

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

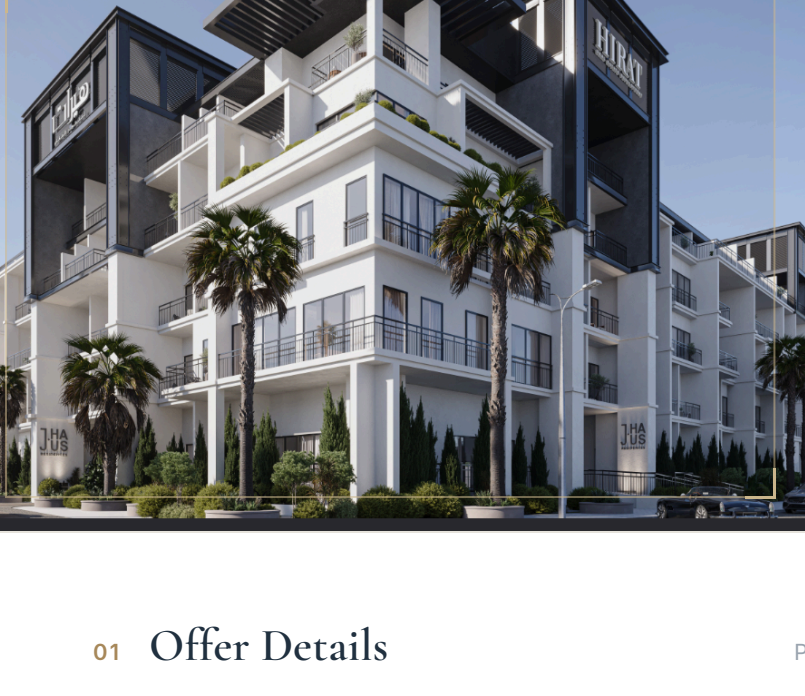
OFFER REFERENCE

Offer No. OFR-2026-096 · Rev. 2

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 B

AED 1,146,500

Approx. USD 312,398

01 Offer Details

Prepared for the client below through the appointed brokerage

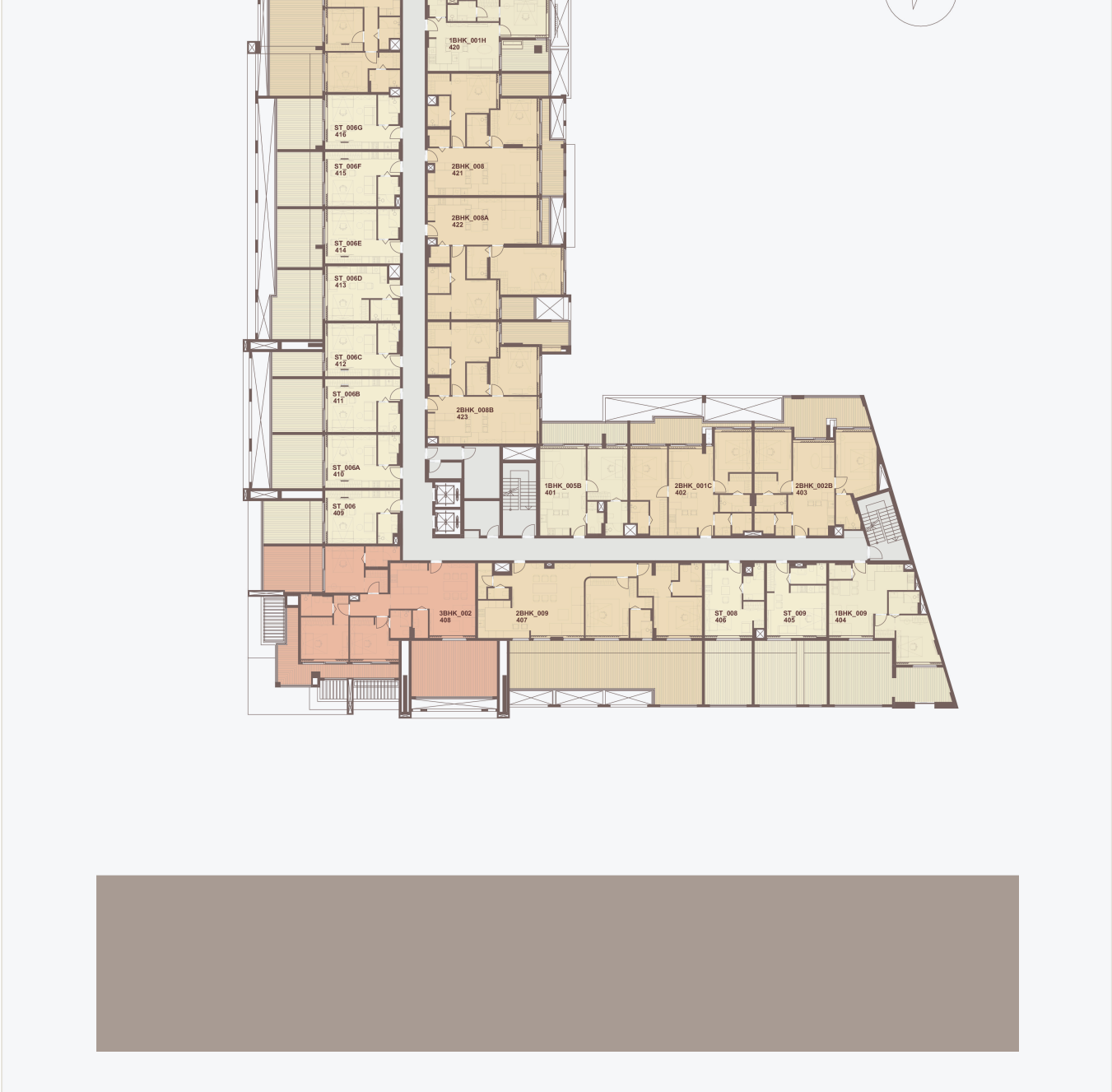
PREPARED FOR	ISSUED THROUGH
Abolhassan Pakzad Prospective Buyer	AH NEGAR Averon haus real estate

