

# SCOTTS GLEN

A DEVELOPMENT OF



## INTRODUCTION

Scotts Glen will offer residents the opportunity to live in an attractive suburban area. The area has a rich variety of amenities and entertainment in the Longdenville town centre, as well as easy access to the Uriah Butler/Sir Solomon Hochoy Highway and Chaguanas City Centre.

Scotts Glen offers sixty six beautifully designed two storey, three bedroom, two and a half bathroom duplex townhouses located at Road Reserve off Freeport, Todd's Road, Caparo, Todd's Station. This is an area becoming popular with families that want to enjoy a community atmosphere close to modern conveniences, yet still enjoy a taste of country life.

Every new home in Scotts Glen will benefit from a stylish, fully fitted kitchen and modern bathrooms. By utilising expert architects, landscapers and building professionals, you are guaranteed a home in which to be proud.

Scotts Glen enjoys a comfortable country setting amongst a growing area. Longdenville and by extension Chaguanas are self-contained areas with locally owned stores mixing with larger amenities including Mid Centre Mall, Price Plaza with bank facilities, local shops and eateries for all to enjoy.

Entertainment and leisure are in abundance; the modern Movietowne Multi Screen is a 20-minute drive away located in Price Plaza, surrounded by a great selection of entertainment, dining and fast food outlets.

There is a broad range of quality schools and day care facilities, with adequate public transport routes to the centre of Chaguanas and beyond.

While Scotts Glen offers a relaxed ambience, it has the bonus of being a commuters paradise with easy traffic free access to both North and South.

## **SPECIFICATIONS**

We take great pride in offering quality with an excellent finish to all our homes.

Scotts Glen will be utilising professional craftsmanship in order to carefully apply modern building techniques to every unit. The result is a place that is focused on detail, with homes that are stylish, efficient and comfortable.

### General Features

- Internal Doors painted, with Modern Fixtures
- Solid Reinforced Concrete Block Construction
- Metal Roof
- Meets Modern Electrical Specifications
- Internal and External Walls painted in Neutral Colours
- Suspended Gypsum Ceilings
- Tiled throughout
- T&TEC Mains Supply
- White painted Aluminium Windows
- Metal Front and Back Doors and Frames with additional Security Features
- 6 Months Defects Liability Period
- No restrictions on expanding on both floors
- Subject to minor architectural changes as needed

### Kitchen

- Modern Cupboards and Counters
- Tiled Floor
- Accommodation for Refrigerator and Stove
- Stainless Steel Kitchen Sink and Mixer

### Bathroom

- White Sanitary Ware
- Shower and Vanity Mixers
- Tiled Floor and Partial Wall Tiling fitted

### Laundry Room

- Laundry Tub
- Accommodation for Washer and Dryer

#### External Features

- External Lighting to Front and Rear
- Outside Garden Tap
- Paved Driveway and Carpark
- Backyard
- Apron and Slipper Drain
- Water Tank Base and power supply for water pump

#### Site Features

- Decorated Entrance to the Development
- Street and Area Lighting
- Gated Community
- Recreational Park - 30,000 square feet
- Area allocated for a Community Centre
- Area allocated for a Nursery School

## **DUPLEX TOWNHOUSE INFORMATION**

Address - Road Reserve off Freeport, Todd's Road, Caparo, Todd's Station

Location Pin on Google Maps - <https://maps.app.goo.gl/uMLfRJG6vXT4FgyR6>

Land Area per Unit - approximately 2500 square feet

House area - 1250 square feet, 625 square feet per floor

Price - \$1,100,000 - no escalation

Deposit - Minimum \$25,000

Valuation to be supplied by Developer (Surveyors : Raymond and Pierre)

### Developer Contact Information

Name - Kamaluddin Mohammed

Phone and What's App - 620-2945

Email - [khmltd@gmail.com](mailto:khmltd@gmail.com)

### Information required from Purchaser

Name

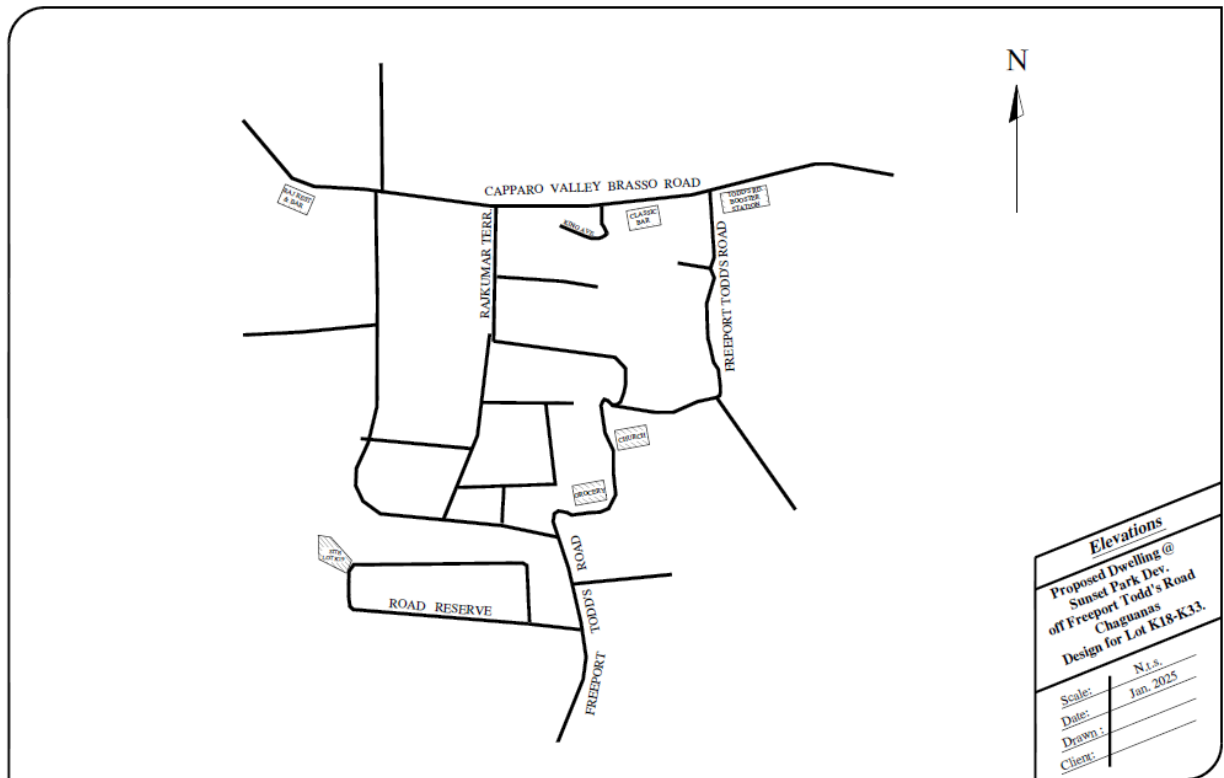
Current Address

Phone

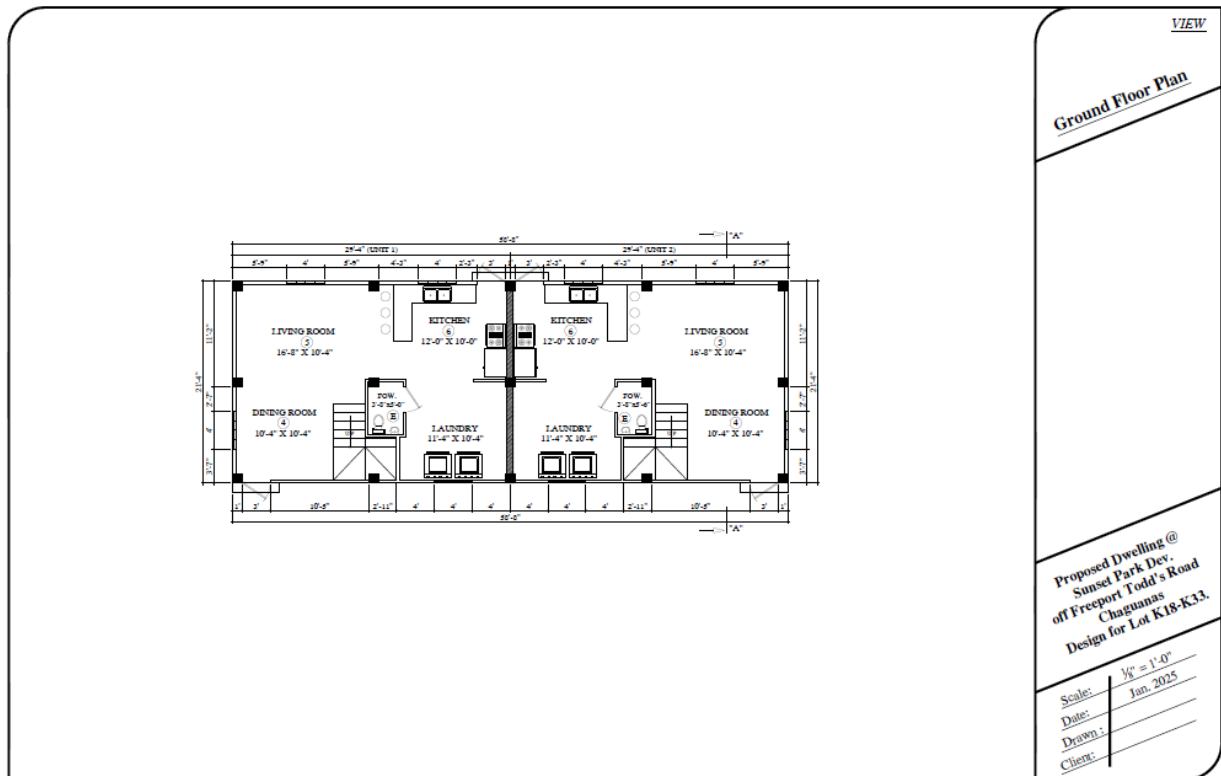
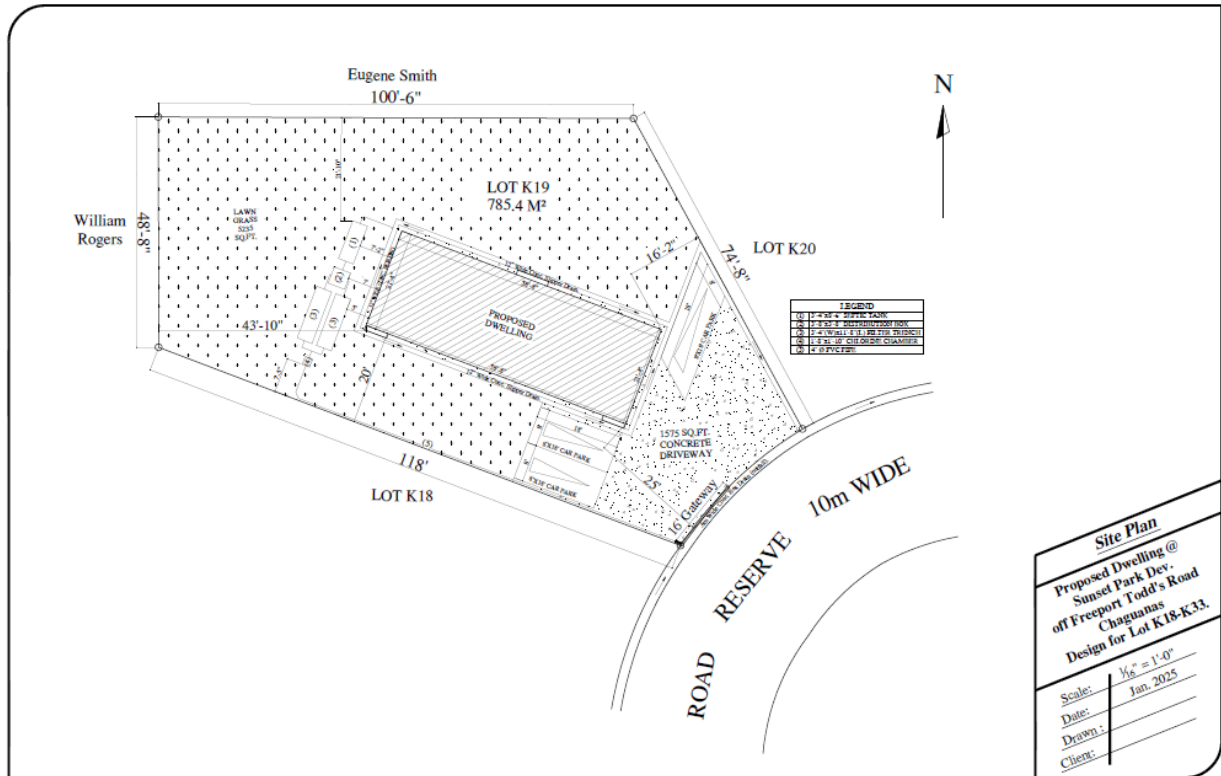
Email Address

