

Hirat Developers

OFF-PLAN SALES OFFER - JUMEIRAH VILLAGE CIRCLE

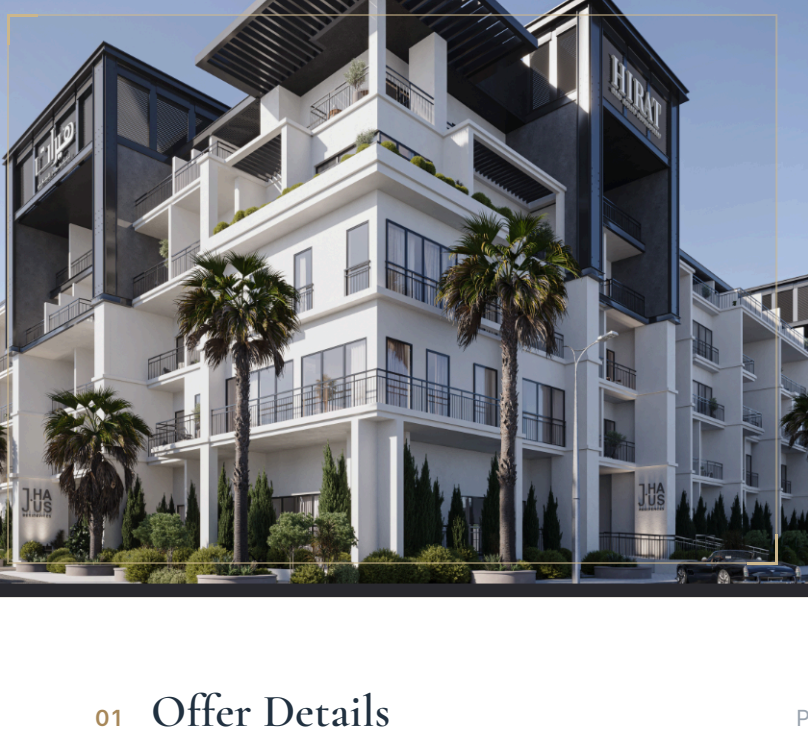
OFFER REFERENCE

Offer No. **OFR-2026-100**

Issue Date **21 Aug 2026**

Valid Until **04 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 C

AED 2,427,362

Approx. USD 661,407

01 Offer Details

Prepared for the client below through the appointed brokerage

ISSUED THROUGH

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NEGAR

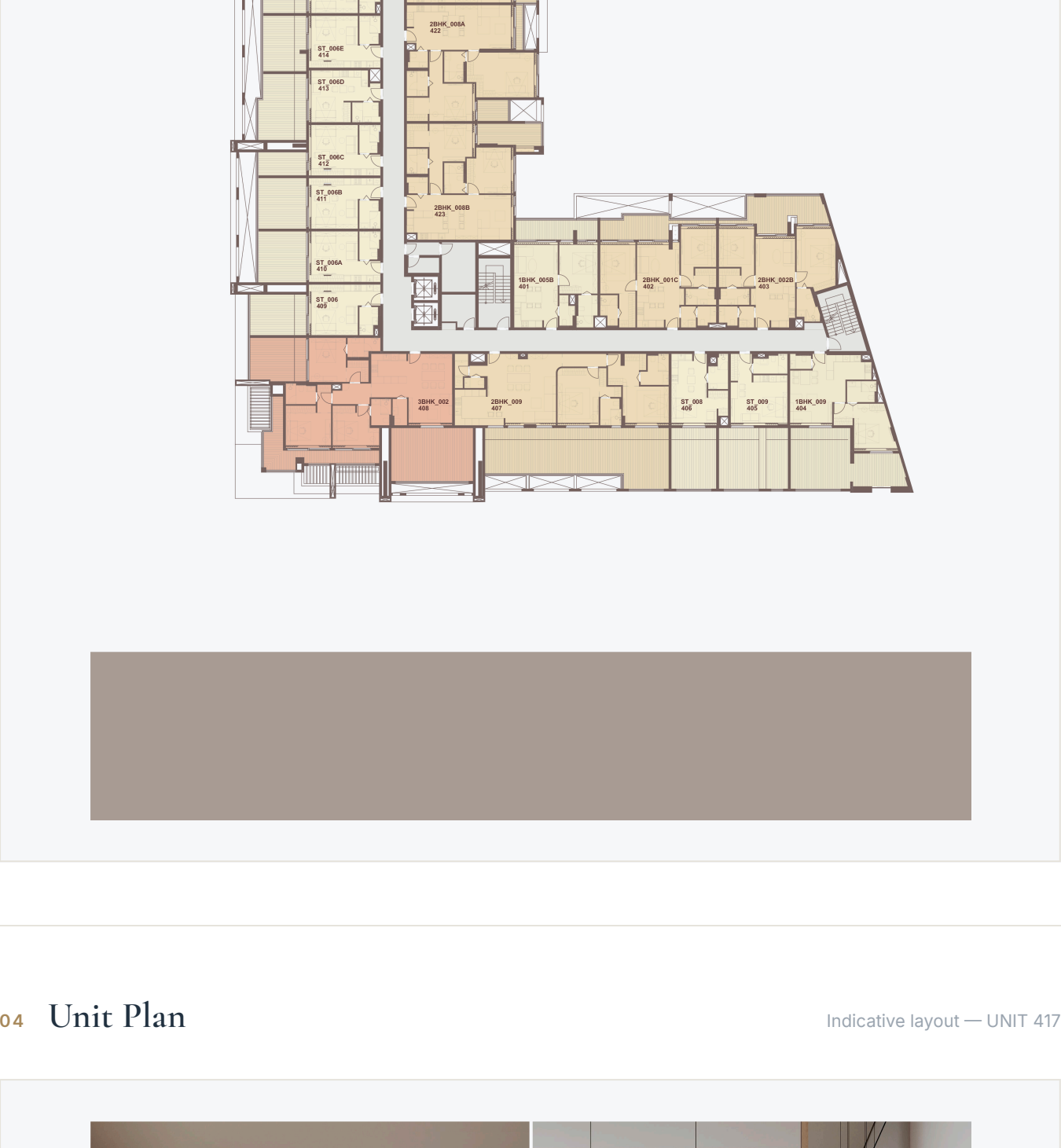
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02 Property

