

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No. **OFR-2025-276 · Rev. 3**

Issue Date **11 Sep 2026**

Valid Until **25 Sep 2026**

Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 322

Apartment · 639 sq ft · Jumeirah Village Circle

SELLING PRICE — CUSTOM — SCHEME B

AED 1,086,900

Approx. USD 296,158

01 Offer Details

Prepared for the client below through the appointed brokerage

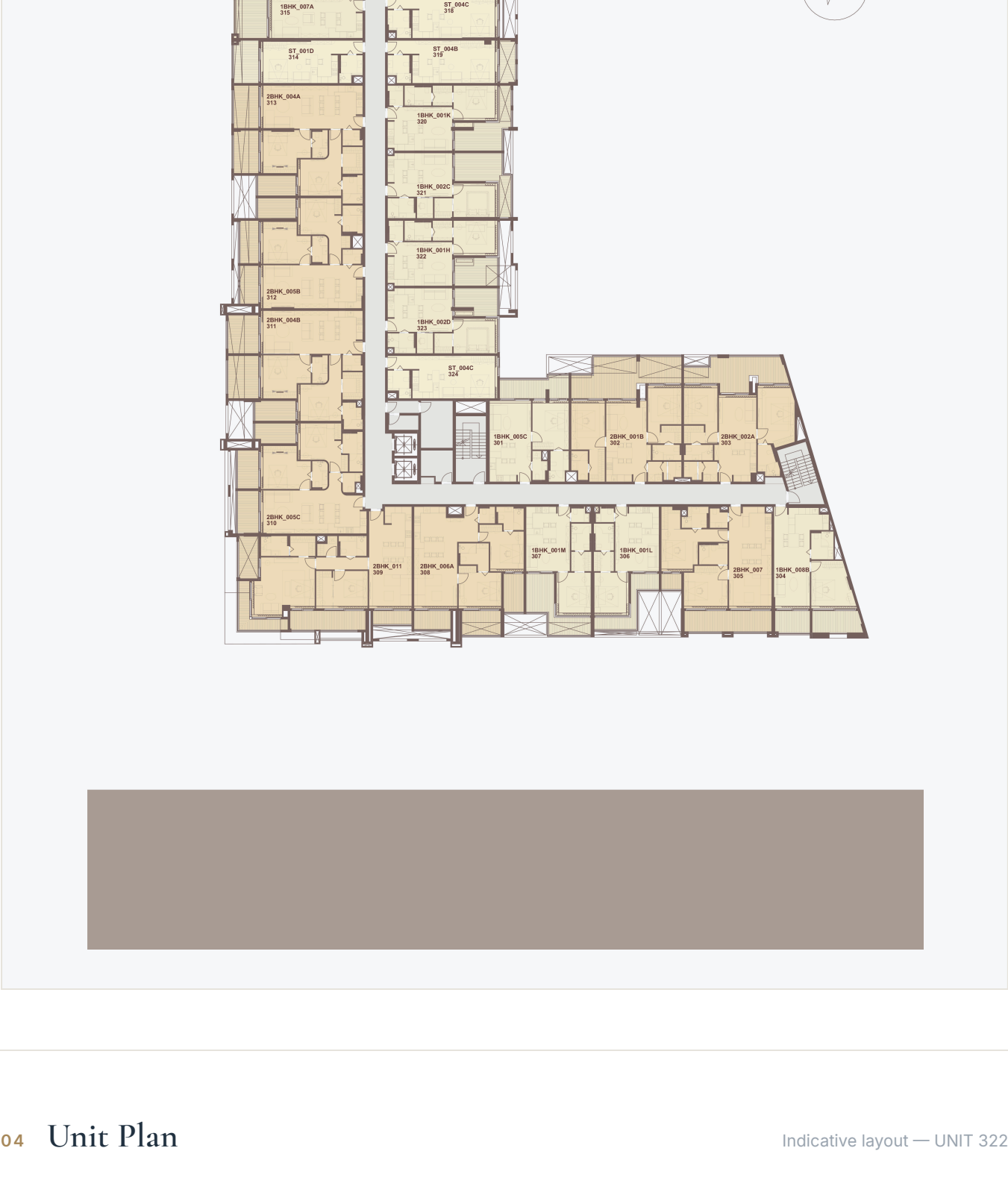
PREPARED FOR Umar Bashir Bashir Ahmad Prospective Buyer	ISSUED THROUGH HR Christina Coronado Condino HARBOR REAL ESTATE BROKER L.L.C
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02 Property