Mortgage Approval Letter from a Financial Institution

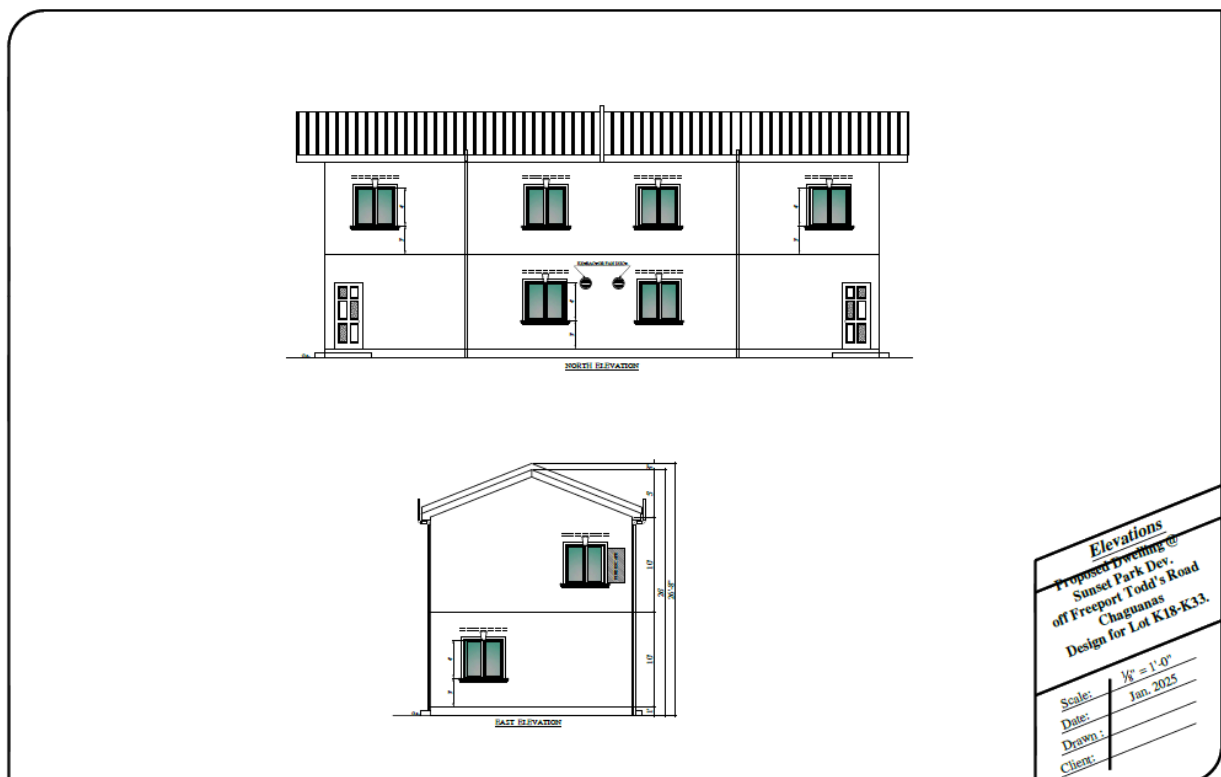
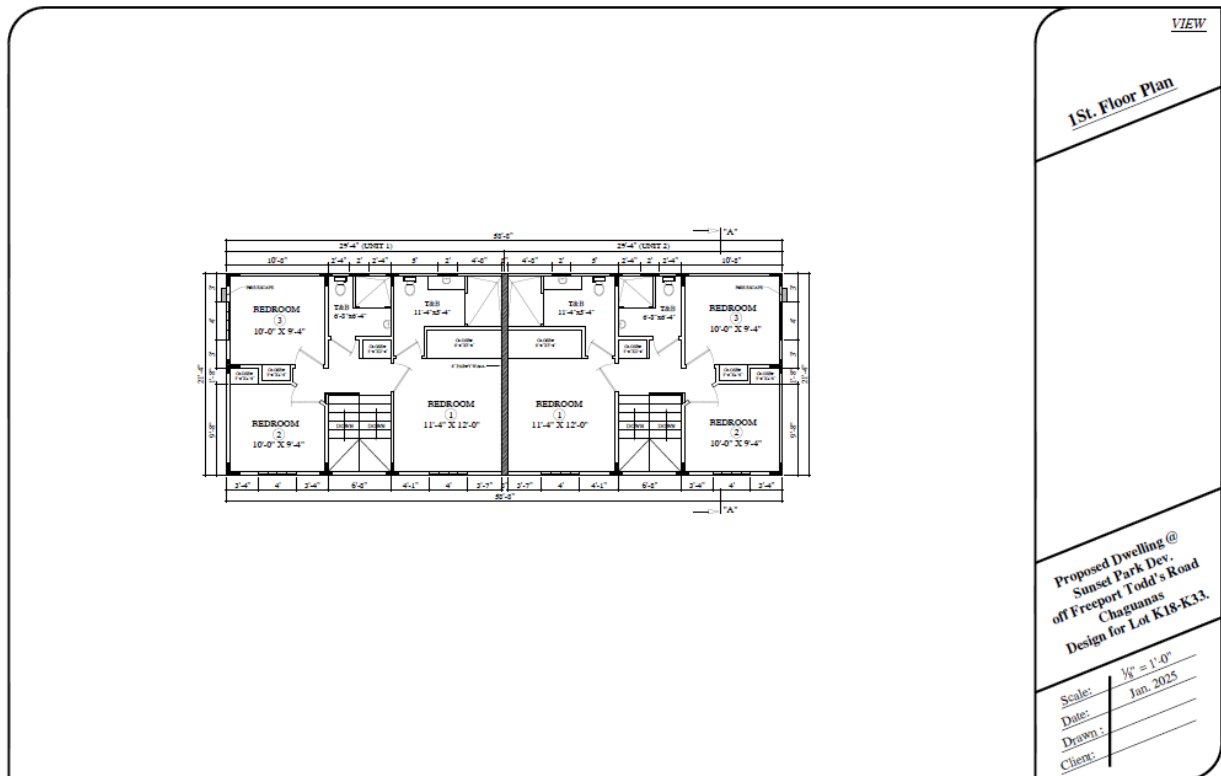
## Model 1 Drawings