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 C

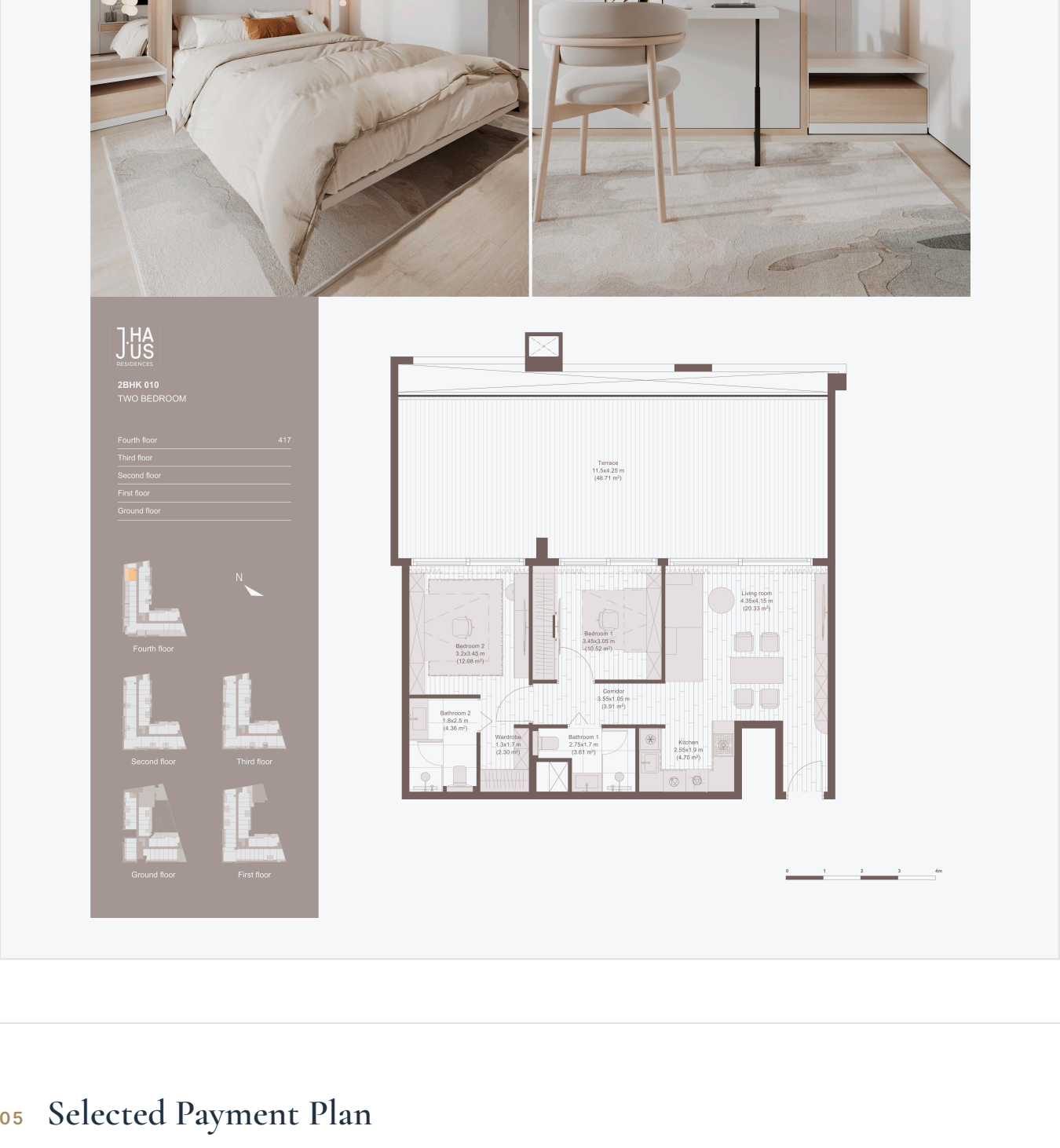
03 Floor Plan

Indicative layout — UNIT 417



04 Unit Plan

Indicative layout — UNIT 417



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 341,831

USD 93,142

DURING CONSTRUCTION

AED 728,209

USD 198,422

ON HANDOVER

AED 36,410

USD 9,921

INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)

AED 1,420,007

USD 386,923

TOTAL PAYABLE

AED 2,526,456

USD 688,408 - Incl. fees

DOWN PAYMENT

TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	97,094	26,456
Booking	Oqood	2,000	545
Booking	10% Down payment	242,736	66,141
Section total		341,831	93,142

DURING CONSTRUCTION

TIMING	DESCRIPTION	AED	USD
October 2026	10% Payment	242,736	66,141
January 2027	10% Payment	242,736	66,141
April 2027	10% Payment	242,736	66,141
Section total		728,209	198,422

ON HANDOVER

TIMING	DESCRIPTION	AED	USD
On handover	1.5% Payment	36,410	9,921
Section total		36,410	9,921

INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)

INSTALMENT	DUE	AED	USD
01	Aug 2027	36,410	9,921
02	Nov 2027	36,410	9,921
03	Feb 2028	36,410	9,921
04	May 2028	36,410	9,921
