

JCW

DESIGNER VILLAS

PHASE-8, BAHRIA TOWN,
RAWALPINDI



JCW GROUP PAKISTAN

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Smart Living Smart Designing

JCW Group believes in providing perfection and excellence in every housing & construction project. We are offering residential project on turn-key basis with Smart Automation and solar system. Our project proposal for the construction of JCW Villas in Bahria Town Rawalpindi is as under:

JCW Designer Villas - Launching in Bahria Town Phase 8

PROJECT-1	10 Marla - Sector F	PRICE-INSTALMENT	COMPLETION TIME
LOCATION	F3-01 Street # 1	26,500,000.00	22 months
PROJECT-2	7 Marla - Usman Block	PRICE-INSTALMENT	COMPLETION TIME
LOCATION	197 Street # 9	16,500,000.00	18 months
LOCATION	198 Street # 9	16,500,000.00	18 months
PROJECT-3	6 Marla - Sector M	PRICE-INSTALMENT	COMPLETION TIME
LOCATION	715 Street # 26	14,500,000.00	18 months
LOCATION	896 Street # 26	14,500,000.00	18 months
PROJECT-4	5 Marla - Sector M	PRICE-INSTALMENT	COMPLETION TIME
LOCATION	716 Street # 26	13,500,000.00	18 months
LOCATION	717 Street # 26	13,500,000.00	18 months
LOCATION	516 Street # 15	12,500,000.00	18 months





JCW DESIGNER VILLA 10 MARLA, F3-01 ON INSTALMENT



JCW DESIGNER VILLA

F3-01, BOULEVARD, BACK OPEN INFRONT OF GARDEN AND MOSQUE,
SECTOR F3, PHASE-8, BAHRIA TOWN RAWALPINDI

PAYMENT OPTION

SCHEDULE OF PAYMENT BV CATEGARY JCW VILLA 01, F3, PHASE 8, BAHRIA TOWN.

DESCRIPTION	DUE PAYMENT	REMARKS
APPLICATION PROCESSING FEE	10,000	Non refundable
DOWN PAYMENT-1 st	3,500,000	Within two week times after the receipt of confirmation letter
DOWN PAYMENT-2 nd	3,500,000	Within two month after the payment of 1st down payment
6 x QUATERLY INSTALMENT	2,785,000	Within three months after the deposit of last payment
POSSESSION	2,790.000	Key will be handed over after payment of possession
TOTAL VILLA COST	26,510,000	Key will be Handed Over After the Receipt of last Payment.

Note: 1: Plot transfer on purchaser name soon after the receipt of 1st quarterly instalment

2: Plot transfer cost on purchaser account.

3: Purchaser has choice to pay monthly instalments instead of quarterly basis by making total 18 instalments.

4: Key will be handed over to purchaser upon last payment.





JCW DESIGNER VILLA 7 MARLA , ON INSTALMENT



JCW DESIGNER VILLA 197 & 198 USMAN BLOCK, PHASE 8, SAFARI VALLEY BAHRIA TOWN, RAWALPINDI

PAYMENT OPTION

DESCRIPTION	DUE PAYMENT	REMARKS
APPLICATION PROCESSING FEE	10,000	Non refundable
DOWN PAYMENT-1 st	2,500,000	Within two week times after the receipt of confirmation letter
DOWN PAYMENT-2 nd	2,500,000	Within two month after the payment of 1st down payment
5 x QUATERLY INSTALMENT	1,920,000	Within three months after the deposit of last payment
POSSESSION	1,920,000	Key will be handed over after payment of possession
TOTAL VILLA COST	16,530,000	Key will be Handed Over After the Receipt of last Payment.

