

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No.	OFR-2026-354
Issue Date	04 Sep 2026
Valid Until	14 Aug 2026

Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 416

Apartment · 485 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME C

AED 1,153,213

01 Offer Details

Prepared for the client below through the appointed brokerage

PREPARED FOR HANIF OMRAN ZADEH Prospective Buyer	ISSUED THROUGH DM Maryam Jamatak Faroozadeh Dar Makran
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02 Property

PROJECT	COMMUNITY	CATEGORY	UNIT
J-Haus Residence	Jumeirah Village Circle	Residential	UNIT 416
UNIT TYPE	SALEABLE AREA	REGISTRATION	SELECTED PLAN
Apartment	485 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 163,450	
USD -	
DURING CONSTRUCTION	
AED 345,963	
USD -	
ON HANDOVER	
AED 17,298	
USD -	
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)	
AED 674,631	
USD -	
TOTAL PAYABLE	
AED 1,201,342	
USD - · incl. fees	

DOWN PAYMENT			
TIMING	DESCRIPTION	AED	USD
Booking	10% Down payment	115,321	-
Booking	DLD (4%)	46,129	-
Booking	Oqood	2,000	-
Section total		163,450	-
DURING CONSTRUCTION			
TIMING	DESCRIPTION	AED	USD
November 2026	10% Payment	115,321	-
February 2027	10% Payment	115,321	-
May 2027	10% Payment	115,321	-
Section total		345,963	-
ON HANDOVER			
TIMING	DESCRIPTION	AED	USD
On handover	1.5% Payment	17,298	-
Section total		17,298	-
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)			
INSTALMENT	DUE	AED	USD
01	Sep 2027	17,298	-
02	Dec 2027	17,298	-
03	Mar 2028	17,298	-
04	Jun 2028	17,298	-
05	Sep 2028	17,298	-
06	Dec 2028	17,298	-
07	Mar 2029	17,298	-
08	Jun 2029	17,298	-
09	Sep 2029	17,298	-
10	Dec 2029	17,298	-
11	Mar 2030	17,298	-
12	Jun 2030	17,298	-
13	Sep 2030	17,298	-
14	Dec 2030	17,298	-
15	Mar 2031	17,298	-
16	Jun 2031	17,298	-
17	Sep 2031	17,298	-
18	Dec 2031	17,298	-
19	Mar 2032	17,298	-
20	Jun 2032	17,298	-
21	Sep 2032	17,298	-
22	Dec 2032	17,298	-
23	Mar 2033	17,298	-
24	Jun 2033	17,298	-
25	Sep 2033	17,298	-
26	Dec 2033	17,298	-
27	Mar 2034	17,298	-
28	Jun 2034	17,298	-
29	Sep 2034	17,298	-
30	Dec 2034	17,298	-
31	Mar 2035	17,298	-
32	Jun 2035	17,298	-
33	Sep 2035	17,298	-
34	Dec 2035	17,298	-
35	Mar 2036	17,298	-
36	Jun 2036	17,298	-
37	Sep 2036	17,298	-
38	Dec 2036	17,298	-
39	Mar 2037	17,307	-
Section total		674,631	-

04 Available Payment Schemes

Alternative structures for UNIT 416

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 911,900	Scheme B 10% at booking date; 10% 2 months from booking date; 10% 5 months from booking date; 10% 8 months from booking date; 1.5% at handover date; 20 installments of 2.93% (quarterly) = 58.5%, starting 3 months from handover date TOTAL PRICE AED 1,006,300
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 1,105,300	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 921,100
Scheme D 20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date TOTAL PRICE AED 1,061,100	Scheme E 30% at booking date; Balance 70% at handover date (auto-computed) TOTAL PRICE AED 909,600
Scheme F 30% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date TOTAL PRICE AED 1,045,400	

DEVELOPER	VALIDITY
Hirat Developers	Offer No. OFR-2026-354
	Issued 04 Sep 2026
	Expires 14 Aug 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.