Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No.	OFR-2026-005
Issue Date	18 Aug 2026
Valid Until	01 Sep 2026

Offer valid for 14 days from issue

J-HAUS RESIDENCE

UNIT 422

Apartment · U32 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME D

AED 2,012,500

Approx USD 548,093

01 Offer Details

Prepared for the client below through the appointed brokerage

PREPARED FOR	ISSUED THROUGH
Ishrat Prospective Buyer	AH NEGAR Averon haus real estate

02 Property

PROJECT	COMMUNITY	CATEGORY	UNIT
J-Haus Residence	Jumeirah Village Circle	Residential	UNIT 422
UNIT TYPE	**SALEABLE AREA**	**REGISTRATION**	**SELECTED PLAN**
Apartment	1,092 sq ft	DLD · Oqood	Scheme D

03 Floor Plan

Indicative layout — UNIT 422

04 Selected Payment Plan

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

Service charges waived for the first 2 years following handover

DOWN PAYMENT	INSTALLMENTS — 3 MONTHS FROM BOOKING DATE (MONTHLY)	TOTAL PAYABLE
AED 485,000 USD 132,153	AED 1,610,000 USD 438,692	AED 2,095,000 USD 570,845 · incl. fees

DOWN PAYMENT

TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	80,500	21,935
Booking	Oqood	2,000	545
Booking	20% Down payment	402,500	109,673
Section total		**485,000**	**132,153**

INSTALLMENTS — 3 MONTHS FROM BOOKING DATE (MONTHLY)

INSTALMENT	DUE	AED	USD
01	Nov 2026	20,125	5,484
02	Dec 2026	20,125	5,484
03	Jan 2027	20,125	5,484
04	Feb 2027	20,125	5,484
05	Mar 2027	20,125	5,484
06	Apr 2027	20,125	5,484
07	May 2027	20,125	5,484
08	Jun 2027	20,125	5,484
09	Jul 2027	20,125	5,484
10	Aug 2027	20,125	5,484
11	Sep 2027	20,125	5,484
12	Oct 2027	20,125	5,484
13	Nov 2027	20,125	5,484
14	Dec 2027	20,125	5,484
15	Jan 2028	20,125	5,484
16	Feb 2028	20,125	5,484
17	Mar 2028	20,125	5,484
18	Apr 2028	20,125	5,484
19	May 2028	20,125	5,484
20	Jun 2028	20,125	5,484
21	Jul 2028	20,125	5,484
22	Aug 2028	20,125	5,484
23	Sep 2028	20,125	5,484
24	Oct 2028	20,125	5,484
25	Nov 2028	20,125	5,484
26	Dec 2028	20,125	5,484
27	Jan 2029	20,125	5,484
28	Feb 2029	20,125	5,484
29	Mar 2029	20,125	5,484
30	Apr 2029	20,125	5,484
31	May 2029	20,125	5,484
32	Jun 2029	20,125	5,484
33	Jul 2029	20,125	5,484
34	Aug 2029	20,125	5,484
35	Sep 2029	20,125	5,484
36	Oct 2029	20,125	5,484
37	Nov 2029	20,125	5,484
38	Dec 2029	20,125	5,484
39	Jan 2030	20,125	5,484
40	Feb 2030	20,125	5,484
41	Mar 2030	20,125	5,484
42	Apr 2030	20,125	5,484
43	May 2030	20,125	5,484
44	Jun 2030	20,125	5,484
45	Jul 2030	20,125	5,484
46	Aug 2030	20,125	5,484
47	Sep 2030	20,125	5,484
48	Oct 2030	20,125	5,484
49	Nov 2030	20,125	5,484
50	Dec 2030	20,125	5,484
51	Jan 2031	20,125	5,484
52	Feb 2031	20,125	5,484
53	Mar 2031	20,125	5,484
54	Apr 2031	20,125	5,484
55	May 2031	20,125	5,484
56	Jun 2031	20,125	5,484
57	Jul 2031	20,125	5,484
58	Aug 2031	20,125	5,484
59	Sep 2031	20,125	5,484
60	Oct 2031	20,125	5,484
61	Nov 2031	20,125	5,484
62	Dec 2031	20,125	5,484
63	Jan 2032	20,125	5,484
64	Feb 2032	20,125	5,484
65	Mar 2032	20,125	5,484
66	Apr 2032	20,125	5,484
67	May 2032	20,125	5,484
68	Jun 2032	20,125	5,484
69	Jul 2032	20,125	5,484
70	Aug 2032	20,125	5,484
71	Sep 2032	20,125	5,484
72	Oct 2032	20,125	5,484
73	Nov 2032	20,125	5,484
74	Dec 2032	20,125	5,484
75	Jan 2033	20,125	5,484
76	Feb 2033	20,125	5,484
77	Mar 2033	20,125	5,484
78	Apr 2033	20,125	5,484
79	May 2033	20,125	5,484
80	Jun 2033	20,125	5,484
Section total		**1,610,000**	**438,692**

05 Available Payment Schemes

Alternative structures for UNIT 422

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 1,729,500**

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; 39 installments of 2.163% (quarterly) = 84.3%, starting 3 months from handover date

TOTAL PRICE **AED 1,908,600**

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 2,096,400**

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 1,747,000**

Scheme D — SELECTED

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

TOTAL PRICE **AED 2,012,500**

Scheme E

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

TOTAL PRICE **AED 1,725,200**

Scheme F

35% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date

TOTAL PRICE **AED 1,982,800**

DEVELOPER

Hirat Developers

VALIDITY

Offer No. OFR-2026-005
Issued 18 Aug 2026
Expires 01 Sep 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 transactions are governed by UAE Dubai law. USD figures are approximate and for reference only. This document does not constitute a contract or an obligation to sell.