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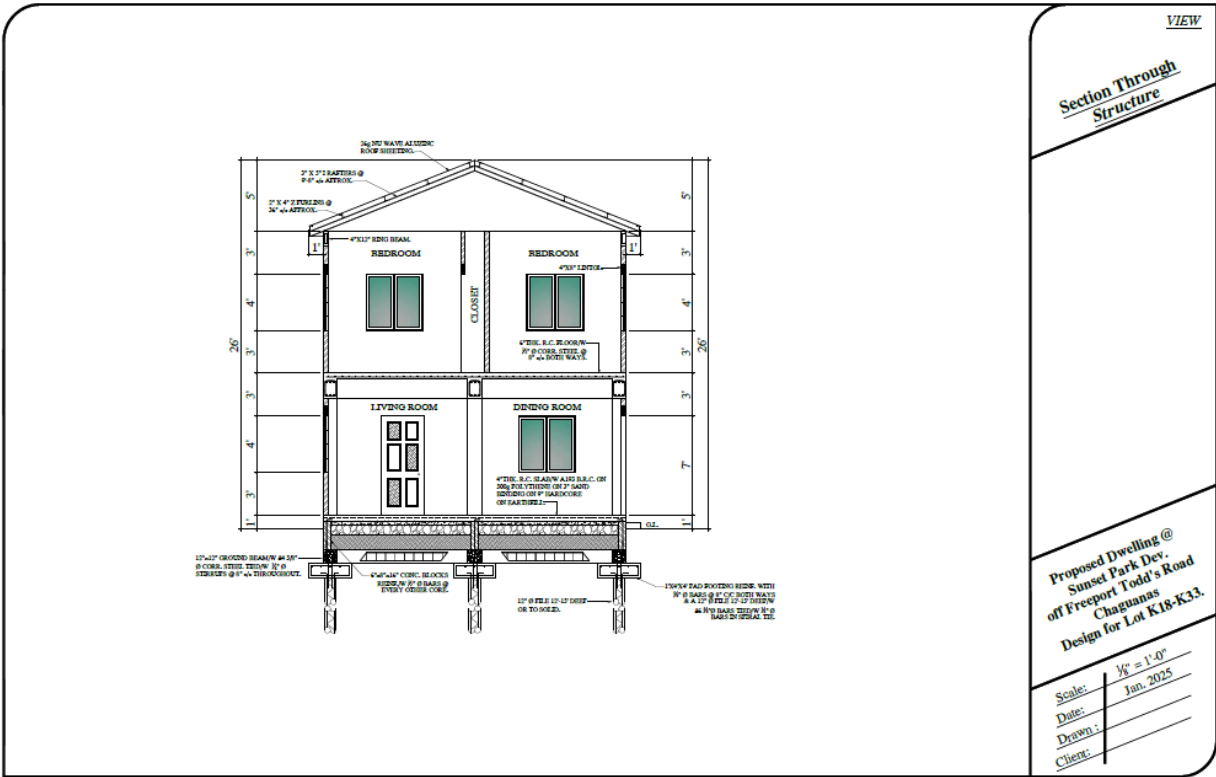
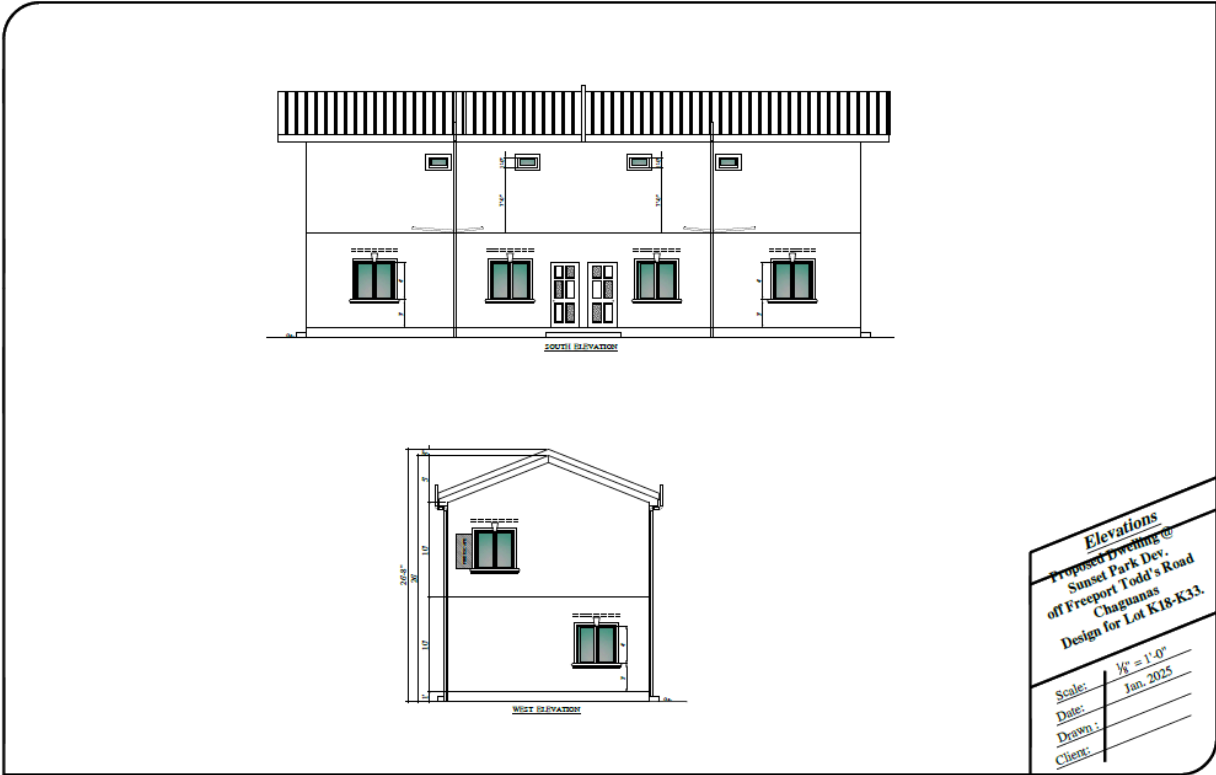


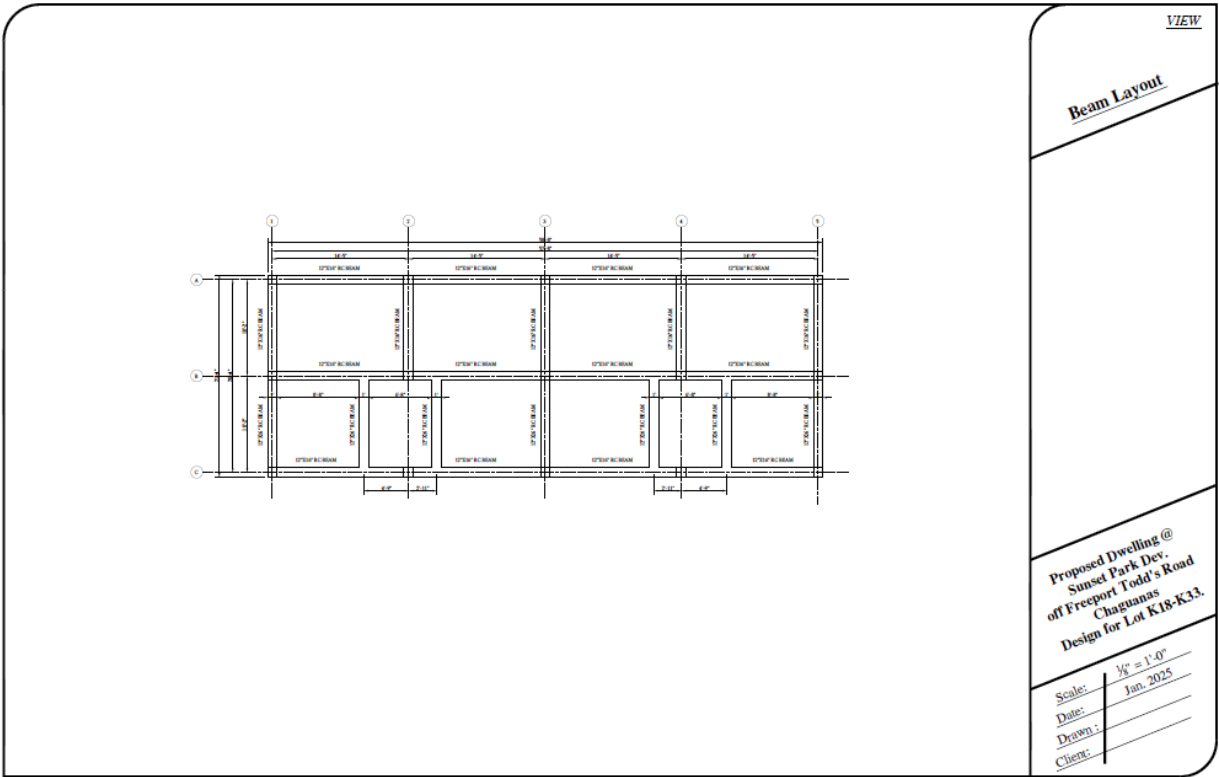
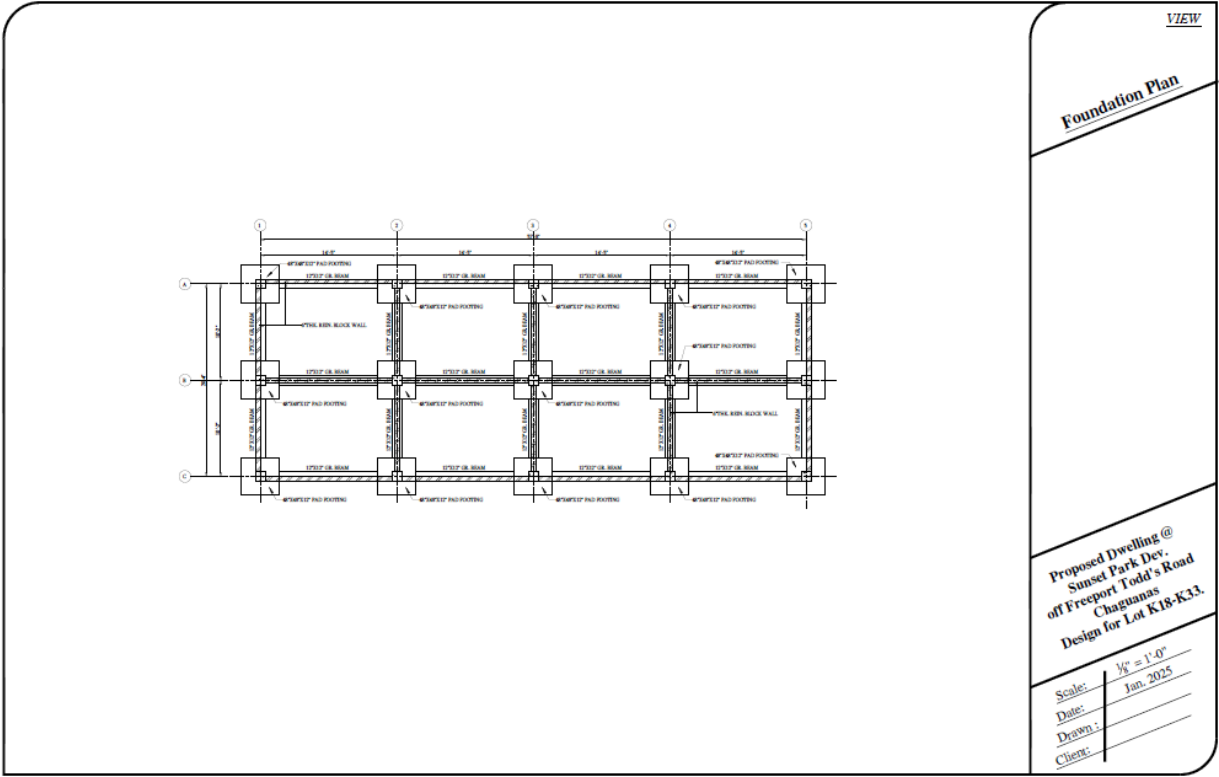
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VIEW

Gr. Floor Slab Layout

Proposed Dwelling @  
Sunset Park Dev.  
off Freeport Todd's Road  
Chagnanas  
Design for Lot K18-K33.

