



UNIT 214

Apartment · 492 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME C

Approx. USD 311,746

PREPARED FOR Sepideh Saber Tanha Prospective Buyer	ISSUED THROUGH  Ashkan Haghighat AKT Real Estate
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PROJECT	COMMUNITY	CATEGORY	UNIT
J- Haus Residence	Jumeirah Village Circle	Residential	UNIT 214
UNIT TYPE	SALEABLE AREA	REGISTRATION	SELECTED PLAN

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 162,175	
USD 44,189	
DURING CONSTRUCTION	
AED 343,233	
USD 93,524	
ON HANDOVER	
AED 17,162	
USD 4,676	
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)	
AED 669,301	
USD 182,371	
TOTAL PAYABLE	
AED 1,191,870.90	
USD 324,760 · incl. fees	

DOWN PAYMENT			
TIMING	DESCRIPTION	AED	USD
Booking	10% Down payment	114,411	31,175
Booking	DLD (4%)	45,764	12,470
Booking	Oqood	2,000	545
Section total		162,175	44,189
DURING CONSTRUCTION			
TIMING	DESCRIPTION	AED	USD

November 2026	10% Payment	114,411	31,175
February 2027	10% Payment	114,411	31,175
May 2027	10% Payment	114,411	31,175
Section total		343,233	93,524
ON HANDOVER			
TIMING	DESCRIPTION	AED	USD

On handover	1.5% Payment	17,162	4,676
Section total		17,162	4,676
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)			

INSTALMENT	DUE	AED	USD
01	Sep 2027	17,162	4,676
02	Dec 2027	17,162	4,676

03	Mar 2028	17,162	4,676
04	Jun 2028	17,162	4,676
05	Sep 2028	17,162	4,676
06	Dec 2028	17,162	4,676
07	Mar 2029	17,162	4,676
08	Jun 2029	17,162	4,676
09	Sep 2029	17,162	4,676
10	Dec 2029	17,162	4,676
11	Mar 2030	17,162	4,676
12	Jun 2030	17,162	4,676
13	Sep 2030	17,162	4,676
14	Dec 2030	17,162	4,676
15	Mar 2031	17,162	4,676
16	Jun 2031	17,162	4,676
17	Sep 2031	17,162	4,676
18	Dec 2031	17,162	4,676
19	Mar 2032	17,162	4,676
20	Jun 2032	17,162	4,676
21	Sep 2032	17,162	4,676
22	Dec 2032	17,162	4,676
23	Mar 2033	17,162	4,676
24	Jun 2033	17,162	4,676
25	Sep 2033	17,162	4,676
26	Dec 2033	17,162	4,676
27	Mar 2034	17,162	4,676
28	Jun 2034	17,162	4,676
29	Sep 2034	17,162	4,676
30	Dec 2034	17,162	4,676
31	Mar 2035	17,162	4,676
32	Jun 2035	17,162	4,676
33	Sep 2035	17,162	4,676
34	Dec 2035	17,162	4,676
35	Mar 2036	17,162	4,676
36	Jun 2036	17,162	4,676
37	Sep 2036	17,162	4,676
38	Dec 2036	17,162	4,676
39	Mar 2037	17,145	4,672
Section total		669,301	182,371

04 Available Payment Schemes

Alternative structures for UNIT 214

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)	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 876,900	TOTAL PRICE AED 967,700
SELECTED 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	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 1,063,000	TOTAL PRICE AED 885,800
Scheme D 20% at booking date; 80 installments of 1.00% (monthly) = 70%, starting 3 months from booking date	Scheme E 30% at booking date; Balance 70% at handover date (auto-computed)
TOTAL PRICE AED 1,020,400	TOTAL PRICE AED 874,700
Scheme F 30% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date	

DEVELOPER	VALIDITY
Hirat Developers	Offer No. OFR-2026-346 - Rev. 2
	Issued 21 Sep 2026
	Expires 28 Sep 2026