

Hirat Developers

OFF-PLAN SALES OFFER - JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No. OFR-2026-096

Issue Date 21 Aug 2026

Valid Until 20 Sep 2026

Offer valid for 30 days from issue



J-HAUS RESIDENCE

UNIT 413

Apartment · 552 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME C

AED 1,259,300

Approx. USD 343,134

01 Offer Details

Prepared for the client below through the appointed brokerage

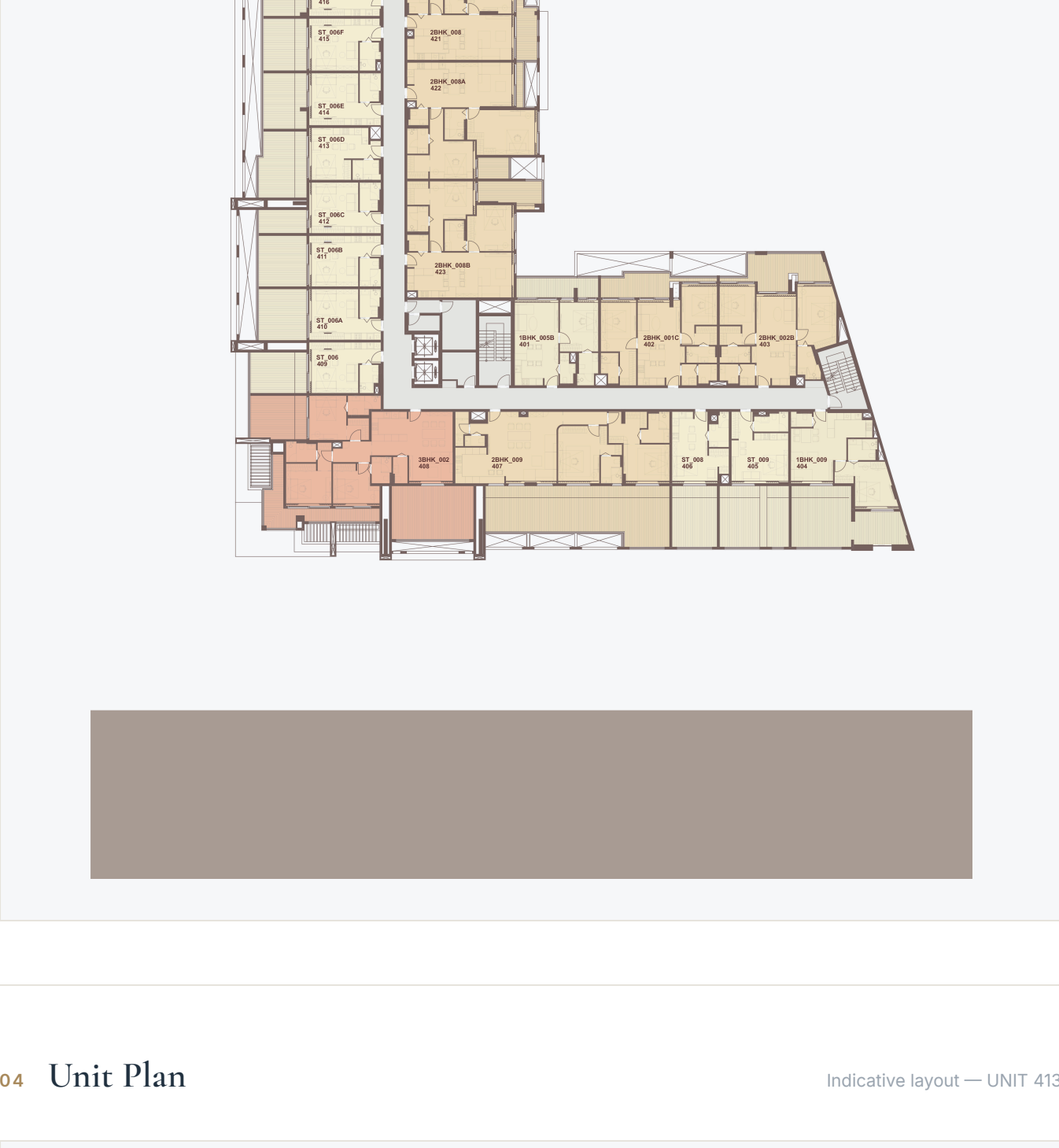
PREPARED FOR	ISSUED THROUGH
Abolhassan Pakzad Prospective Buyer	AH NEGAR Averon haus real estate

