,778	6,479
62	Dec 2031	23,778	6,479
63	Jan 2032	23,778	6,479
64	Feb 2032	23,778	6,479
65	Mar 2032	23,778	6,479
66	Apr 2032	23,778	6,479
67	May 2032	23,778	6,479
68	Jun 2032	23,778	6,479
69	Jul 2032	23,778	6,479
70	Aug 2032	23,778	6,479
71	Sep 2032	23,778	6,479
72	Oct 2032	23,778	6,479
73	Nov 2032	23,778	6,479
74	Dec 2032	23,778	6,479
75	Jan 2033	23,778	6,479
76	Feb 2033	23,778	6,479
77	Mar 2033	23,778	6,479
78	Apr 2033	23,778	6,479
79	May 2033	23,778	6,479
80	Jun 2033	23,778	6,479
Section total		**1,902,240**	**518,322**

06 Available Payment Schemes

Alternative structures for UNIT 417

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 2,043,500**

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 2,255,000**

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 2,476,900**

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 2,064,100**

SELECTED

Scheme D

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

TOTAL PRICE **AED 2,377,800**

Scheme E

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

TOTAL PRICE **AED 2,038,300**

Scheme F

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

TOTAL PRICE **AED 2,342,800**

DEVELOPER

Hirat Developers

VALIDITY

Offer No. OFR-2026-094 · Rev. 2
Issued 24 Aug 2026
Expires 07 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.