- Note: 1: Plot transfer on purchaser name soon after the receipt of 1st quarterly instalment
 2: Plot transfer cost on purchaser account.
 3: Purchaser has choice to pay monthly instalments instead of quarterly basis by making total 15 instalments.
 4: Key will be handed over to purchaser upon last payment





JCW DESIGNER VILLA 6 MARLA BV CORNER, ON INSTALMENT



JCW DESIGNER VILLA

896 BV CORNER, 715 DEAD CORNER/BV, BACK OPEN, M BLOCK,
PHASE-8, BAHRIA TOWN, RAWALPINDI

PAYMENT OPTION

DESCRIPTION	DUE PAYMENT	REMARKS
APPLICATION PROCESSING FEE	10,000	Non refundable
DOWN PAYMENT-1 st	2,500,000	Within two week times after the receipt of confirmation letter
DOWN PAYMENT-2 nd	2,500,000	Within two month after the payment of 1st down payment
5 th x QUATERLY INSTALMENT	1,585,000	Within three months after the deposit of last payment
POSSESSION	1,565,000	Key will be handed over after payment of possession
TOTAL VILLA COST	14,500,000	Key will be Handed Over After the Receipt of last Payment.

- Note: 1: Plot transfer on purchaser name soon after the receipt of 1st quarterly instalment
- 2: Plot transfer cost on purchaser account.
- 3: Purchaser has choice to pay monthly instalments instead of quarterly basis by making total 15 instalments.
- 4: key will be handed over last payment.





JCW DESIGNER VILLA 5 MARLA BV , ON INSTALMENT



JCW DESIGNER VILLA

M-716 &717 , 5-MARLA, BOULEVARD, BACK SIDE OPEN WITH GREEN AREA , M-BLOCK, PHASE-8,BAHRIA TOWN, RAWALPINDI

PAYMENT OPTION

DESCRIPTION	DUE PAYMENT	REMARKS
APPLICATION PROCESSING FEE	10,000	Non refundable
DOWN PAYMENT-1 st	2,250,000	Within two week times after the receipt of confirmation letter
DOWN PAYMENT-2 nd	2,250,000	Within two month after the payment of 1st down payment
5 th x QUATERLY INSTALMENT	1,500,000	Within three months after the deposit
POSSESSION	1,500,000	Key will be handed over after payment of possession
TOTAL VILLA COST	13,510,000	Key will be Handed Over After the Receipt of last Payment.

- Note: 1: Plot transfer on purchaser name soon after the receipt of 1st quarterly instalment
 2: Plot transfer cost on purchaser account.
 3: Purchaser has choice to pay monthly instalments instead of quarterly basis by making total 15 instalments.
 4: Key will be handed over to purchaser upon last payment.



JCW DESIGNER VILLA 5 MARLA , ON INSTALMENT



JCW DESIGNER VILLA

516 GENERAL CATEGORY PLOT, M BLOCK, PHASE-8,
BAHRIA TOWN, RAWALPINDI

PAYMENT OPTION

DESCRIPTION	DUE PAYMENT	REMARKS
APPLICATION PROCESSING FEE	10,000	Non refundable
DOWN PAYMENT-1 st	2,000,000	Within two week times after the receipt of confirmation letter
DOWN PAYMENT-2 nd	2,000,000	Within two month after the payment of 1st down payment
5 th x QUATERLY INSTALMENT	1,410,000	Within three months after the deposit
POSSESSION	1,450,000	Kay will be handed over after payment of possession
TOTAL VILLA COST	12,510,000	Key will be Handed Over After the Receipt of last Payment.

- Note: 1: Plot transfer on purchaser name soon after the receipt of 1st quarterly instalment
 2: Plot transfer cost on purchaser account.
 3: Purchaser has choice to pay monthly instalments instead of quarterly basis by making total 15 instalments.
 4: Key will be handed over to purchaser upon payment



