Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No.	OFR-2026-099 · Rev. 3
Issue Date	31 Aug 2026
Valid Until	14 Sep 2026

• Offer valid for 14 days from issue

J-HAUS RESIDENCE

UNIT 209

Apartment · 1,476 sq ft · Jumeirah Village Circle

SELLING PRICE — CUSTOM — SCHEME D

AED 3,491,158

Approx. USD 951,269

01 Offer Details

Prepared for the client below through the appointed brokerage

PREPARED FOR

Seyyed Hassan Khatibi

Prospective Buyer

ISSUED THROUGH

LR Asal Tabandeh

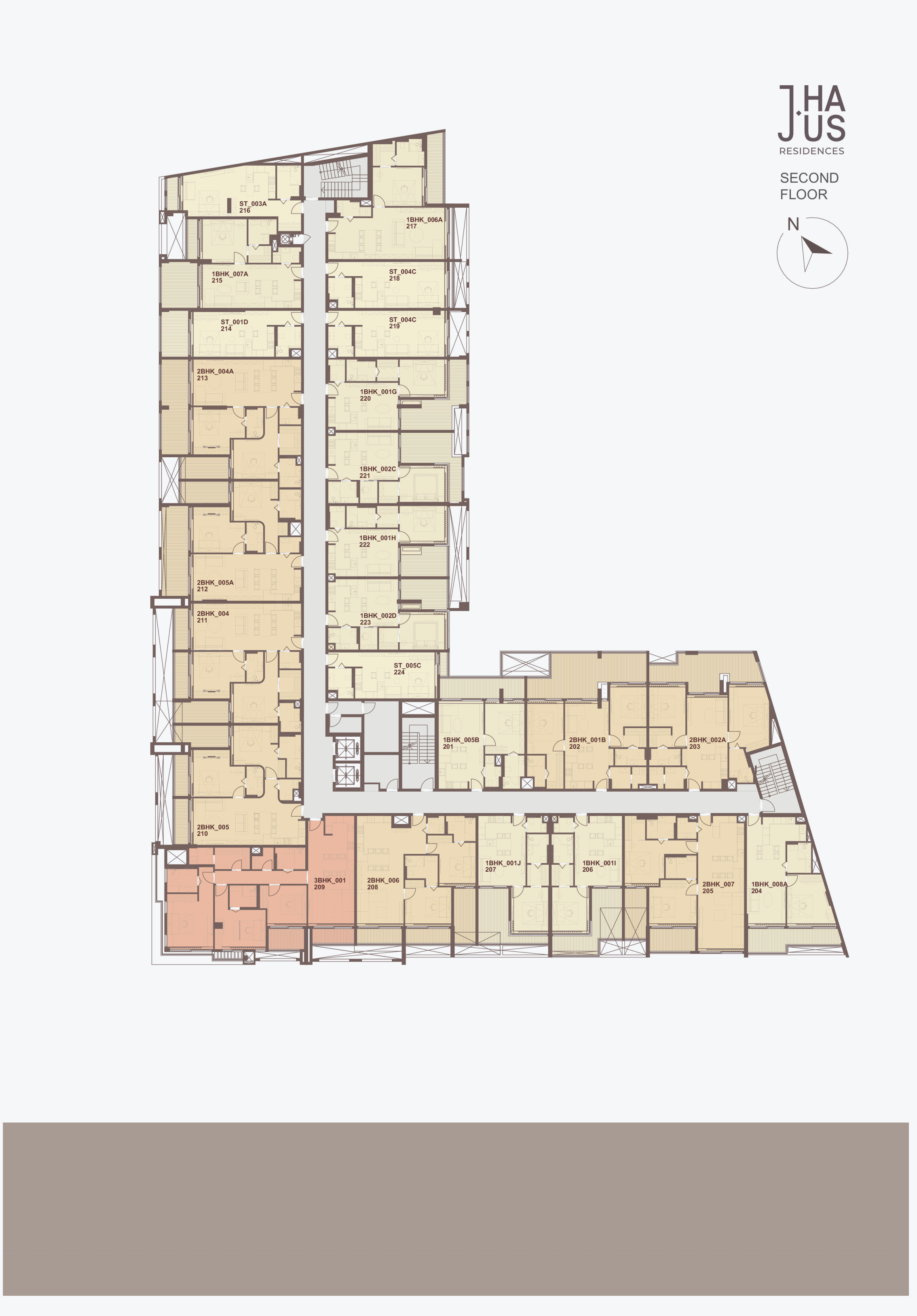
LIAM REAL ESTATE LLC

02 Property

PROJECT	COMMUNITY	CATEGORY	UNIT
J-Haus Residence	Jumeirah Village Circle	Residential	UNIT 209
UNIT TYPE	**SALEABLE AREA**	**REGISTRATION**	**SELECTED PLAN**
Apartment	1,476 sq ft	DLD · Oqood	Custom — Scheme D

