

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

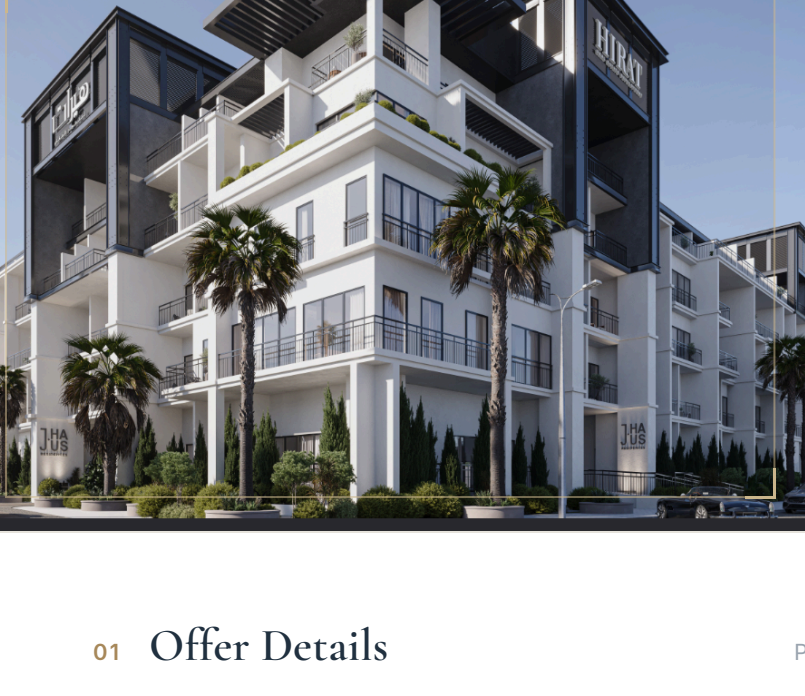
OFFER REFERENCE

Offer No. **OFR-2026-101 · Rev. 3**

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



NEGAR

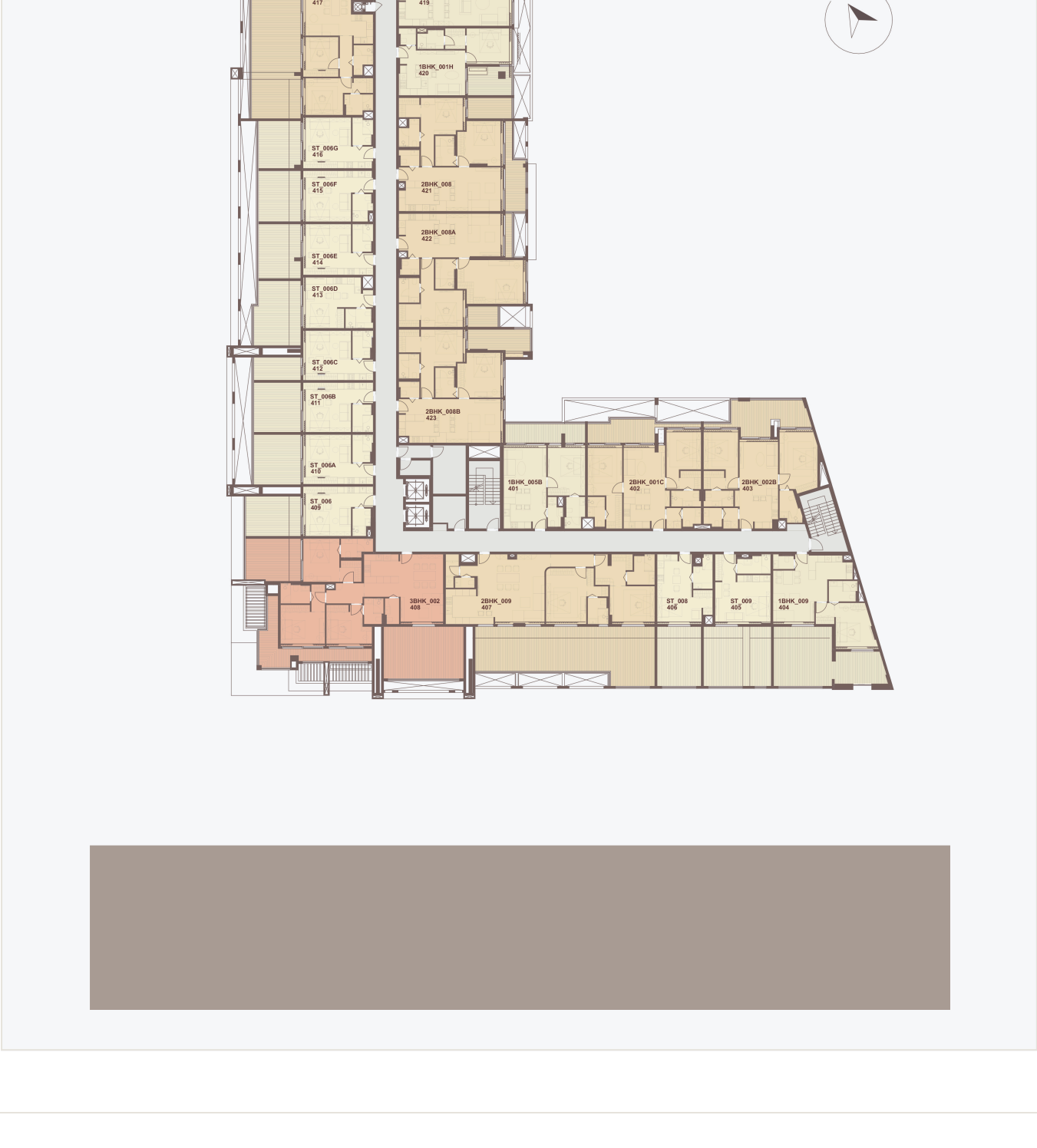
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02 Property

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

03 Floor Plan

Indicative layout — UNIT 419



04 Unit Plan

Indicative layout — UNIT 419

J-HAUS
IBRAHIM
ONE BEDROOM

Fourth floor 419
Third floor 217
Second floor
First floor
Ground floor

Fourth floor
Second floor
Third floor
First floor
Ground floor

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

DOWN PAYMENT

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

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

TIMING	DESCRIPTION	AED	USD
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On handover	1.5% Payment	24,257	6,609
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Section total		24,257	6,609
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INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)

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

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

Offer No. **OFR-2026-101 · Rev. 3**

Issued 24 Aug 2026

Expires 07 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.