BUILDING STRUCTURE

BRICKS:	AWWAL QUALITY BRICK Rs. 1200-1250 PER 1000 BRICKS
SAND:	GHAZI/LAWRENCEPUR MAX Rs.25000/2000 PER DAMPER
CRUSH:	MARGALLA MAX Rs.35000 PER DAMPER
STEEL:	ZAK/HAROON STEEL-G40 GRID
CEMENT:	BESTWAY/ASKARI/FUJI.
TERMITE PROOFING:	COMPLETE TERMITE TREATMENT, ONE SPRAY ON INITIAL STAGE BEFORE BED AND 2ND ONE BEFORE MUD FILLING
BUILDING BED:	AS PER STRUCTURE DRAWINGS, IF REQUIRED
FOUNDATION.PLINTH BEAMS:	AS PER STRUCTURE DRAWINGS
SLAB/LINTEL POURING:	RCC MAX 6" THICK AS PER DRAWINGS
REINFORCEMENT/STEEL IN SLAB/BEAMS/COLUMNS/FOUNDATION:	AS PER STRUCTURE DRAWINGS
FLOOR P.C.C:	1:3:6 BY FOLLOWING ARCHITECT INSTRUCTION
BRICK WORK 9"/4.5" SUPER STRUCTURE:	AS PER DRAWINGS 1:5/1:4
UGWT/UGST/OHWT:	RCC. ALL TANK OUTSIDE INSIDE WITH CHIPS PLASTER MAKING WATER PROOF.
SEWRAGE/RAIN WATER MAIN HOLE	R.C.C
R.C.C IN SLAB:	1:2:4
COMPLETE SHUTTERING:	PLYWOOD
WATER PROOFING AT ROOF TOP:	2/2 BOX FILLED WITH 8 NO. CHIPS AFTER WATERPROOF CHEMICAL SPRAY ON ROOF.
PLASTER INTERIOR/EXTERIOR:	1:4/1:4
FLOORING HARDCORE:	AS PER DRAWINGS
ELECTRIC WIRING	ALL PIPE CONCEALED AND BRICK CUTTING WILL BE WITH GRINDER AND BEFORE PLASTER. ALL FIXING WILL BE ACCORDING TO DRAWINGS.
PLUMBING WORK.	WELL BEFORE THE COMPECTION OF FLOOR.
RETAINING WALLS	9" THICK R.C.C 1:2:4 WITH ADMIXTURE RETAINING WALLS, REINFORCEMENT AS PER STRUCTURAL / ARCHITECTURAL DRAWINGS.
DAMP PROOFING:	PLINTH BEAM AS PER DRAWINGS IF REQUIRED.
SUPER STRUCTURE:	<ul style="list-style-type: none"> 9" THICK MASONRY FOR LOAD BEARING WALLS WITH A CLASS BRICKS SET IN 1:5 CEMENT: SAND MORTAR. 4" THICK BRICK MASONRY MORTER RATIO WILL BE 1:4. COLUMNS/BEAM FOR FRAME AS PER WORKING DRAWINGS. HEIGHT OF THE ROOMS AND BATHROOMS AND OTHERS AS PER DRAWINGS. MARGALA CRUSH,ZAK/HAROON STEEL MADE GRADE 40 DEFORMED,LAWRANCEPUR SAND WILL BE USED FOR ENTIRE PROJECT. ANY THING OVER AND ABOVE DRAWINGS WILL HAVE ADDITIONAL COST.
PLASTER:	<ul style="list-style-type: none"> ALL INTERNAL/EXTERNAL PLASTER WORK ON WALLS SHALL BE 1:4 CEMENT SAND MORTAR. ALL CEILING WILL HAVE PROPER DESIGN CEILING IN PLASTER OF PARIS. ALL SMOOTH BRICK AND CONCRETE SURFACES WILL BE TREATED WITH RICH CEMENT RENDERING PRIOR TO PLASTER. THICKNESS OF ALL PLASTER WORK WILL BE 1/2" TO 3/4" IN GENERAL. ALL MANHOLES AND SEPTIC TANK WILL BE PLASTERED WITH MIXTURE OF THIN TERRAZZO, SAND AND CEMENT. FOR PLASTER LARNSPUR/GHAZI SAND WILL BE USED.
FLOORING WORK:	<ul style="list-style-type: none"> THE PLINTH OF THE HOUSE AS PER STRUCTURAL DRAWINGS.
ELECTRIFICATION	<ul style="list-style-type: none"> CONCEALED ELECTRIC PVC CONDUIT PIPING (3/4 GENERAL AND 1" FOR MAINS) AS IN DRAWING WILL BE LAID IN WALLS ROOD SLAB AND FLOOR AS REQUIRED. LIGHT AND WALL BOXES OF GOOD QUALITY WILL BE FIXED, THE CONDUIT MAKE WILL BE OF TOP QUALITY/MASTER OR EQUIVALENT. DB (DISTRIBUTION BOX) WILL BE SEPARATE FOR EACH FLOOR IN SIZE AS MENTIONED IN ELECTRIC DRAWINGS
PLUMBING	<p>GAS:</p> <ul style="list-style-type: none"> 1 GAS POINTS IN EACH KITCHEN 2 GAS POINTS FOR WATER GEYSERS, 1 POINT FOR EACH INSTANT GEASER. 1 GAS POINT IN LIVING ROOM, DRAWING ROOM AND EACH BEDROOM AS PER DRAWING. 1 POINT FOR SERVANT QUARTER. PIPING MATERIAL WILL BE PPRC PIPES 25 MM ALL INSIDE WHERE AS OUTSIDE WILL BE IIL GI PIPE FOR GAS ONLY.