03 Floor Plan

Indicative layout — UNIT 209



04 Unit Plan

Indicative layout — UNIT 209

05 Selected Payment Plan

PROPOSED — SUBJECT TO DEVELOPER APPROVAL

CUSTOM — SCHEME D

3% at booking date; 2% 1 months from booking date; 2% 2 months from booking date; 2% 3 months from booking date; 2% 4 months from booking date; 2% 5 months from booking date; 2% 6 months from booking date; 2% 7 months from booking date; 2% 8 months from booking date; 1% 9 months from booking date; 40 installments of 2.00% (quarterly) = 80%, starting from handover date

Service charges waived for the first 2 years following handover

DOWN PAYMENT	DURING CONSTRUCTION	INSTALLMENTS — FROM HANDOVER DATE (QUARTERLY)	TOTAL PAYABLE
AED 176,558	AED 593,497	AED 2,792,926	AED 3,562,981
USD 48,108	USD 161,716	USD 761,015	USD 970,840 · incl. fees

DOWN PAYMENT

TIMING	DESCRIPTION	AED	USD
Booking	DLD (2%)	69,823	19,025
Booking	Oqood	2,000	545
Booking	3% Down payment	104,735	28,538
Section total		**176,558**	**48,108**

DURING CONSTRUCTION

TIMING	DESCRIPTION	AED	USD
September 2026	2% Payment	69,823	19,025
October 2026	2% Payment	69,823	19,025
November 2026	2% Payment	69,823	19,025
December 2026	2% Payment	69,823	19,025
January 2027	2% Payment	69,823	19,025
February 2027	2% Payment	69,823	19,025
March 2027	2% Payment	69,823	19,025
April 2027	2% Payment	69,823	19,025
May 2027	1% Payment	34,912	9,513
Section total		**593,497**	**161,716**

INSTALLMENTS — FROM HANDOVER DATE (QUARTERLY)

INSTALMENT	DUE	AED	USD
01	Jun 2027	69,823	19,025
02	Sep 2027	69,823	19,025
03	Dec 2027	69,823	19,025
04	Mar 2028	69,823	19,025
05	Jun 2028	69,823	19,025
06	Sep 2028	69,823	19,025
07	Dec 2028	69,823	19,025
08	Mar 2029	69,823	19,025
09	Jun 2029	69,823	19,025
10	Sep 2029	69,823	19,025
11	Dec 2029	69,823	19,025
12	Mar 2030	69,823	19,025
13	Jun 2030	69,823	19,025
14	Sep 2030	69,823	19,025
15	Dec 2030	69,823	19,025
16	Mar 2031	69,823	19,025
17	Jun 2031	69,823	19,025
18	Sep 2031	69,823	19,025
19	Dec 2031	69,823	19,025
20	Mar 2032	69,823	19,025
21	Jun 2032	69,823	19,025
22	Sep 2032	69,823	19,025
23	Dec 2032	69,823	19,025
24	Mar 2033	69,823	19,025
25	Jun 2033	69,823	19,025
26	Sep 2033	69,823	19,025
27	Dec 2033	69,823	19,025
28	Mar 2034	69,823	19,025
29	Jun 2034	69,823	19,025
30	Sep 2034	69,823	19,025
31	Dec 2034	69,823	19,025
32	Mar 2035	69,823	19,025
33	Jun 2035	69,823	19,025
34	Sep 2035	69,823	19,025
35	Dec 2035	69,823	19,025
36	Mar 2036	69,823	19,025
37	Jun 2036	69,823	19,025
38	Sep 2036	69,823	19,025
39	Dec 2036	69,823	19,025
40	Mar 2037	69,823	19,025
Section total		**2,792,926**	**761,015**

DEVELOPER

Hirat Developers

VALIDITY

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Issued 31 Aug 2026

Expires 14 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 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.