Scale:  $\frac{1}{8}" = 1'-0"$   
Date: Jan. 2025  
Drawn: \_\_\_\_\_  
Checked: \_\_\_\_\_

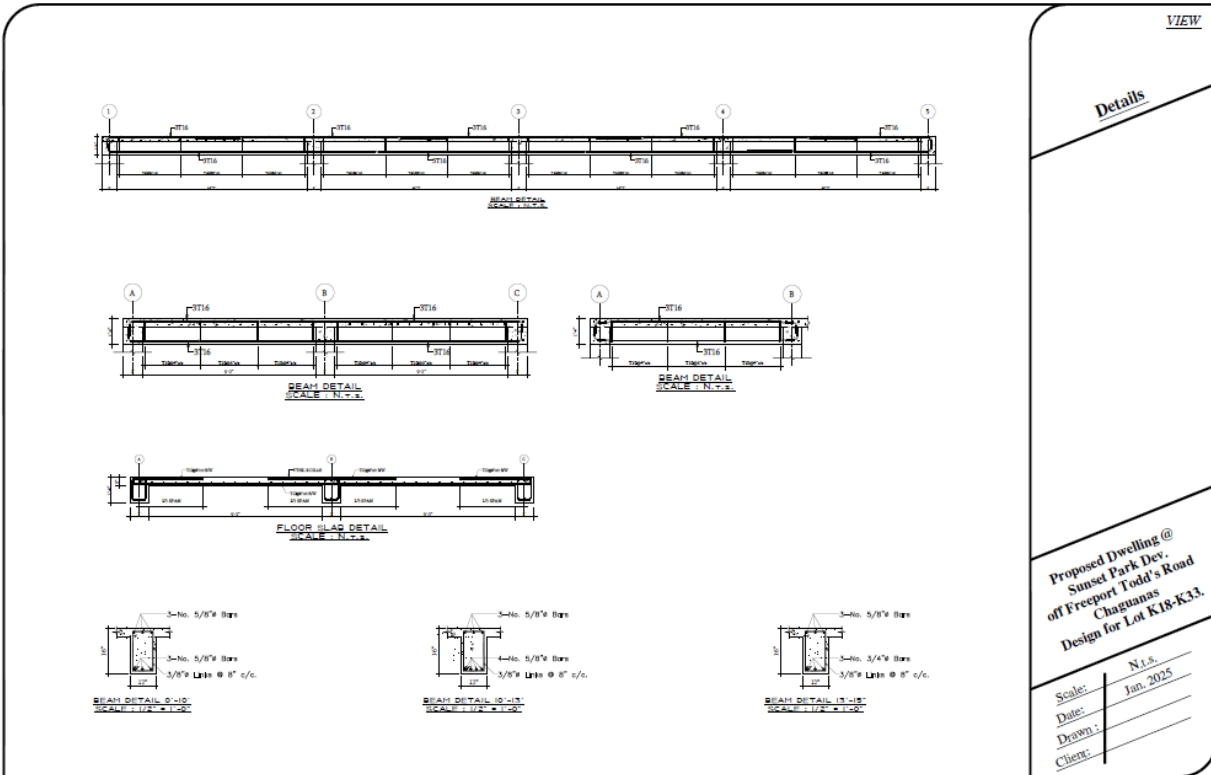
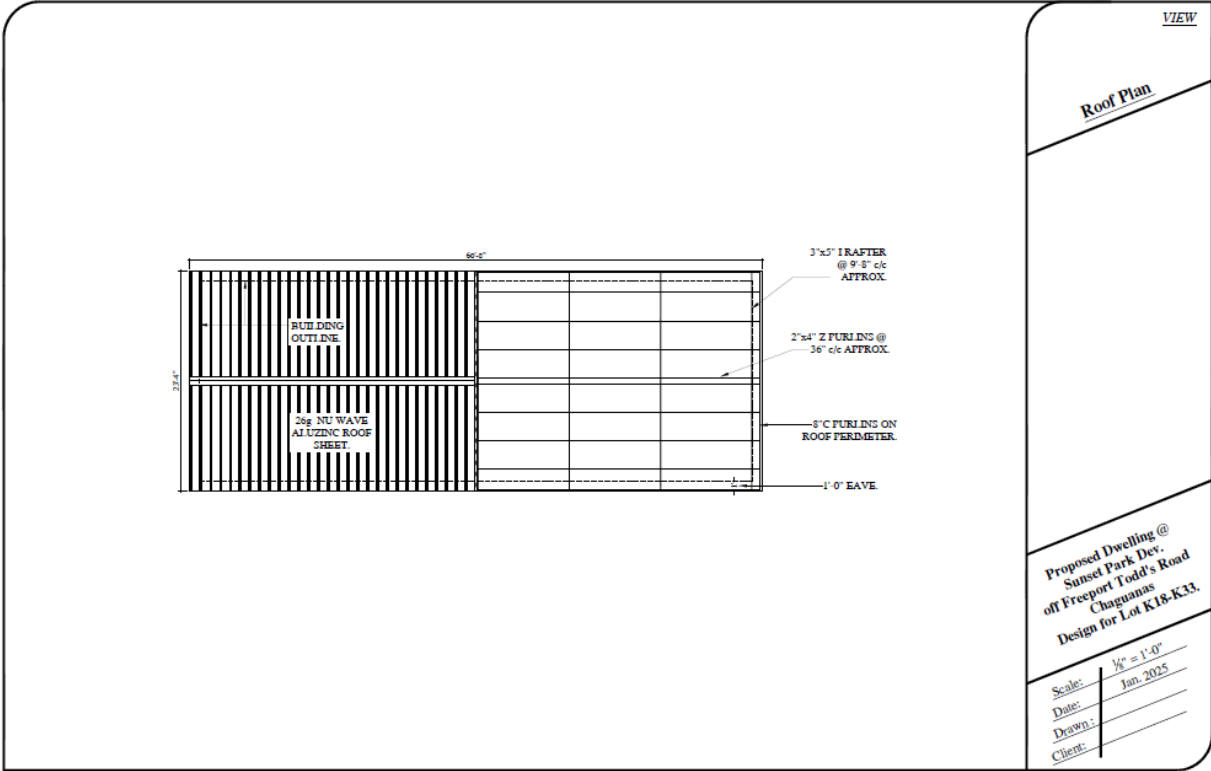
VIEW

1st. Floor Slab Layout

Proposed Dwelling @  
Sunset Park Dev.  
off Freeport Todd's Road  
Chagnanas  
Design for Lot K18-K33.

Scale:  $\frac{1}{8}" = 1'-0"$   
Date: Jan. 2025  
Drawn: \_\_\_\_\_  
Checked: \_\_\_\_\_

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**Details**

**TYPICAL SECTION THROUGH COLUMN**  
SCALE: 1/4" = 1'-0"

**R.C. STAIR DETAIL**  
SCALE: 3/8" = 1'-0"

**CLIENT:** Jessin Gardens Ltd  
**Proposed Dwelling @** Sunset Park Dev.  
**off Freeport Todd's Road** Chagnanas  
**Design for Lot K18-K33.**

**Scale:** N.L.S.  
**Date:** Jan. 2025  
**Drawn:**  
**Client:**

**Details**

**RIDGE DETAIL**  
SCALE: 3/8" = 1'-0"

**CONNECTION DETAIL**  
SCALE: 3/8" = 1'-0"

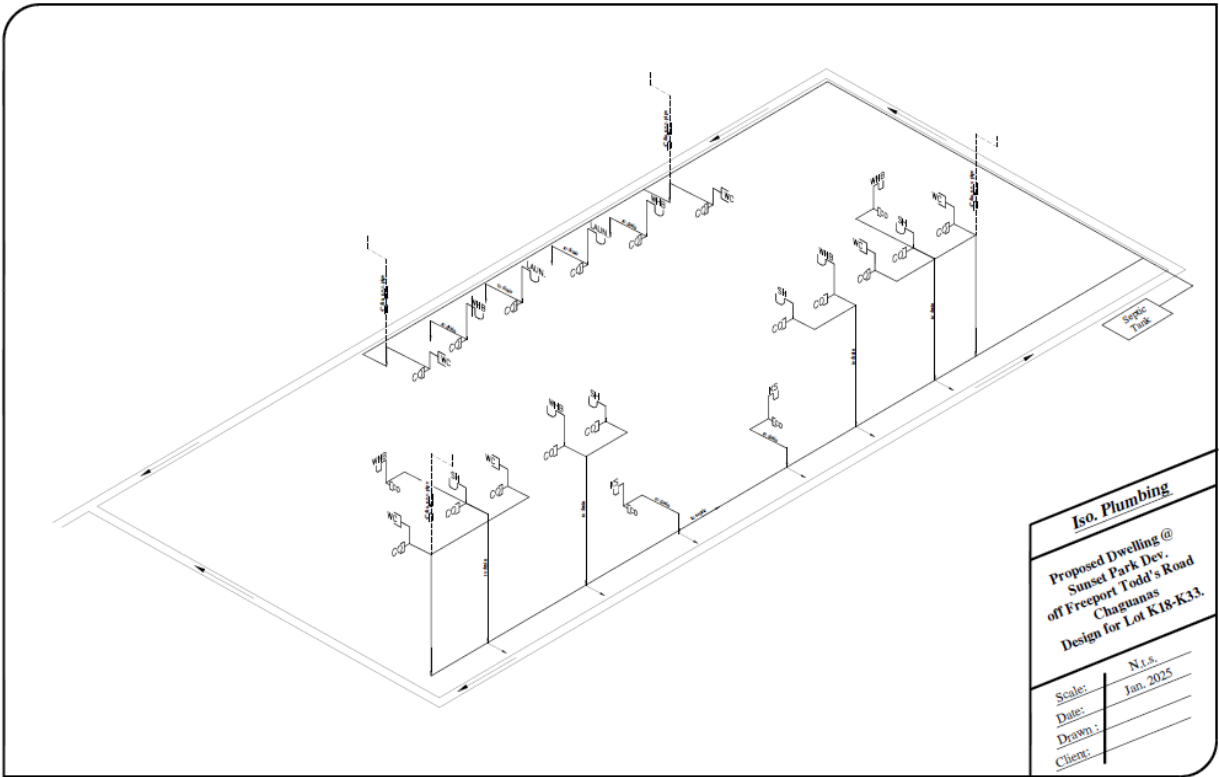
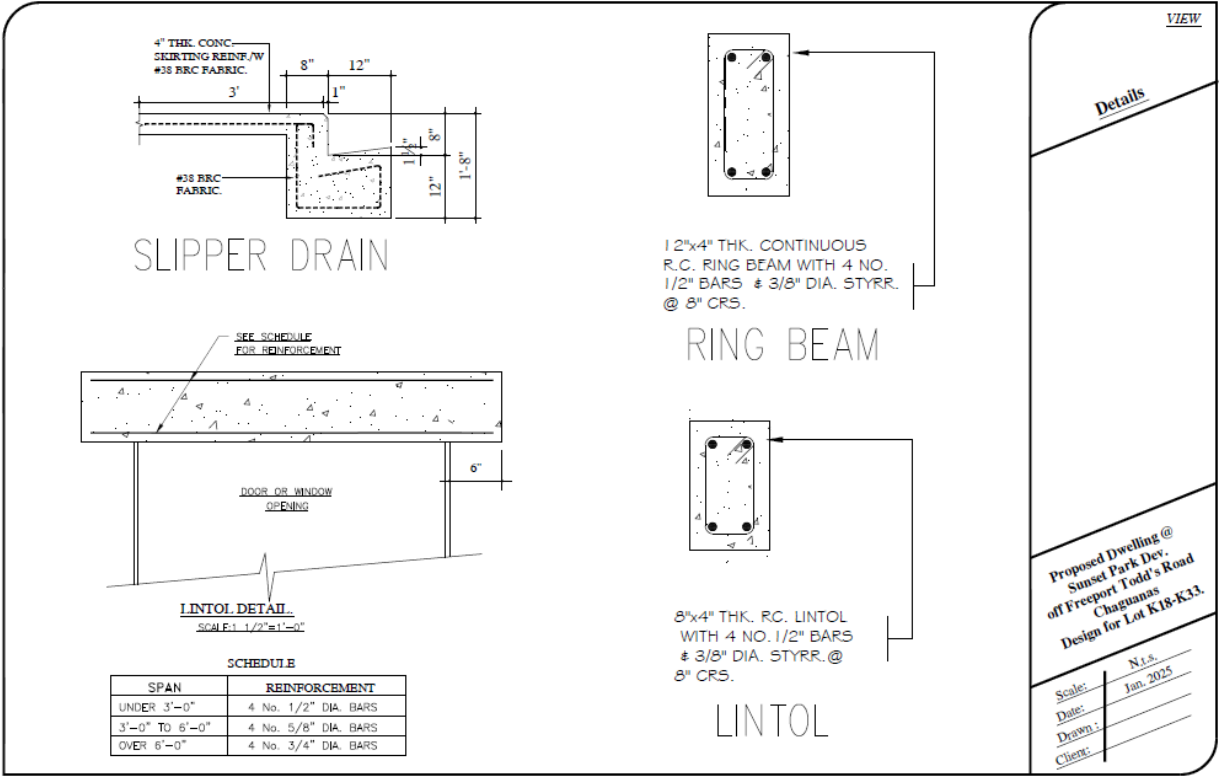
**EAVE DETAIL**  
SCALE: 1/4" = 1'-0"