BUILDING STRUCTURE

WATER SUPPLY:	<ul style="list-style-type: none"> INSIDE BUILDING ALL PIPING SHALL BE PPRC AND OPEN PIPE (IF SUGGESTED IN DRAWINGS) WILL BE OF GI PIPE. MAIN LINE FROM GAS METER TO KITCHEN AND GEASER WILL BE OF GI FROM IIL KARACHI AND WATER CONNECTION FROM MAIN LINE TO OUTER SIDE OF ALL ROOMS WILL ALSO BE GI MADE OF IIL KARACHI. HOT WATER PIPING WILL BE FOR TWO GEASER FOR TWO FLOORS. INSTANT GEYSER PIPING WILL ALSO BE PROVIDED FOR EACH WASHROOM.
SEWERAGE SYSTEM;	<ul style="list-style-type: none"> ALL DRAIN PIPES IN WALL WILL BE FIXED AS SHOWN IN DRAWINGS OR AS PER ON-SITE REQUIRMENT. ALL VERTICAL AND HORIZONTAL PIPE OF DRAIN AND SEWER WILL BE OF PVC, MASTER FIT OR EQUIVALENT (A CLASS) WILL BE USED FOR ALL 2" TO 6" DIAMETER PIPES AS SHOWN IN PLUMBING DRAWINGS MAIN SEWERAGE PIPE SHALL BE 6" OR AS PER PLUMBING DRAWINGS PLACED ON WELL COMPACTED PCC SURFACE ALL MAIN HOLES TO BE MADE OF RCC WITH TERRAZZO/CHIPS MIXED PLASTER. SIZE OF THE MAIN HOLE WILL BE AS PER PLUMBING DRAWINGS. SEPTIC TANK SHALL BE CONSTRUCTED AS PER DRAWINGS AND GIVEN SPEC.
CEILING	ALL HOUSE WILL HAVE PROPER DESIGNED PLASTER OF PARIS CEILING WITH PROPER LIGHT PROVISION.
MARBLE SLABS AT WINDOW SILLS:	YES
PARAPETS	R.C.C

NOTE

- 1) Cost Price of Proposed Villa will be effected if there is drastic Change in Raw Material which will be paid by the Purchaser if required.
- 2) At the time of Villa Transfer to Purchaser Name, All Expenses of transfer will be paid By the Purchaser.