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 B

03 Floor Plan

Indicative layout — UNIT 413



04 Unit Plan

Indicative layout — UNIT 413



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 162,510	
USD 44,281	
DURING CONSTRUCTION	
AED 343,950	
USD 93,719	
ON HANDOVER	
AED 17,198	
USD 4,686	
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)	
AED 670,703	
USD 182,753	
TOTAL PAYABLE	
AED 1,194,360	
USD 325,439 · incl. fees	

DOWN PAYMENT			
TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	45,860	12,496
Booking	Oqood	2,000	545
Booking	10% Down payment	114,650	31,240
Section total		162,510	44,281
DURING CONSTRUCTION			
TIMING	DESCRIPTION	AED	USD
October 2026	10% Payment	114,650	31,240
January 2027	10% Payment	114,650	31,240
April 2027	10% Payment	114,650	31,240
Section total		343,950	93,719
ON HANDOVER			
TIMING	DESCRIPTION	AED	USD
On handover	1.5% Payment	17,198	4,686
Section total		17,198	4,686
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)			
INSTALMENT	DUE	AED	USD
01	Aug 2027	33,535	9,138
02	Nov 2027	33,535	9,138
03	Feb 2028	33,535	9,138
04	May 2028	33,535	9,138
05	Aug 2028	33,535	9,138
06	Nov 2028	33,535	9,138
07	Feb 2029	33,535	9,138
08	May 2029	33,535	9,138
09	Aug 2029	33,535	9,138
10	Nov 2029	33,535	9,138
11	Feb 2030	33,535	9,138
12	May 2030	33,535	9,138
13	Aug 2030	33,535	9,138
14	Nov 2030	33,535	9,138
15	Feb 2031	33,535	9,138
16	May 2031	33,535	9,138
17	Aug 2031	33,535	9,138
18	Nov 2031	33,535	9,138
19	Feb 2032	33,535	9,138
20	May 2032	33,535	9,138
Section total		670,703	182,753

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 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; 20 installments of 2.93% (quarterly) = 58.5%, starting 3 months from handover date TOTAL PRICE AED 1,146,500
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 1,259,300	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

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.