**DETAIL @ "T" JOINT**  
SCALE: 3/8" = 1'-0"

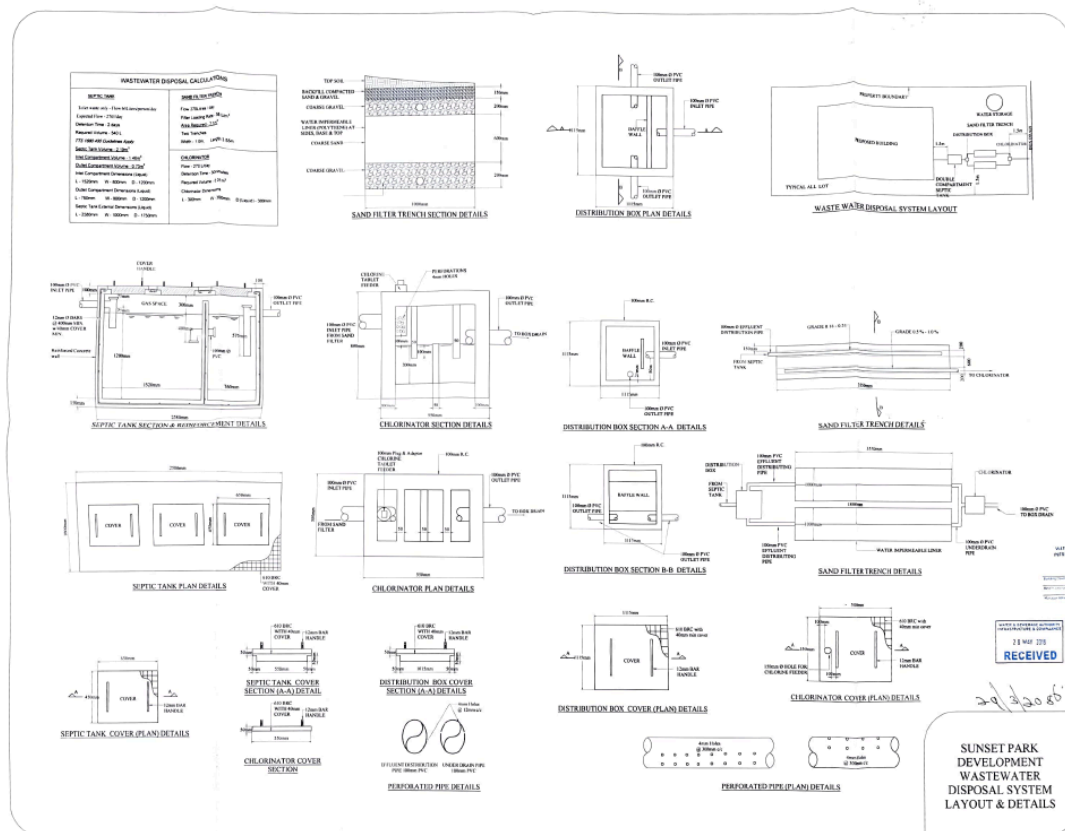
**DETAIL @ "T" JOINT**  
SCALE: 3/8" = 1'-0"

**CLIENT:** Jessin Gardens Ltd  
**Proposed Dwelling @** Sunset Park Dev.  
**off Freeport Todd's Road** Chagnanas  
**Design for Lot K18-K33.**

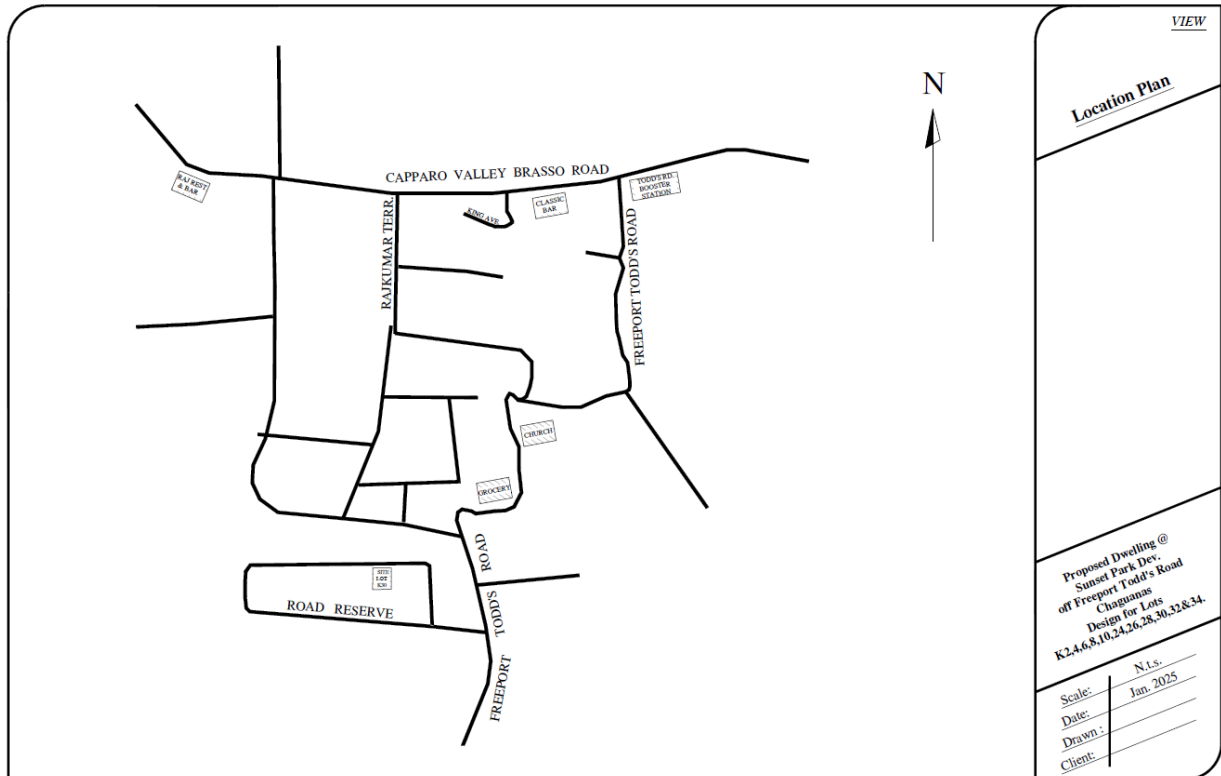
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**Date:** Jan. 2025  
**Drawn:**  
**Client:**



