

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

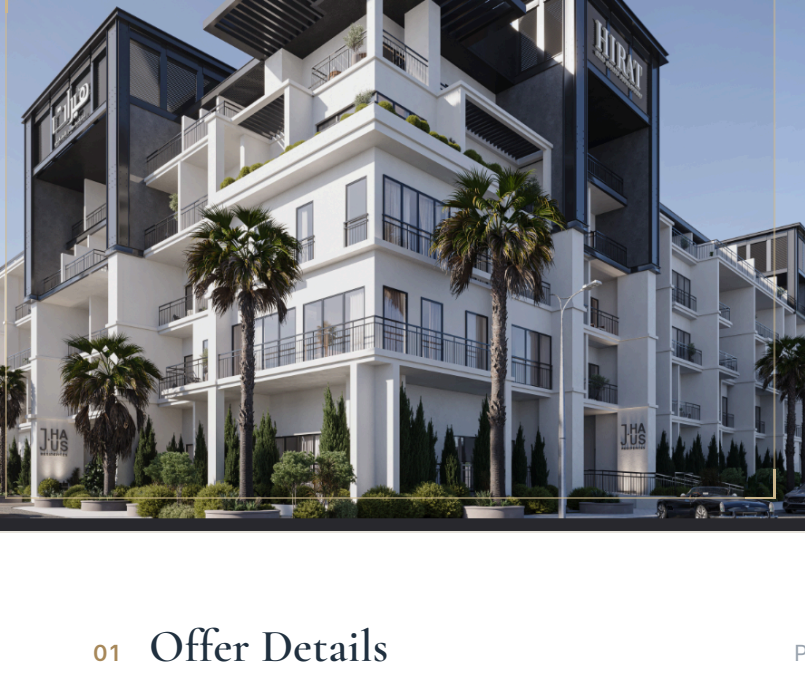
OFFER REFERENCE

Offer No. OFR-2026-101 · Rev. 2

Issue Date 24 Aug 2026

Valid Until 07 Sep 2026

Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 419

Apartment · 871 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME B

AED 1,617,100

Approx. USD 440,627

01 Offer Details

Prepared for the client below through the appointed brokerage

ISSUED THROUGH

Demo User

02 Property

PROJECT	COMMUNITY	CATEGORY	UNIT
J-Haus Residence	Jumeirah Village Circle	Residential	UNIT 419
UNIT TYPE	SALEABLE AREA	REGISTRATION	SELECTED PLAN
Apartment	871 sq ft	DLD · Oqood	Scheme B

03 Floor Plan

Indicative layout — UNIT 419



04 Unit Plan

Indicative layout — UNIT 419



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 228,394	
USD 62,233	
DURING CONSTRUCTION	
AED 485,130	
USD 132,188	
ON HANDOVER	
AED 24,257	
USD 6,609	
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)	
AED 946,004	
USD 257,767	
TOTAL PAYABLE	
AED 1,683,784	
USD 458,797 · Incl. fees	

TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	64,684	17,625
Booking	Oqood	2,000	545
Booking	10% Down payment	161,710	44,063
Section total		228,394	62,233

TIMING	DESCRIPTION	AED	USD
October 2026	10% Payment	161,710	44,063
January 2027	10% Payment	161,710	44,063
April 2027	10% Payment	161,710	44,063
Section total		485,130	132,188

TIMING	DESCRIPTION	AED	USD
On handover	1.5% Payment	24,257	6,609
Section total		24,257	6,609

INSTALMENT	DUE	AED	USD
01	Aug 2027	47,300	12,888
02	Nov 2027	47,300	12,888
03	Feb 2028	47,300	12,888
04	May 2028	47,300	12,888
05	Aug 2028	47,300	12,888
06	Nov 2028	47,300	12,888
07	Feb 2029	47,300	12,888
08	May 2029	47,300	12,888
09	Aug 2029	47,300	12,888
10	Nov 2029	47,300	12,888
11	Feb 2030	47,300	12,888
12	May 2030	47,300	12,888
13	Aug 2030	47,300	12,888
14	Nov 2030	47,300	12,888
15	Feb 2031	47,300	12,888
16	May 2031	47,300	12,888
17	Aug 2031	47,300	12,888
18	Nov 2031	47,300	12,888
19	Feb 2032	47,300	12,888
20	May 2032	47,300	12,888
Section total		946,004	257,767

06 Available Payment Schemes

Alternative structures for UNIT 419

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 1,465,400	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 1,617,100
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 1,776,200	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 1,480,200
Scheme D 20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date TOTAL PRICE AED 1,705,200	Scheme E 30% at booking date; Balance 70% at handover date (auto-computed) TOTAL PRICE AED 1,461,700
Scheme F 30% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date TOTAL PRICE AED 1,680,000	

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.