



J-HAUS RESIDENCE

UNIT 418

Apartment · 469 sq ft · Jumeirah Village Circle

SELLING PRICE — CUSTOM — SCHEME C

**AED 1,149,604**

Approx. USD 313,244

01 Offer Details

Prepared for the client below through the appointed brokerage

|                                                                                 |                                                                                    |
|---------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| <p>PREPARED FOR</p> <p><b>Mohammad Reza Savabi</b></p> <p>Prospective Buyer</p> | <p>ISSUED THROUGH</p> <p><b>Arshia Dehghanpour</b></p> <p>Yaghoobi Real Estate</p> |
|---------------------------------------------------------------------------------|------------------------------------------------------------------------------------|

02 Property

|                         |                                |                    |                          |
|-------------------------|--------------------------------|--------------------|--------------------------|
| PROJECT                 | COMMUNITY                      | CATEGORY           | UNIT                     |
| <b>J-Haus Residence</b> | <b>Jumeirah Village Circle</b> | <b>Residential</b> | <b>UNIT 418</b>          |
| UNIT TYPE               | SALEABLE AREA                  | REGISTRATION       | SELECTED PLAN            |
| <b>Apartment</b>        | <b>469 sq ft</b>               | <b>DLD · Oqood</b> | <b>Custom — Scheme C</b> |

03 Selected Payment Plan

|                                                                                                                                                                                                                                                                                          |                                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| <p><b>PROPOSED — SUBJECT TO DEVELOPER APPROVAL</b></p> <p>10% at booking date; 10% 2 months from booking date; 10% 5 months from booking date; 10% 8 months from booking date; 1% at handover date; 39 installments of 1.51% (quarterly) = 59%, starting 3 months from handover date</p> | <p><b>CUSTOM — SCHEME C</b></p> |
| <p>DOWN PAYMENT</p> <p><b>AED 162,944</b></p> <p>USD 44,399</p>                                                                                                                                                                                                                          |                                 |
| <p>DURING CONSTRUCTION</p> <p><b>AED 344,880</b></p> <p>USD 93,973</p>                                                                                                                                                                                                                   |                                 |
| <p>ON HANDOVER</p> <p><b>AED 11,496</b></p> <p>USD 3,132</p>                                                                                                                                                                                                                             |                                 |
| <p>INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)</p> <p><b>AED 678,268</b></p> <p>USD 184,814</p>                                                                                                                                                                               |                                 |
| <p>TOTAL PAYABLE</p> <p><b>AED 1,197,588.43</b></p> <p>USD 326,318 · incl. fees</p>                                                                                                                                                                                                      |                                 |

| DOWN PAYMENT  |                  |         |        |
|---------------|------------------|---------|--------|
| TIMING        | DESCRIPTION      | AED     | USD    |
| Booking       | DLD (4%)         | 45,984  | 12,530 |
| Booking       | Oqood            | 2,000   | 545    |
| Booking       | 10% Down payment | 114,960 | 31,324 |
| Section total |                  | 162,944 | 44,399 |

| DURING CONSTRUCTION |             |         |        |
|---------------------|-------------|---------|--------|
| TIMING              | DESCRIPTION | AED     | USD    |
| November 2026       | 10% Payment | 114,960 | 31,324 |
| February 2027       | 10% Payment | 114,960 | 31,324 |
| May 2027            | 10% Payment | 114,960 | 31,324 |
| Section total       |             | 344,880 | 93,973 |

| ON HANDOVER   |             |        |       |
|---------------|-------------|--------|-------|
| TIMING        | DESCRIPTION | AED    | USD   |
| On handover   | 1% Payment  | 11,496 | 3,132 |
| Section total |             | 11,496 | 3,132 |

| INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY) |          |         |         |
|--------------------------------------------------------|----------|---------|---------|
| INSTALMENT                                             | DUE      | AED     | USD     |
| 01                                                     | Sep 2027 | 17,391  | 4,739   |
| 02                                                     | Dec 2027 | 17,391  | 4,739   |
| 03                                                     | Mar 2028 | 17,391  | 4,739   |
| 04                                                     | Jun 2028 | 17,391  | 4,739   |
| 05                                                     | Sep 2028 | 17,391  | 4,739   |
| 06                                                     | Dec 2028 | 17,391  | 4,739   |
| 07                                                     | Mar 2029 | 17,391  | 4,739   |
| 08                                                     | Jun 2029 | 17,391  | 4,739   |
| 09                                                     | Sep 2029 | 17,391  | 4,739   |
| 10                                                     | Dec 2029 | 17,391  | 4,739   |
| 11                                                     | Mar 2030 | 17,391  | 4,739   |
| 12                                                     | Jun 2030 | 17,391  | 4,739   |
| 13                                                     | Sep 2030 | 17,391  | 4,739   |
| 14                                                     | Dec 2030 | 17,391  | 4,739   |
| 15                                                     | Mar 2031 | 17,391  | 4,739   |
| 16                                                     | Jun 2031 | 17,391  | 4,739   |
| 17                                                     | Sep 2031 | 17,391  | 4,739   |
| 18                                                     | Dec 2031 | 17,391  | 4,739   |
| 19                                                     | Mar 2032 | 17,391  | 4,739   |
| 20                                                     | Jun 2032 | 17,391  | 4,739   |
| 21                                                     | Sep 2032 | 17,391  | 4,739   |
| 22                                                     | Dec 2032 | 17,391  | 4,739   |
| 23                                                     | Mar 2033 | 17,391  | 4,739   |
| 24                                                     | Jun 2033 | 17,391  | 4,739   |
| 25                                                     | Sep 2033 | 17,391  | 4,739   |
| 26                                                     | Dec 2033 | 17,391  | 4,739   |
| 27                                                     | Mar 2034 | 17,391  | 4,739   |
| 28                                                     | Jun 2034 | 17,391  | 4,739   |
| 29                                                     | Sep 2034 | 17,391  | 4,739   |
| 30                                                     | Dec 2034 | 17,391  | 4,739   |
| 31                                                     | Mar 2035 | 17,391  | 4,739   |
| 32                                                     | Jun 2035 | 17,391  | 4,739   |
| 33                                                     | Sep 2035 | 17,391  | 4,739   |
| 34                                                     | Dec 2035 | 17,391  | 4,739   |
| 35                                                     | Mar 2036 | 17,391  | 4,739   |
| 36                                                     | Jun 2036 | 17,391  | 4,739   |
| 37                                                     | Sep 2036 | 17,391  | 4,739   |
| 38                                                     | Dec 2036 | 17,391  | 4,739   |
| 39                                                     | Mar 2037 | 17,410  | 4,744   |
| Section total                                          |          | 678,268 | 184,814 |

|                  |                                 |
|------------------|---------------------------------|
| DEVELOPER        | VALIDITY                        |
| Hirat Developers | Offer No. OFR-2026-355 · Rev. 2 |
|                  | Issued 18 Sep 2026              |
|                  | Expires 02 Oct 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.