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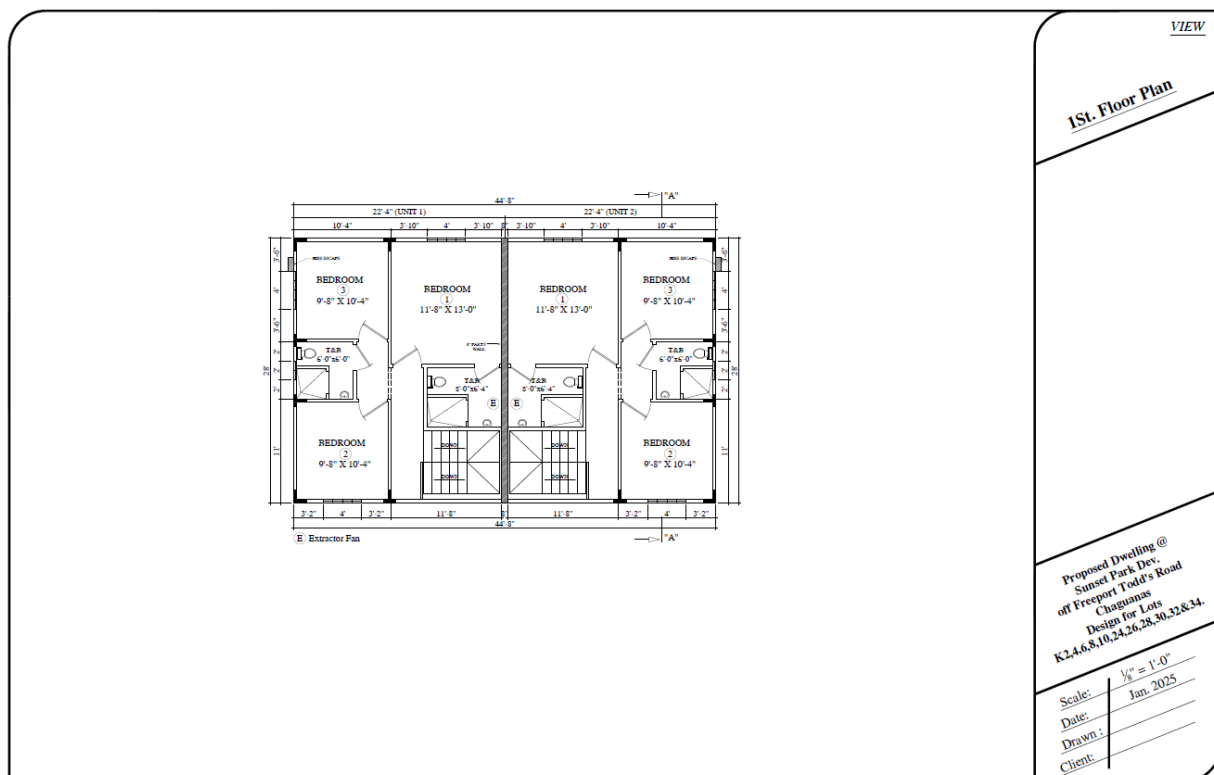
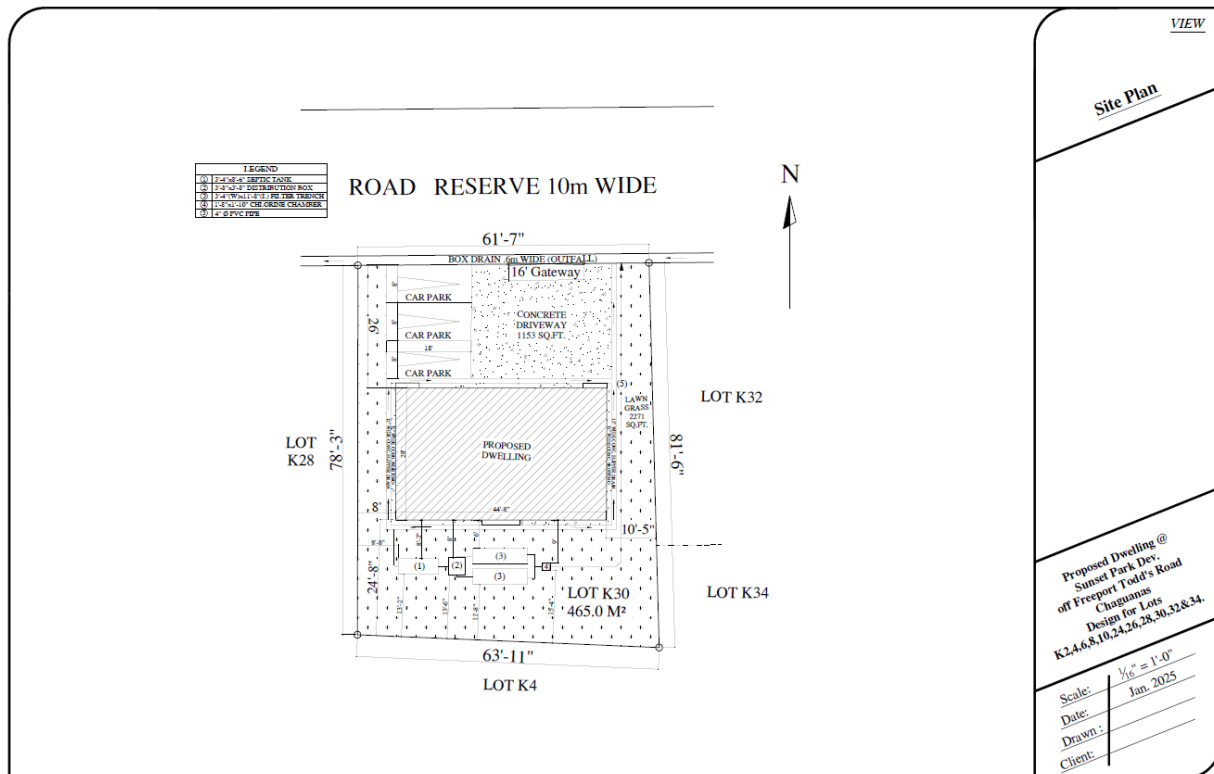


## Model 2 Drawings

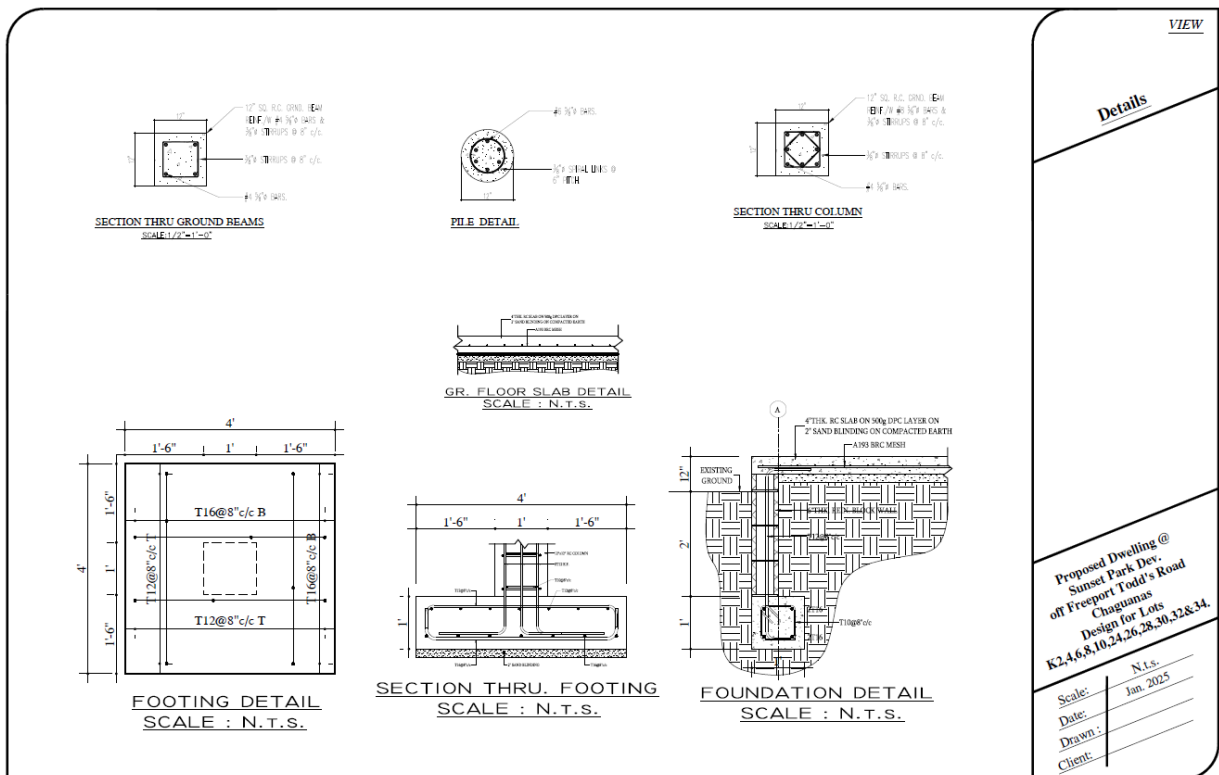
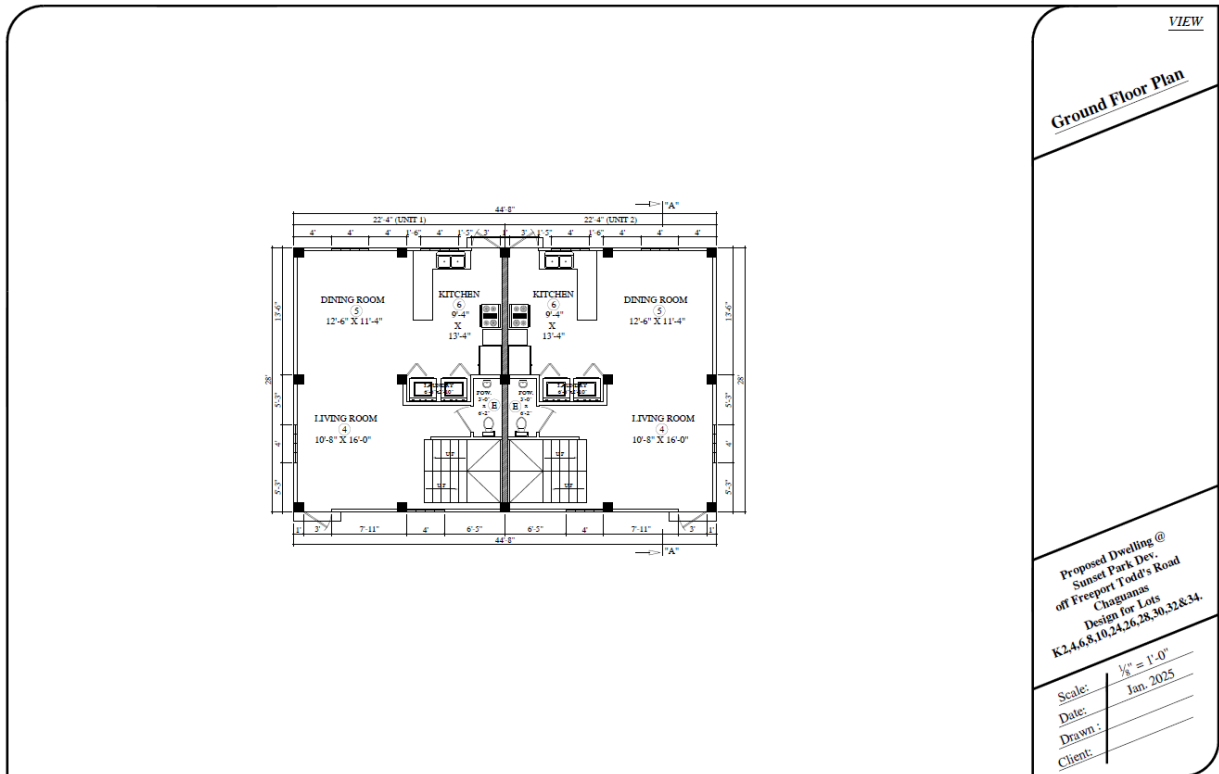


