

Offer No. **OFR-2026-096 · Rev. 4**

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 A

AED 1,018,122

Approx. USD 277,417

01 Offer Details

Prepared for the client below through the appointed brokerage

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

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

03 Selected Payment Plan

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)			
DOWN PAYMENT AED 144,537 USD 39,383	DURING CONSTRUCTION AED 305,437 USD 83,225	ON HANDOVER AED 610,873 USD 166,450	TOTAL PAYABLE AED 1,060,847 USD 289,059 · incl. fees

DOWN PAYMENT			
TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	40,725	11,097
Booking	Oqood	2,000	545
Booking	10% Down payment	101,812	27,742
Section total		144,537	39,383
DURING CONSTRUCTION			
TIMING	DESCRIPTION	AED	USD
October 2026	10% Payment	101,812	27,742
January 2027	10% Payment	101,812	27,742
April 2027	10% Payment	101,812	27,742
Section total		305,437	83,225
ON HANDOVER			
TIMING	DESCRIPTION	AED	USD
On handover	Balance on handover	610,873	166,450
Section total		610,873	166,450

04 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 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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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.