

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No.	OFR-2026-357
Issue Date	16 Sep 2026
Valid Until	30 Sep 2026

Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 421

Apartment · 1,119 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME B

AED 1,955,500

Approx. USD 532,834

01 Offer Details

Prepared for the client below through the appointed brokerage

PREPARED FOR Javad Ahmad Falahzaghcheshm Prospective Buyer	ISSUED THROUGH AH NEGAR Averon haus real estate
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02 Property

PROJECT J-Haus Residence	COMMUNITY Jumeirah Village Circle	CATEGORY Residential	UNIT UNIT 421
UNIT TYPE Apartment	SALEABLE AREA 1,119 sq ft	REGISTRATION DLD · Oqood	SELECTED PLAN Scheme B

03 Selected Payment Plan

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
DOWN PAYMENT AED 275,770 USD 75,142	
DURING CONSTRUCTION AED 586,650 USD 159,850	
ON HANDOVER AED 29,333 USD 7,993	
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY) AED 1,143,967 USD 311,708	
TOTAL PAYABLE AED 2,035,720 USD 554,692 · incl. fees	

DOWN PAYMENT			
TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	78,220	21,313
Booking	Oqood	2,000	545
Booking	10% Down payment	195,550	53,283
Section total		275,770	75,142

DURING CONSTRUCTION			
TIMING	DESCRIPTION	AED	USD
November 2026	10% Payment	195,550	53,283
February 2027	10% Payment	195,550	53,283
May 2027	10% Payment	195,550	53,283
Section total		586,650	159,850

ON HANDOVER			
TIMING	DESCRIPTION	AED	USD
On handover	1.5% Payment	29,333	7,993
Section total		29,333	7,993

INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)			
INSTALMENT	DUE	AED	USD
01	Sep 2027	57,198	15,585
02	Dec 2027	57,198	15,585
03	Mar 2028	57,198	15,585
04	Jun 2028	57,198	15,585
05	Sep 2028	57,198	15,585
06	Dec 2028	57,198	15,585
07	Mar 2029	57,198	15,585
08	Jun 2029	57,198	15,585
09	Sep 2029	57,198	15,585
10	Dec 2029	57,198	15,585
11	Mar 2030	57,198	15,585
12	Jun 2030	57,198	15,585
13	Sep 2030	57,198	15,585
14	Dec 2030	57,198	15,585
15	Mar 2031	57,198	15,585
16	Jun 2031	57,198	15,585
17	Sep 2031	57,198	15,585
18	Dec 2031	57,198	15,585
19	Mar 2032	57,198	15,585
20	Jun 2032	57,205	15,587
Section total		1,143,967	311,708

04 Available Payment Schemes

Alternative structures for UNIT 421

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 1,772,000	SELECTED 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 1,955,500
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 2,147,900	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 1,789,900
Scheme D 20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date TOTAL PRICE AED 2,062,000	Scheme E 30% at booking date; Balance 70% at handover date (auto-computed) TOTAL PRICE AED 1,767,500
Scheme F 30% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date TOTAL PRICE AED 2,031,500	

DEVELOPER

Hirat Developers

VALIDITY

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Expires 30 Sep 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.