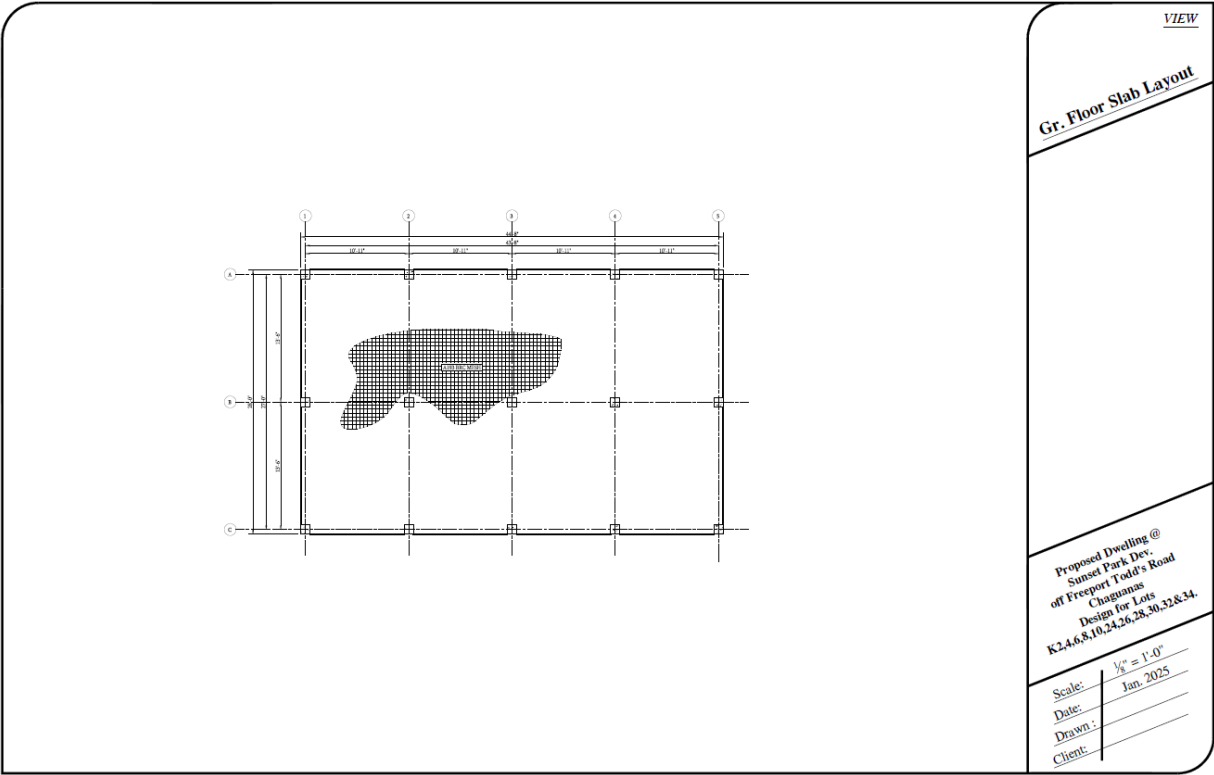
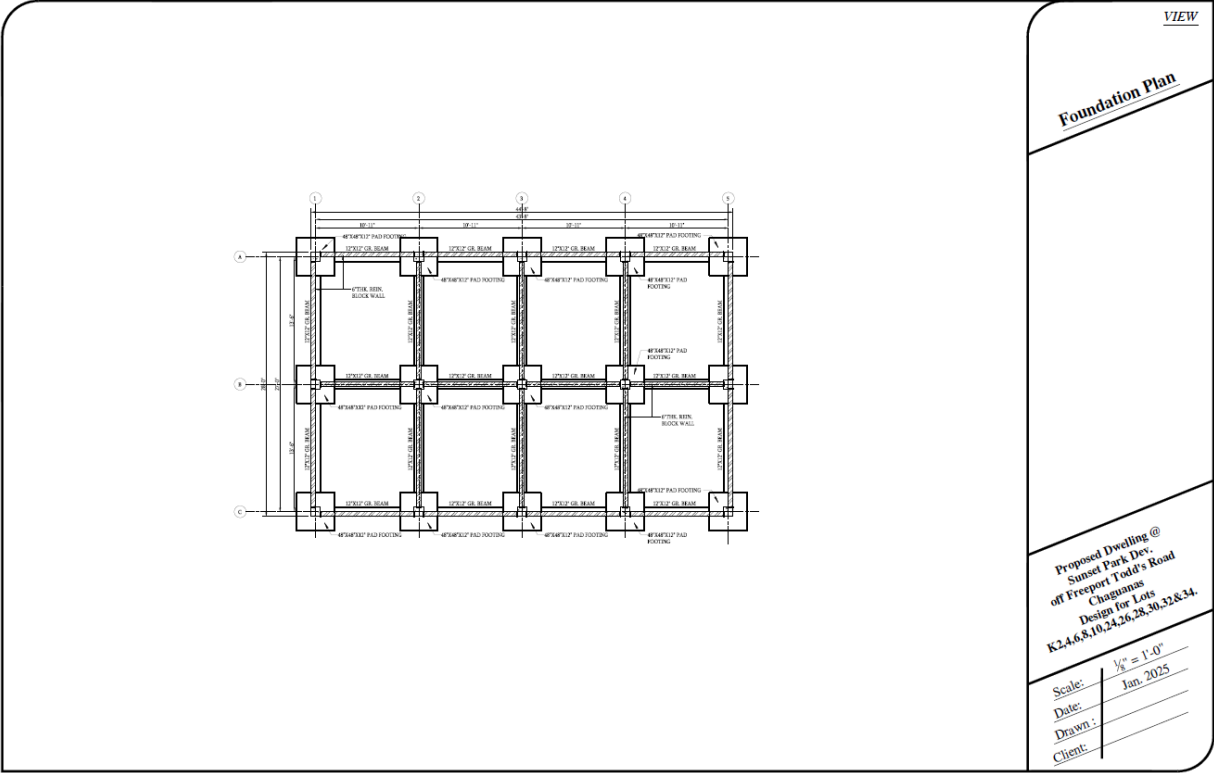


