

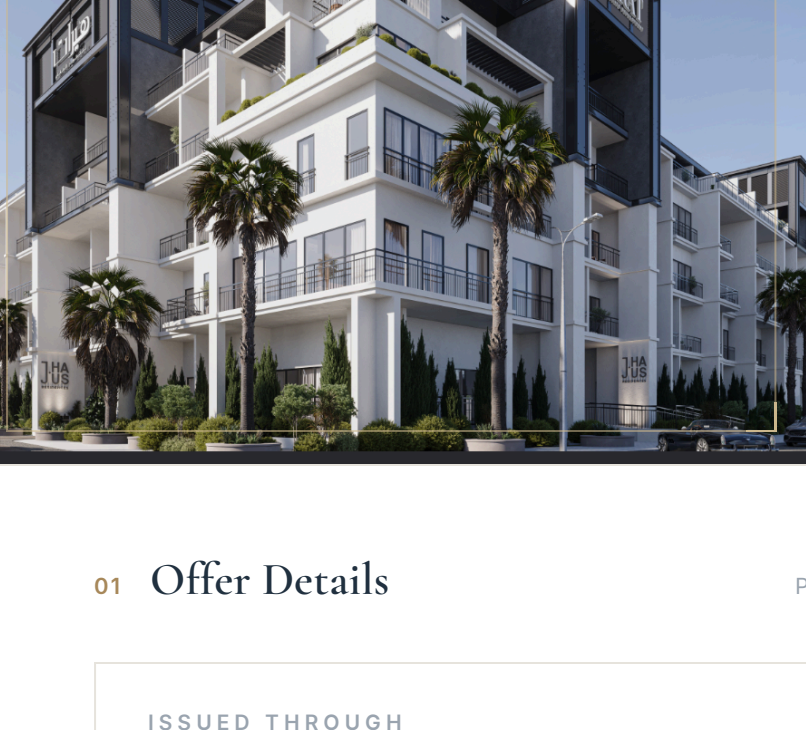
Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No.	OFR-2026-102
Issue Date	24 Aug 2026
Valid Until	07 Sep 2026

Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 413

Apartment · 552 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME D

AED 1,208,900

Approx. USD 329,401

01 Offer Details

Prepared for the client below through the appointed brokerage

ISSUED THROUGH



Naomi

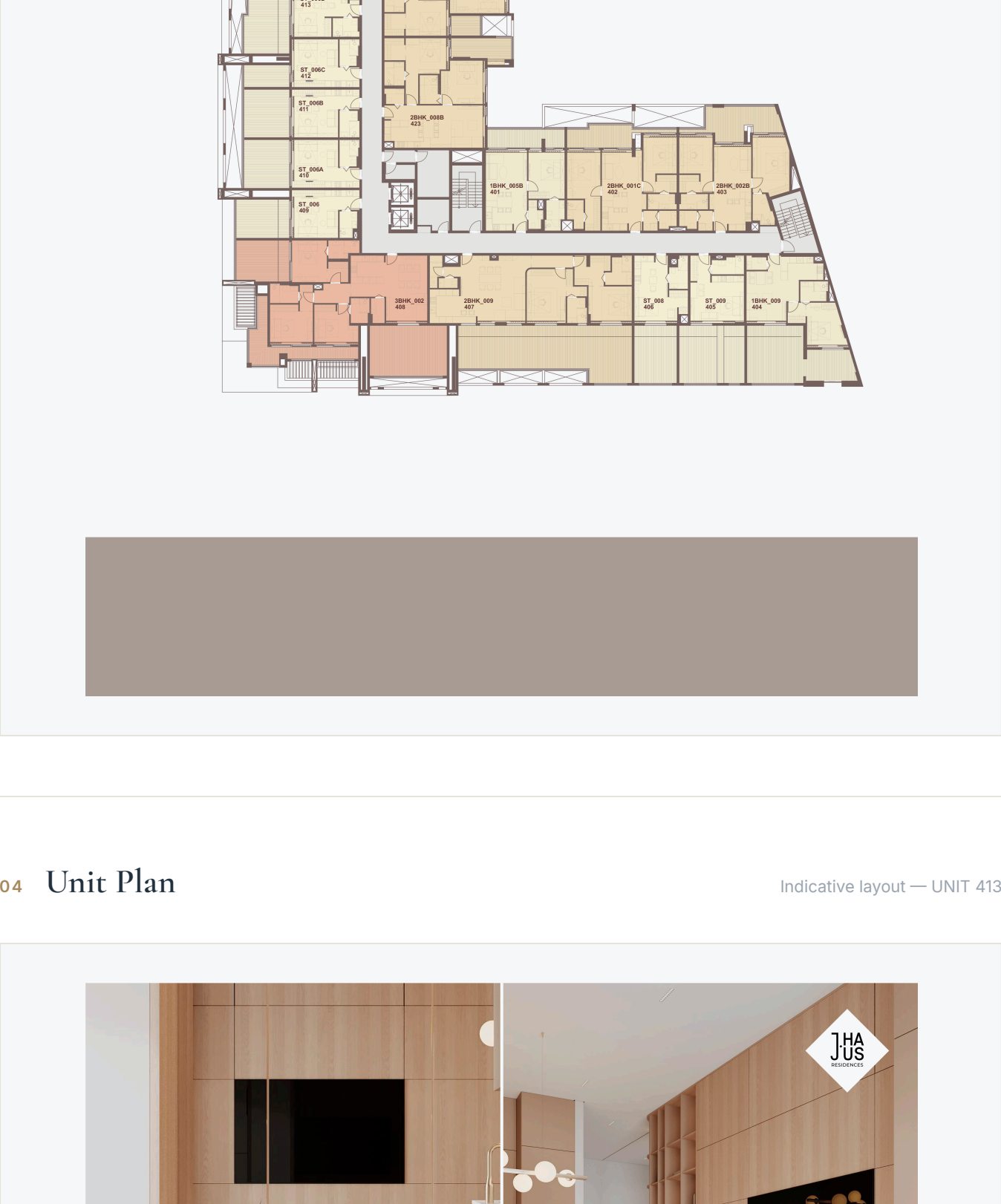
Altair Real Estate

02 Property

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

03 Floor Plan

Indicative layout — UNIT 413



04 Unit Plan

Indicative layout — UNIT 413



05 Selected Payment Plan

SCHEME D 20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date			
Service charges waived for the first 2 years following handover			
DOWN PAYMENT	INSTALLMENTS — 3 MONTHS FROM BOOKING DATE (MONTHLY)	TOTAL PAYABLE	
AED 292,136 USD 79,601	AED 967,120 USD 263,520	AED 1,259,256 USD 343,122 · Incl. fees	

DOWN PAYMENT

TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	48,356	13,176
Booking	Oqood	2,000	545
Booking	20% Down payment	241,780	65,880
Section total		292,136	79,601

INSTALLMENTS — 3 MONTHS FROM BOOKING DATE (MONTHLY)

INSTALLMENT	DUE	AED	USD
01	Nov 2026	12,089	3,294
02	Dec 2026	12,089	3,294
03	Jan 2027	12,089	3,294
04	Feb 2027	12,089	3,294
05	Mar 2027	12,089	3,294
06	Apr 2027	12,089	3,294
07	May 2027	12,089	3,294
08	Jun 2027	12,089	3,294
09	Jul 2027	12,089	3,294
10	Aug 2027	12,089	3,294
11	Sep 2027	12,089	3,294
12	Oct 2027	12,089	3,294
13	Nov 2027	12,089	3,294
14	Dec 2027	12,089	3,294
15	Jan 2028	12,089	3,294
16	Feb 2028	12,089	3,294
17	Mar 2028	12,089	3,294
18	Apr 2028	12,089	3,294
19	May 2028	12,089	3,294
20	Jun 2028	12,089	3,294
21	Jul 2028	12,089	3,294
22	Aug 2028	12,089	3,294
23	Sep 2028	12,089	3,294
24	Oct 2028	12,089	3,294
25	Nov 2028	12,089	3,294
26	Dec 2028	12,089	3,294
27	Jan 2029	12,089	3,294
28	Feb 2029	12,089	3,294
29	Mar 2029	12,089	3,294
30	Apr 2029	12,089	3,294
31	May 2029	12,089	3,294
32	Jun 2029	12,089	3,294
33	Jul 2029	12,089	3,294
34	Aug 2029	12,089	3,294
35	Sep 2029	12,089	3,294
36	Oct 2029	12,089	3,294
37	Nov 2029	12,089	3,294
38	Dec 2029	12,089	3,294
39	Jan 2030	12,089	3,294
40	Feb 2030	12,089	3,294
41	Mar 2030	12,089	3,294
42	Apr 2030	12,089	3,294
43	May 2030	12,089	3,294
44	Jun 2030	12,089	3,294
45	Jul 2030	12,089	3,294
46	Aug 2030	12,089	3,294
47	Sep 2030	12,089	3,294
48	Oct 2030	12,089	3,294
49	Nov 2030	12,089	3,294
50	Dec 2030	12,089	3,294
51	Jan 2031	12,089	3,294
52	Feb 2031	12,089	3,294
53	Mar 2031	12,089	3,294
54	Apr 2031	12,089	3,294
55	May 2031	12,089	3,294
56	Jun 2031	12,089	3,294
57	Jul 2031	12,089	3,294
58	Aug 2031	12,089	3,294
59	Sep 2031	12,089	3,294
60	Oct 2031	12,089	3,294
61	Nov 2031	12,089	3,294
62	Dec 2031	12,089	3,294
63	Jan 2032	12,089	3,294
64	Feb 2032	12,089	3,294
65	Mar 2032	12,089	3,294
66	Apr 2032	12,089	3,294
67	May 2032	12,089	3,294
68	Jun 2032	12,089	3,294
69	Jul 2032	12,089	3,294
70	Aug 2032	12,089	3,294
71	Sep 2032	12,089	3,294
72	Oct 2032	12,089	3,294
73	Nov 2032	12,089	3,294
74	Dec 2032	12,089	3,294
75	Jan 2033	12,089	3,294
76	Feb 2033	12,089	3,294
77	Mar 2033	12,089	3,294
78	Apr 2033	12,089	3,294
79	May 2033	12,089	3,294
80	Jun 2033	12,089	3,294
Section total		967,120	263,520

06 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; 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; 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 SELECTED 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

Offer No. OFR-2026-102

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.