PROJECT	COMMUNITY	CATEGORY	UNIT
J-Haus Residence	Jumeirah Village Circle	Residential	UNIT 322
UNIT TYPE	SALEABLE AREA	REGISTRATION	SELECTED PLAN
Apartment	639 sq ft	DLD · Oqood	Custom — Scheme B

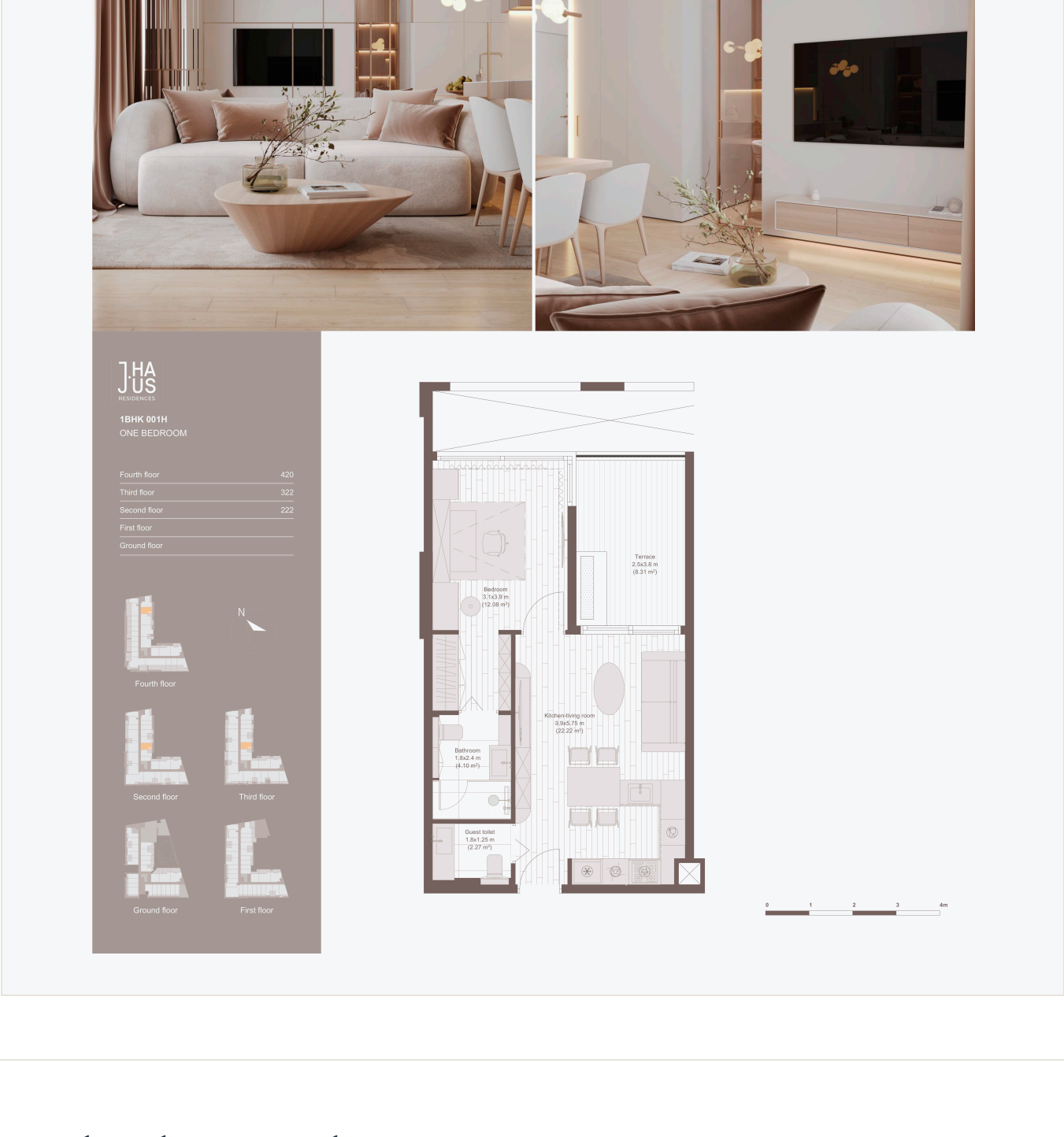
03 Floor Plan

Indicative layout — UNIT 322



04 Unit Plan

Indicative layout — UNIT 322



05 Selected Payment Plan

PROPOSED — SUBJECT TO DEVELOPER APPROVAL		CUSTOM — SCHEME B	
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10% at booking date; 10% 2 months from booking date; 10% 5 months from booking date; 10% 8 months from booking date; 60 installments of 1.00% (monthly) = 60%, starting from handover date

DOWN PAYMENT	DURING CONSTRUCTION	INSTALLMENTS — FROM HANDOVER DATE (MONTHLY)	TOTAL PAYABLE
AED 154,166 USD 42,007	AED 326,070 USD 88,847	AED 652,140 USD 177,695	AED 1,132,376 USD 308,549 - incl. fees

DOWN PAYMENT			
TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	43,476	11,846
Booking	Oqood	2,000	545
Booking	10% Down payment	108,690	29,616
Section total		154,166	42,007

DURING CONSTRUCTION			
TIMING	DESCRIPTION	AED	USD
November 2026	10% Payment	108,690	29,616
February 2027	10% Payment	108,690	29,616
May 2027	10% Payment	108,690	29,616
Section total		326,070	88,847

INSTALLMENTS — FROM HANDOVER DATE (MONTHLY)			
INSTALMENT	DUE	AED	USD
01	Jun 2027	10,869	2,962
02	Jul 2027	10,869	2,962
03	Aug 2027	10,869	2,962
04	Sep 2027	10,869	2,962
05	Oct 2027	10,869	2,962
06	Nov 2027	10,869	2,962
07	Dec 2027	10,869	2,962
08	Jan 2028	10,869	2,962