02 Property

PROJECT	COMMUNITY	CATEGORY	UNIT
J-Haus Residence	Jumeirah Village Circle	Residential	UNIT 413
UNIT TYPE	SALEABLE AREA	REGISTRATION	SELECTED PLAN
Apartment	552 sq ft	DLD · Oqood	Scheme C

03 Floor Plan

Indicative layout — UNIT 413



04 Unit Plan

Indicative layout — UNIT 413



05 Selected Payment Plan

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
DOWN PAYMENT	
AED 178,302	
USD 48,584	
DURING CONSTRUCTION	
AED 377,790	
USD 102,940	
ON HANDOVER	
AED 18,890	
USD 5,147	
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)	
AED 736,691	
USD 200,733	
TOTAL PAYABLE	
AED 1,311,672	
USD 357,404 - incl. fees	

DOWN PAYMENT			
TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	50,372	13,725
Booking	Oqood	2,000	545
Booking	10% Down payment	125,930	34,313
Section total		178,302	48,584
DURING CONSTRUCTION			
TIMING	DESCRIPTION	AED	USD
October 2026	10% Payment	125,930	34,313
January 2027	10% Payment	125,930	34,313
April 2027	10% Payment	125,930	34,313
Section total		377,790	102,940
ON HANDOVER			
TIMING	DESCRIPTION	AED	USD
On handover	1.5% Payment	18,890	5,147
Section total		18,890	5,147
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)			
INSTALMENT	DUE	AED	USD
01	Aug 2027	18,890	5,147
02	Nov 2027	18,890	5,147
03	Feb 2028	18,890	5,147
04	May 2028	18,890	5,147
05	Aug 2028	18,890	5,147
06	Nov 2028	18,890	5,147
07	Feb 2029	18,890	5,147
08	May 2029	18,890	5,147
09	Aug 2029	18,890	5,147
10	Nov 2029	18,890	5,147
11	Feb 2030	18,890	5,147
12	May 2030	18,890	5,147
13	Aug 2030	18,890	5,147
14	Nov 2030	18,890	5,147
15	Feb 2031	18,890	5,147
16	May 2031	18,890	5,147
17	Aug 2031	18,890	5,147
18	Nov 2031	18,890	5,147
19	Feb 2032	18,890	5,147
20	May 2032	18,890	5,147
21	Aug 2032	18,890	5,147
22	Nov 2032	18,890	5,147
23	Feb 2033	18,890	5,147
24	May 2033	18,890	5,147
25	Aug 2033	18,890	5,147
26	Nov 2033	18,890	5,147
27	Feb 2034	18,890	5,147
28	May 2034	18,890	5,147
29	Aug 2034	18,890	5,147
30	Nov 2034	18,890	5,147
31	Feb 2035	18,890	5,147
32	May 2035	18,890	5,147
33	Aug 2035	18,890	5,147
34	Nov 2035	18,890	5,147
35	Feb 2036	18,890	5,147
36	May 2036	18,890	5,147
37	Aug 2036	18,890	5,147
38	Nov 2036	18,890	5,147
39	Feb 2037	18,890	5,147
Section total		736,691	200,733

06 Available Payment Schemes

Alternative structures for UNIT 413

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 1,038,900	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 1,146,500
Scheme C SELECTED 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 1,259,300	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 1,049,400
Scheme D 20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date TOTAL PRICE AED 1,208,900	Scheme E 30% at booking date; Balance 70% at handover date (auto-computed) TOTAL PRICE AED 1,036,300

Scheme F 30% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date TOTAL PRICE AED 1,191,100

DEVELOPER	VALIDITY
Hirat Developers	Offer No. OFR-2026-096
	Issued 21 Aug 2026
	Expires 20 Sep 2026
	Valid for 30 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.