

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No. **OFR-2026-353 · Rev. 2**
Issue Date **21 Sep 2026**
Valid Until **05 Oct 2026**

● Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 415

Apartment · 495 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME C

AED 1,212,847

Approx. USD 330,476

01 Offer Details

Prepared for the client below through the appointed brokerage

PREPARED FOR	ISSUED THROUGH
Ismatullah Afghan Prospective Buyer	Hamed Gholamali Bahadoranfard AMR REAL ESTATE

02 Property

PROJECT	COMMUNITY	CATEGORY	UNIT
J-Haus Residence	Jumeirah Village Circle	Residential	UNIT 415
UNIT TYPE	SALEABLE AREA	REGISTRATION	SELECTED PLAN
Apartment	495 sq ft	DLD · Oqood	Scheme C

03 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 171,799 USD 46,812	
DURING CONSTRUCTION	
AED 363,855 USD 99,143	
ON HANDOVER	
AED 18,193 USD 4,957	
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)	
AED 709,514 USD 193,328	
TOTAL PAYABLE	
AED 1,263,360.56 USD 344,240 · incl. fees	

DOWN PAYMENT			
TIMING	DESCRIPTION	AED	USD
Booking	10% Down payment	121,285	33,048
Booking	DLD (4%)	48,514	13,219
Booking	Oqood	2,000	545
Section total		171,799	46,812
DURING CONSTRUCTION			
TIMING	DESCRIPTION	AED	USD
November 2026	10% Payment	121,285	33,048
February 2027	10% Payment	121,285	33,048
May 2027	10% Payment	121,285	33,048
Section total		363,855	99,143
ON HANDOVER			
TIMING	DESCRIPTION	AED	USD
On handover	1.5% Payment	18,193	4,957
Section total		18,193	4,957
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)			
INSTALMENT	DUE	AED	USD
01	Sep 2027	18,193	4,957
02	Dec 2027	18,193	4,957
03	Mar 2028	18,193	4,957
04	Jun 2028	18,193	4,957
05	Sep 2028	18,193	4,957
06	Dec 2028	18,193	4,957
07	Mar 2029	18,193	4,957
08	Jun 2029	18,193	4,957
09	Sep 2029	18,193	4,957
10	Dec 2029	18,193	4,957
11	Mar 2030	18,193	4,957
12	Jun 2030	18,193	4,957
13	Sep 2030	18,193	4,957
14	Dec 2030	18,193	4,957
15	Mar 2031	18,193	4,957
16	Jun 2031	18,193	4,957
17	Sep 2031	18,193	4,957
18	Dec 2031	18,193	4,957
19	Mar 2032	18,193	4,957
20	Jun 2032	18,193	4,957
21	Sep 2032	18,193	4,957
22	Dec 2032	18,193	4,957
23	Mar 2033	18,193	4,957
24	Jun 2033	18,193	4,957
25	Sep 2033	18,193	4,957
26	Dec 2033	18,193	4,957
27	Mar 2034	18,193	4,957
28	Jun 2034	18,193	4,957
29	Sep 2034	18,193	4,957
30	Dec 2034	18,193	4,957
31	Mar 2035	18,193	4,957
32	Jun 2035	18,193	4,957
33	Sep 2035	18,193	4,957
34	Dec 2035	18,193	4,957
35	Mar 2036	18,193	4,957
36	Jun 2036	18,193	4,957
37	Sep 2036	18,193	4,957
38	Dec 2036	18,193	4,957
39	Mar 2037	18,180	4,954
Section total		709,514	193,328

04 Available Payment Schemes

Alternative structures for UNIT 415

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 930,300	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 1,026,600
Scheme C 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; 39 installments of 1.50% (quarterly) = 58.5%, starting 3 months from handover date TOTAL PRICE AED 1,127,600	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 939,700
Scheme D 20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date TOTAL PRICE AED 1,082,500	Scheme E 30% at booking date; Balance 70% at handover date (auto-computed) TOTAL PRICE AED 928,000
Scheme F 30% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date TOTAL PRICE AED 1,066,600	

DEVELOPER	VALIDITY
Hirat Developers	Offer No. OFR-2026-353 · Rev. 2
	Issued 21 Sep 2026
	Expires 05 Oct 2026
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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.