09	Feb 2028	10,869	2,962
10	Mar 2028	10,869	2,962
11	Apr 2028	10,869	2,962
12	May 2028	10,869	2,962
13	Jun 2028	10,869	2,962
14	Jul 2028	10,869	2,962
15	Aug 2028	10,869	2,962
16	Sep 2028	10,869	2,962
17	Oct 2028	10,869	2,962
18	Nov 2028	10,869	2,962
19	Dec 2028	10,869	2,962
20	Jan 2029	10,869	2,962
21	Feb 2029	10,869	2,962
22	Mar 2029	10,869	2,962
23	Apr 2029	10,869	2,962
24	May 2029	10,869	2,962
25	Jun 2029	10,869	2,962
26	Jul 2029	10,869	2,962
27	Aug 2029	10,869	2,962
28	Sep 2029	10,869	2,962
29	Oct 2029	10,869	2,962
30	Nov 2029	10,869	2,962
31	Dec 2029	10,869	2,962
32	Jan 2030	10,869	2,962
33	Feb 2030	10,869	2,962
34	Mar 2030	10,869	2,962
35	Apr 2030	10,869	2,962
36	May 2030	10,869	2,962
37	Jun 2030	10,869	2,962
38	Jul 2030	10,869	2,962
39	Aug 2030	10,869	2,962
40	Sep 2030	10,869	2,962
41	Oct 2030	10,869	2,962
42	Nov 2030	10,869	2,962
43	Dec 2030	10,869	2,962
44	Jan 2031	10,869	2,962
45	Feb 2031	10,869	2,962
46	Mar 2031	10,869	2,962
47	Apr 2031	10,869	2,962
48	May 2031	10,869	2,962
49	Jun 2031	10,869	2,962
50	Jul 2031	10,869	2,962
51	Aug 2031	10,869	2,962
52	Sep 2031	10,869	2,962
53	Oct 2031	10,869	2,962
54	Nov 2031	10,869	2,962
55	Dec 2031	10,869	2,962
56	Jan 2032	10,869	2,962
57	Feb 2032	10,869	2,962
58	Mar 2032	10,869	2,962
59	Apr 2032	10,869	2,962
60	May 2032	10,869	2,962
Section total		652,140	177,695

DEVELOPER

Hirat Developers

VALIDITY

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Issued 11 Sep 2026

Expires 25 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.