FINISHING

WINDOW:	ALMUNIUM WINDOW WITH GLASS (Ghani Glass)			
SAFTY GRILLS INSIDE WINDOW	1.2 MM THICK SQUARE MILD STEEL PIPE WITH HIGH GRADE PAINT FINISH			
STAIRS	TOP QUALITY MARBLE/GRAYNITE TILES FINISH			
STAIRS GRILL	STEEL GRILL WITH CLASSIC/MODERN DESIGN PATTERN FINISH.			
DOORS/DOORS JUMP:	IMPORTED SOLID SEASONED WOOD OUTER MAIN DOOR , ALL INTERNAL DOORS WILL BE ENGINEERED DOORS WITH SOLID WOOD CORE,BATHROOM AND MUMTY DOORS WILL BE WATER PROOF.DOORS JUMPS WILL BE MADE WITH STEEL SHEET WITH DOORS MATCHING FINISH. WITH IMPORTED LOCK AND HINGES.			
WARDROBES:	FIRST QUALITY LAMINATED PARTICLE BOARD BODY AND DOORS/DRAWERS FACE WITH HIGH GLASS LAMINATED MDF. WITH IMPORTED HINGES AND FITTINGS			
KITCHEN:	FIRST QUALITY LAMINATED PARTICLE BOARD BODY AND DOORS/DRAWERS FACE WITH UV HIGH GLASS QUOTED MDF. IMPORTED EXHAUST HOOD AND TOP QUALITY COOKING RANGE. WITH IMPORTED HINGES AND FITTINGS. TOP WITH 1ST QUALITY MATERIAL (EPOXY OR MARBLE)			
BATHROOM	WITH HIGH QUALITY TILES,MASTER OR IMPORTED SANITARY FITTINGS, MARBLE VENITY AND PORTA PARTS.			
LIGHTING	ALL HOUSE WITH SMD LIGHT AND IMPORTED CHANDELIER AS PER DRAWINGS			
ELECTRIC SWITCHES	A GRADE ELECTRIC SWITCHES			
FANS	PAK FANS/GFC FANS			
EXHAUST FAN	PAK FANS/GFC FANS			
ELECTRIC WIRES	FAST/PAKISTAN CABLES/NEWAGE etc, etc			
WATER MOTOR	1 HP LOCAL MADE			
FRONT ELEVATION	AS PER APPROVED DRAWINGS			
TILES:	HIGH QUALITY TILES			
GRAYNITE:	TOP QUALITY GRAYNITE WHERE REQUIRED AS PER DRAWINGS			
MARBLE	TOP QUALITY MARBLE WHERE REQUIRED AS PER DRAWINGS.			
WHITE WASH INTERIOR:	COMPLETE HOUSE WITH ICI/BURGER PAINT FINISH			
WHITE WASH OUT SIDE:	COMPLETE OUTER STRUCTUIRE WITH FIRST QUALITY PAINT FINISH AS PER ARCHITECT DIRECTIONS			
OUTSIDE PASSAGE.	COMPLETE FINISH WITH MOSAIC CHIPS DESIGN FINISH			
ALL OTHERS	AS PER DRAWING			
SOLAR NET METERING SYSTEM	COST OF SOLAR NET METERING SYSTEM IS NOT PART OF THE PROJECT. IF CLIENT WANTS THEN THIS WILL BE DONE AS EXTRA COST PRICE MAY VARY SUBJECT TO ACTUAL MARKET SITUATION 15 KW-Rs: 13,50,000, 10 KW-Rs; 9,25,000.00, 5 KW-Rs:600,000.00			
JCW SMART HOUSE PACKAGE.	EXTRA COST:			
	TYPE	5 MARLAH	7 MARLAH	10 MARLAH
	EXECUTIVE	370,000	450,000	550,000
	STANDARED	190,000	220,000	280,000

JCW DESIGNER VILLA BOOKING FORM

(Use CAPITAL Letters only)

PASSPORT SIZE PICTURE

Pl. select desired preferred choice villa A (only one option is allowed)

F2-185 F3-01 Usm-197 Usm-198 M-715 M-716 M-717 M-771 M-516 M-896

Pl. select desired 2nd choice villa (only one option is allowed)

F2-185 F3-01 Usm-197 Usm-198 M-715 M-716 M-717 M-771 M-516 M-896

APPLICANT

LOCAL

OVERSEAS

(Pl. tick appropriate box)

Applicant Name: _____ S/O, W/O, D/O _____

CNIC

PASSPORT

Mailing address: _____

Permanent address: _____

Phone No: _____ Mobile _____ E-mail _____

(Please Attached CNIC copy with two photograph with white back ground along with application)

Nominee Name: _____ S/O, W/O, D/O _____

CNIC

PASSPORT

Relationship with Applicant: _____

(Please Attached CNIC copy with two photograph with white back ground along with application)

For official use only:

SELECTED VILLA

AVAILABALE

BOOKED

2ND CHOICE VILLA

AVAILABALE

BOOKED

REMARKS: _____

DIRECTOR OPERATIONS JCW GROUP PAKISTAN

DATED: _____

CEO JCW GROUP PAKISTAN

DATED: _____

RECEIVED ON DATED: RECEIPT NO:

REPY SENT OUT ON DATED: THROUGH: