

Offer No.	OFR-2026-004
Issue Date	18 Aug 2026
Valid Until	01 Sep 2026

Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 420

Apartment · 635 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME B

AED 1,179,700

Approx. USD 321,444

01 Offer Details

Prepared for the client below through the appointed brokerage

ISSUED THROUGH

Bharath Raj

02 Property

PROJECT J-Haus Residence	COMMUNITY Jumeirah Village Circle	CATEGORY Residential	UNIT UNIT 420
UNIT TYPE Apartment	SALEABLE AREA 635 sq ft	REGISTRATION DLD · Oqood	SELECTED PLAN Scheme B

03 Floor Plan

Indicative layout — UNIT 420



04 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 167,158

USD 45,547

DURING CONSTRUCTION

AED 353,910

USD 96,433

ON HANDOVER

AED 17,696

USD 4,822

INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)

AED 690,125

USD 188,045

TOTAL PAYABLE

AED 1,228,888

USD 334,847 · incl. fees

DOWN PAYMENT

TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	47,188	12,858
Booking	Oqood	2,000	545
Booking	10% Down payment	117,970	32,144
Section total		167,158	45,547

DURING CONSTRUCTION

TIMING	DESCRIPTION	AED	USD
October 2026	10% Payment	117,970	32,144
January 2027	10% Payment	117,970	32,144
April 2027	10% Payment	117,970	32,144
Section total		353,910	96,433

ON HANDOVER

TIMING	DESCRIPTION	AED	USD
On handover	1.5% Payment	17,696	4,822
Section total		17,696	4,822

INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)

INSTALMENT	DUE	AED	USD
01	Aug 2027	34,506	9,402
02	Nov 2027	34,506	9,402
03	Feb 2028	34,506	9,402
04	May 2028	34,506	9,402
05	Aug 2028	34,506	9,402
06	Nov 2028	34,506	9,402
07	Feb 2029	34,506	9,402
08	May 2029	34,506	9,402
09	Aug 2029	34,506	9,402
10	Nov 2029	34,506	9,402
11	Feb 2030	34,506	9,402
12	May 2030	34,506	9,402
13	Aug 2030	34,506	9,402
14	Nov 2030	34,506	9,402
15	Feb 2031	34,506	9,402
16	May 2031	34,506	9,402
17	Aug 2031	34,506	9,402
18	Nov 2031	34,506	9,402
19	Feb 2032	34,506	9,402
20	May 2032	34,506	9,402
Section total		690,125	188,045

05 Available Payment Schemes

Alternative structures for UNIT 420

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 1,069,000

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 1,179,700

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 1,295,800

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 1,079,800

Scheme D

20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date

TOTAL PRICE AED 1,243,900

Scheme E

30% at booking date; Balance 70% at handover date (auto-computed)

TOTAL PRICE AED 1,066,300

Scheme F

30% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date

TOTAL PRICE AED 1,225,600

DEVELOPER

Hirat Developers

VALIDITY

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Expires 01 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.