Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No.	OFR-2026-271 · Rev. 2
Issue Date	04 Sep 2026
Valid Until	18 Sep 2026

+ Offer valid for 14 days from issue

J-HAUS RESIDENCE

UNIT 418

Apartment · 469 sq ft · Jumeirah Village Circle

SELLING PRICE — CUSTOM — SCHEME C

AED 1,149,634

Approx. USD 313,252

01 Offer Details

Prepared for the client below through the appointed brokerage

PREPARED FOR	ISSUED THROUGH
Mohammad Reza Savabi Prospective Buyer	YR Arshia Dehghanpour YAGHOOBI REAL ESTATE

02 Property

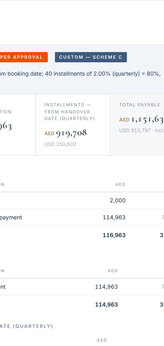
PROJECT	COMMUNITY	CATEGORY	UNIT
J-Haus Residence	Jumeirah Village Circle	Residential	UNIT 418
UNIT TYPE	**SALEABLE AREA**	**REGISTRATION**	**SELECTED PLAN**
Apartment	469 sq ft	DLD · Oqood	Custom — Scheme C

03 Floor Plan

Indicative layout — UNIT 418

04 Unit Plan

Indicative layout — UNIT 418



05 Selected Payment Plan

PROPOSED — SUBJECT TO DEVELOPER APPROVAL | CUSTOM — SCHEME C

10% at booking date; 10% 10 months from booking date; 40 installments of 2.00% (quarterly) = 80%, starting from handover date

DOWN PAYMENT	DURING CONSTRUCTION	INSTALLMENTS — FROM HANDOVER DATE (QUARTERLY)	TOTAL PAYABLE
AED 116,963 USD 31,870	AED 114,963 USD 31,325	AED 919,708 USD 250,602	AED 1,151,634 USD 313,797 · incl. fees

DOWN PAYMENT

TIMING	DESCRIPTION	AED	USD
Booking	Oqood	2,000	545
Booking	10% Down payment	114,963	31,325
Section total		**116,963**	**31,870**

DURING CONSTRUCTION

TIMING	DESCRIPTION	AED	USD
July 2027	10% Payment	114,963	31,325
Section total		**114,963**	**31,325**

INSTALLMENTS — FROM HANDOVER DATE (QUARTERLY)

INSTALMENT	DUE	AED	USD
01	Jun 2027	22,993	6,265
02	Sep 2027	22,993	6,265
03	Dec 2027	22,993	6,265
04	Mar 2028	22,993	6,265
05	Jun 2028	22,993	6,265
06	Sep 2028	22,993	6,265
07	Dec 2028	22,993	6,265
08	Mar 2029	22,993	6,265
09	Jun 2029	22,993	6,265
10	Sep 2029	22,993	6,265
11	Dec 2029	22,993	6,265
12	Mar 2030	22,993	6,265
13	Jun 2030	22,993	6,265
14	Sep 2030	22,993	6,265
15	Dec 2030	22,993	6,265
16	Mar 2031	22,993	6,265
17	Jun 2031	22,993	6,265
18	Sep 2031	22,993	6,265
19	Dec 2031	22,993	6,265
20	Mar 2032	22,993	6,265
21	Jun 2032	22,993	6,265
22	Sep 2032	22,993	6,265
23	Dec 2032	22,993	6,265
24	Mar 2033	22,993	6,265
25	Jun 2033	22,993	6,265
26	Sep 2033	22,993	6,265
27	Dec 2033	22,993	6,265
28	Mar 2034	22,993	6,265
29	Jun 2034	22,993	6,265
30	Sep 2034	22,993	6,265
31	Dec 2034	22,993	6,265
32	Mar 2035	22,993	6,265
33	Jun 2035	22,993	6,265
34	Sep 2035	22,993	6,265
35	Dec 2035	22,993	6,265
36	Mar 2036	22,993	6,265
37	Jun 2036	22,993	6,265
38	Sep 2036	22,993	6,265
39	Dec 2036	22,993	6,265
40	Mar 2037	22,981	6,262
Section total		**919,708**	**250,602**

DEVELOPER

Hirat Developers

VALIDITY

Offer No. OFR-2026-271 · Rev. 2

Issued 04 Sep 2026

Expires 18 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.