



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

03 Floor Plan

Indicative layout — UNIT 420



04 Unit Plan

Indicative layout — UNIT 420



05 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

06 Available Payment Schemes

Alternative structures for UNIT 420

Scheme A	Scheme B
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)	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 1,069,000	TOTAL PRICE AED 1,179,700
Scheme C	Original Scheme
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	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 1,295,800	TOTAL PRICE AED 1,079,800
Scheme D	Scheme E
20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date	30% at booking date; Balance 70% at handover date (auto-computed)
TOTAL PRICE AED 1,243,900	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

Offer No. OFR-2026-004 · Rev. 2

Issued 18 Aug 2026

Expires 01 Sep 2026

Valid for 14 days from issue