05	Aug 2028	36,410	9,921
06	Nov 2028	36,410	9,921
07	Feb 2029	36,410	9,921
08	May 2029	36,410	9,921
09	Aug 2029	36,410	9,921
10	Nov 2029	36,410	9,921
11	Feb 2030	36,410	9,921
12	May 2030	36,410	9,921
13	Aug 2030	36,410	9,921
14	Nov 2030	36,410	9,921
15	Feb 2031	36,410	9,921
16	May 2031	36,410	9,921
17	Aug 2031	36,410	9,921
18	Nov 2031	36,410	9,921
19	Feb 2032	36,410	9,921
20	May 2032	36,410	9,921
21	Aug 2032	36,410	9,921
22	Nov 2032	36,410	9,921
23	Feb 2033	36,410	9,921
24	May 2033	36,410	9,921
25	Aug 2033	36,410	9,921
26	Nov 2033	36,410	9,921
27	Feb 2034	36,410	9,921
28	May 2034	36,410	9,921
29	Aug 2034	36,410	9,921
30	Nov 2034	36,410	9,921
31	Feb 2035	36,410	9,921
32	May 2035	36,410	9,921
33	Aug 2035	36,410	9,921
34	Nov 2035	36,410	9,921
35	Feb 2036	36,410	9,921
36	May 2036	36,410	9,921
37	Aug 2036	36,410	9,921
38	Nov 2036	36,410	9,921
39	Feb 2037	36,410	9,921
Section total		1,420,007	386,923

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; 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**

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-2026-100**

Issued 21 Aug 2026

Expires 04 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.