

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

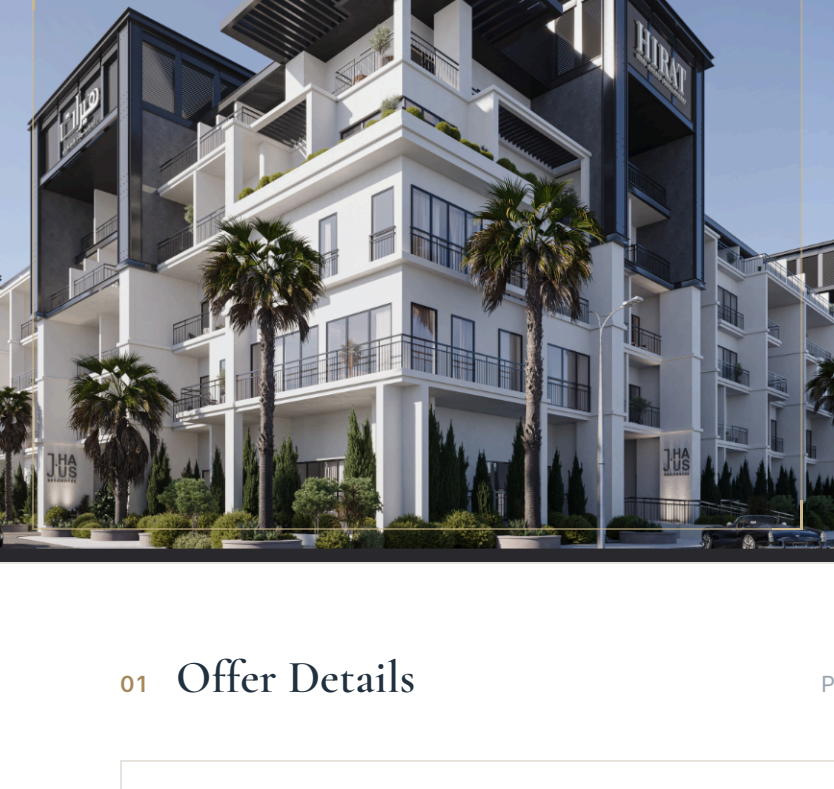
OFFER REFERENCE

Offer No. OFR-2026-100 · Rev. 2

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 B

AED 2,476,900

Approx. USD 674,905

01 Offer Details

Prepared for the client below through the appointed brokerage

ISSUED THROUGH



NEGAR

Averon haus real estate

02 Property

PROJECT	COMMUNITY	CATEGORY	UNIT
J-Haus Residence	Jumeirah Village Circle	Residential	UNIT 417
UNIT TYPE	SALEABLE AREA	REGISTRATION	SELECTED PLAN
Apartment	1,290 sq ft	DLD · Oqood	Scheme B

03 Floor Plan

Indicative layout — UNIT 417



04 Unit Plan

Indicative layout — UNIT 417



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 348,766

USD 95,032

DURING CONSTRUCTION

AED 743,070

USD 202,471

ON HANDOVER

AED 37,154

USD 10,124

INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)

AED 1,448,987

USD 394,819

TOTAL PAYABLE

AED 2,577,976

USD 702,446 · incl. fees

DOWN PAYMENT

TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	99,076	26,996
Booking	Oqood	2,000	545
Booking	10% Down payment	247,690	67,490
Section total		348,766	95,032

DURING CONSTRUCTION

TIMING	DESCRIPTION	AED	USD
October 2026	10% Payment	247,690	67,490
January 2027	10% Payment	247,690	67,490
April 2027	10% Payment	247,690	67,490
Section total		743,070	202,471

ON HANDOVER

TIMING	DESCRIPTION	AED	USD
On handover	1.5% Payment	37,154	10,124
Section total		37,154	10,124

INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)

INSTALMENT	DUE	AED	USD
01	Aug 2027	72,449	19,741
02	Nov 2027	72,449	19,741
03	Feb 2028	72,449	19,741
04	May 2028	72,449	19,741
05	Aug 2028	72,449	19,741
06	Nov 2028	72,449	19,741
07	Feb 2029	72,449	19,741
08	May 2029	72,449	19,741
09	Aug 2029	72,449	19,741
10	Nov 2029	72,449	19,741
11	Feb 2030	72,449	19,741
12	May 2030	72,449	19,741
13	Aug 2030	72,449	19,741
14	Nov 2030	72,449	19,741
15	Feb 2031	72,449	19,741
16	May 2031	72,449	19,741
17	Aug 2031	72,449	19,741
18	Nov 2031	72,449	19,741
19	Feb 2032	72,449	19,741
20	May 2032	72,449	19,741
Section total		1,448,987	394,819

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; 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

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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.