

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No.	OFR-2026-095
Issue Date	21 Aug 2026
Valid Until	04 Sep 2026
Offer valid for 14 days from issue	



J-HAUS RESIDENCE

UNIT 410

Apartment · 508 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME B

AED 1,054,600

Approx. USD 287,357

01 Offer Details

Prepared for the client below through the appointed brokerage

ISSUED THROUGH

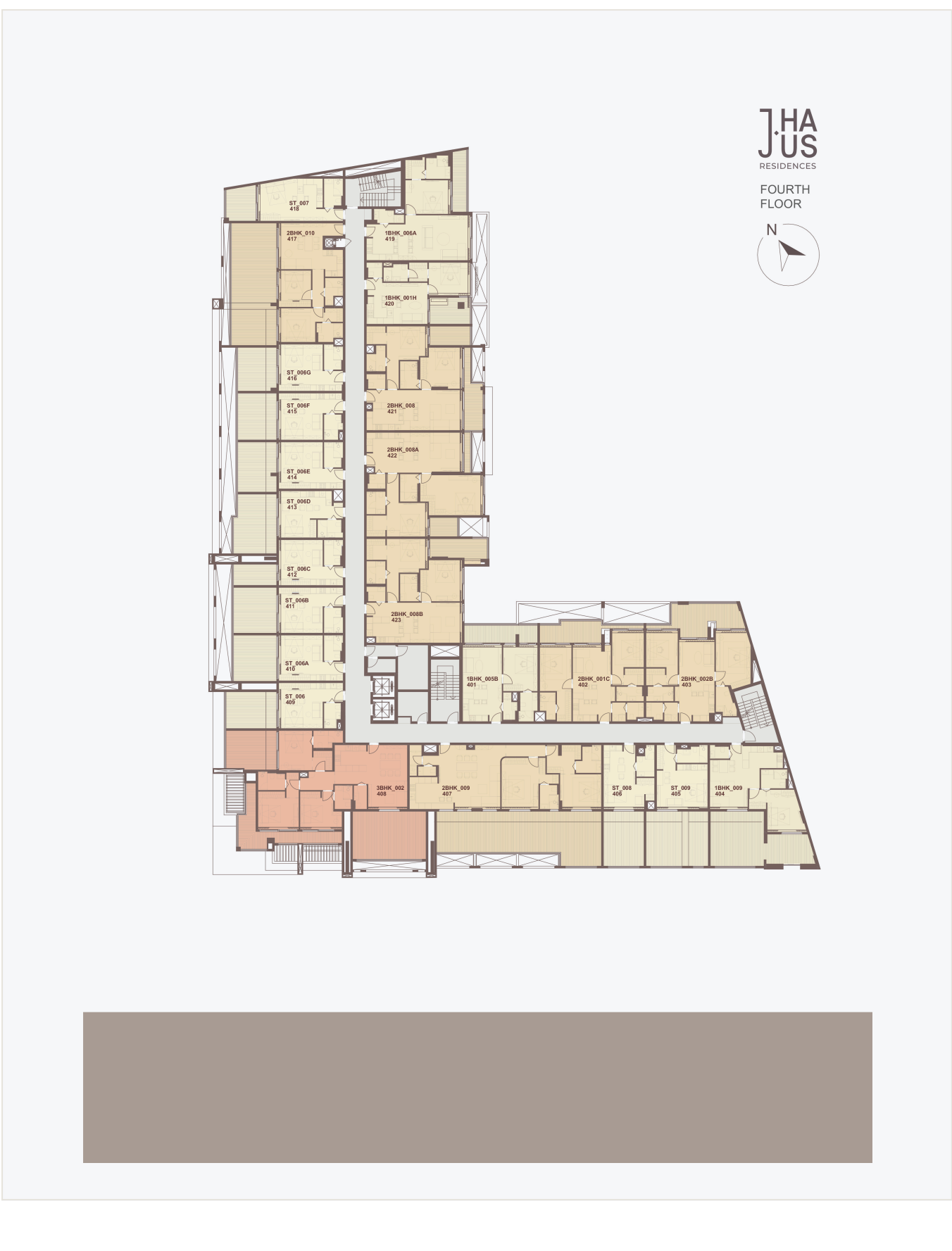
Farhan Faraidooni

02 Property

PROJECT J-Haus Residence	COMMUNITY Jumeirah Village Circle	CATEGORY Residential	UNIT UNIT 410
UNIT TYPE Apartment	SALEABLE AREA 508 sq ft	REGISTRATION DLD · Oqood	SELECTED PLAN Scheme B

03 Floor Plan

Indicative layout — UNIT 410



04 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 149,644

USD 40,775

DURING CONSTRUCTION

AED 316,380

USD 86,207

ON HANDOVER

AED 15,819

USD 4,310

INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)

AED 616,941

USD 168,104

TOTAL PAYABLE

AED 1,098,784

USD 299,396 - incl. fees

DOWN PAYMENT

TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	42,184	11,494
Booking	Oqood	2,000	545
Booking	10% Down payment	105,460	28,736
Section total		149,644	40,775

DURING CONSTRUCTION

TIMING	DESCRIPTION	AED	USD
October 2026	10% Payment	105,460	28,736
January 2027	10% Payment	105,460	28,736
April 2027	10% Payment	105,460	28,736
Section total		316,380	86,207

ON HANDOVER

TIMING	DESCRIPTION	AED	USD
On handover	1.5% Payment	15,819	4,310
Section total		15,819	4,310

INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)

INSTALMENT	DUE	AED	USD
01	Aug 2027	30,847	8,405
02	Nov 2027	30,847	8,405
03	Feb 2028	30,847	8,405
04	May 2028	30,847	8,405
05	Aug 2028	30,847	8,405
06	Nov 2028	30,847	8,405
07	Feb 2029	30,847	8,405
08	May 2029	30,847	8,405
09	Aug 2029	30,847	8,405
10	Nov 2029	30,847	8,405
11	Feb 2030	30,847	8,405
12	May 2030	30,847	8,405
13	Aug 2030	30,847	8,405
14	Nov 2030	30,847	8,405
15	Feb 2031	30,847	8,405
16	May 2031	30,847	8,405
17	Aug 2031	30,847	8,405
18	Nov 2031	30,847	8,405
19	Feb 2032	30,847	8,405
20	May 2032	30,847	8,405
Section total		616,941	168,104

05 Available Payment Schemes

Alternative structures for UNIT 410

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 955,600

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 1,054,600

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 1,158,400

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 965,300

Scheme D

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

TOTAL PRICE

AED 1,112,000

Scheme E

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

TOTAL PRICE

AED 953,200

Scheme F

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

TOTAL PRICE

AED 1,095,600

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.