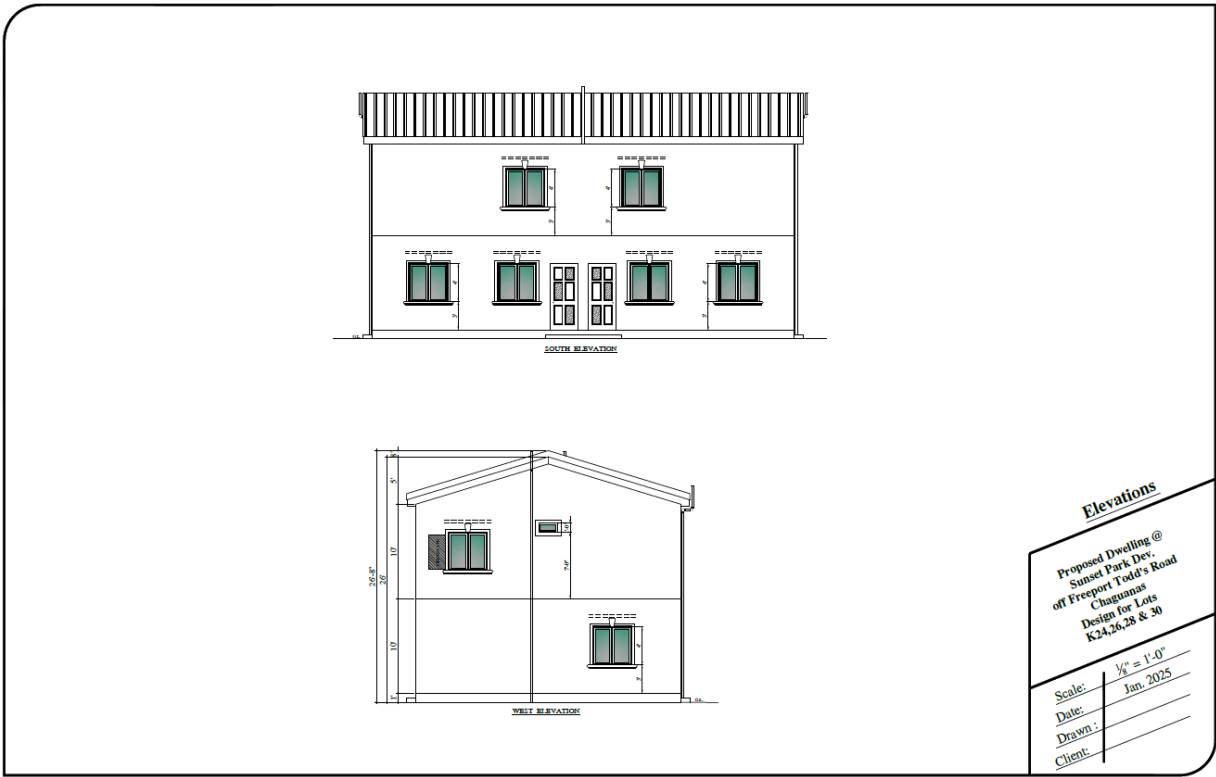
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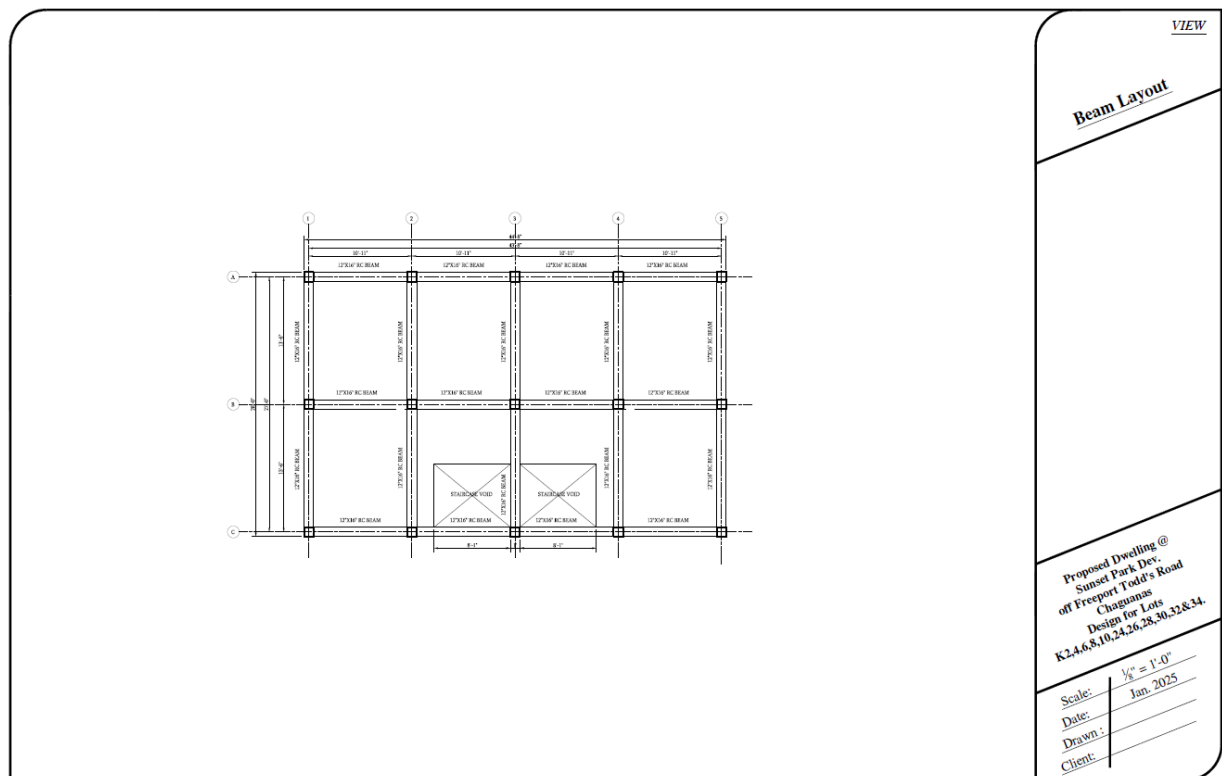
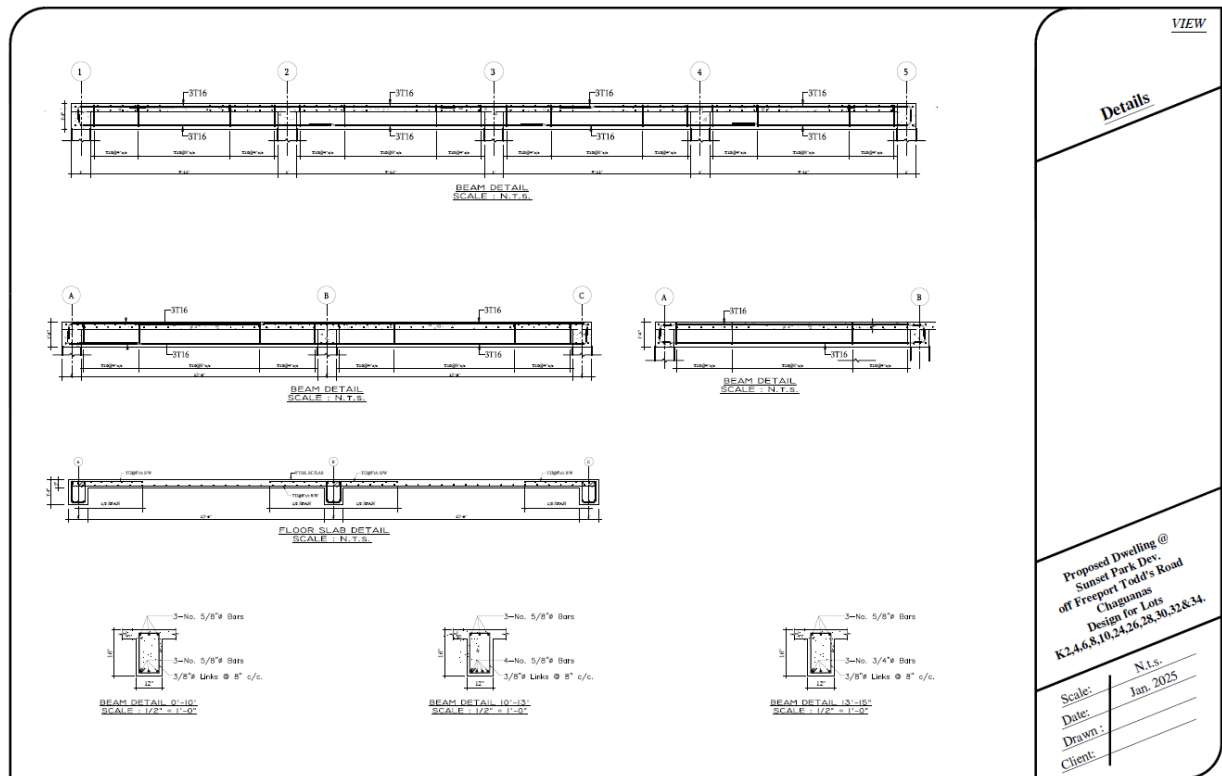
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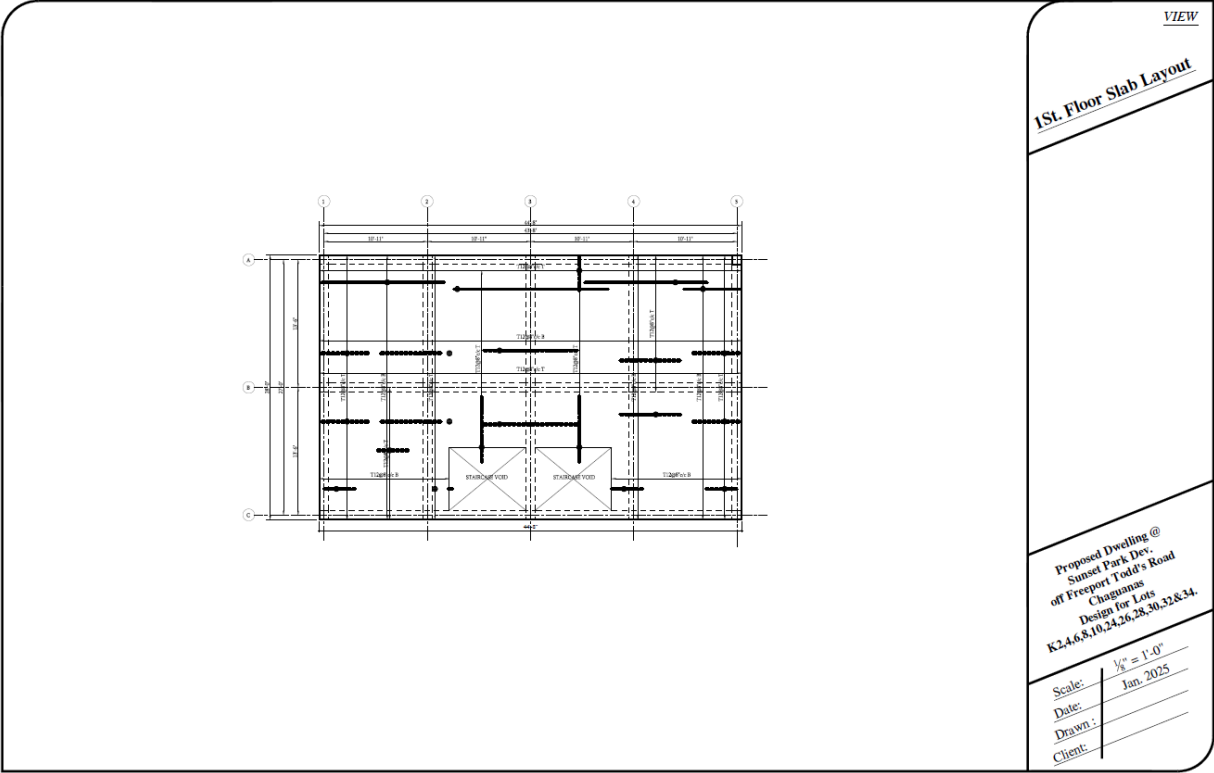


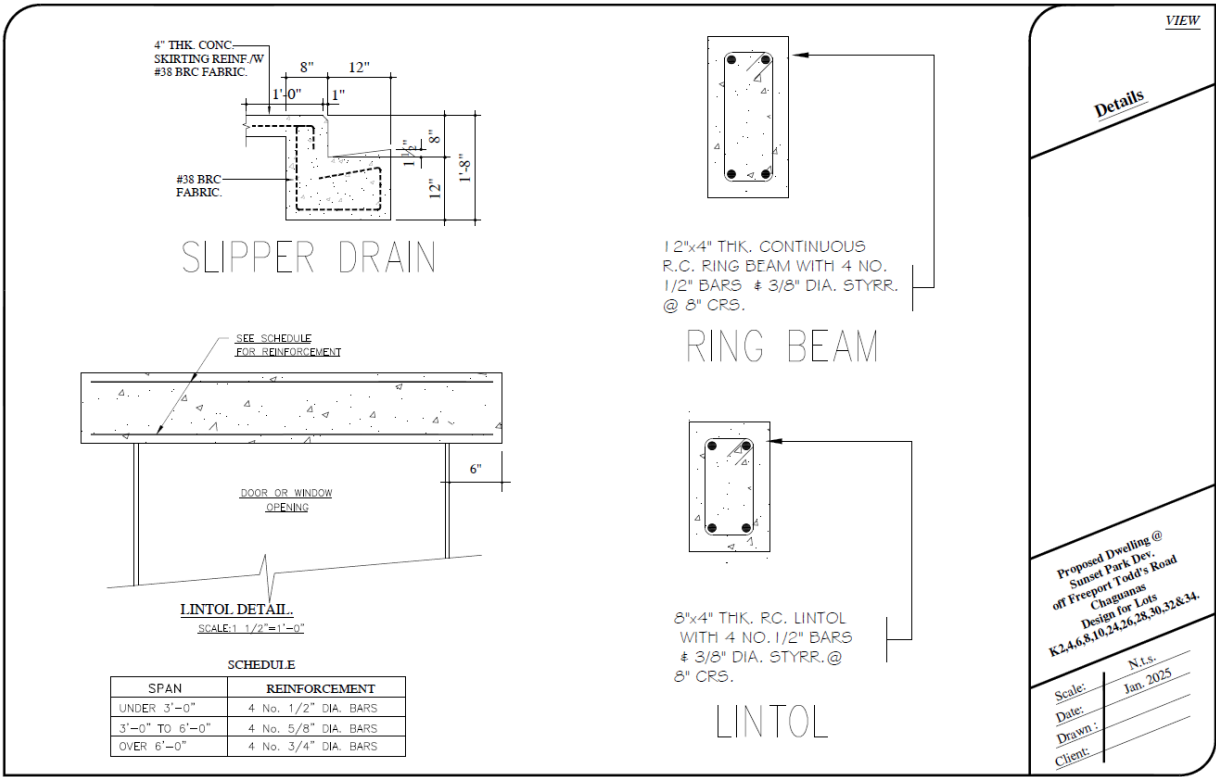
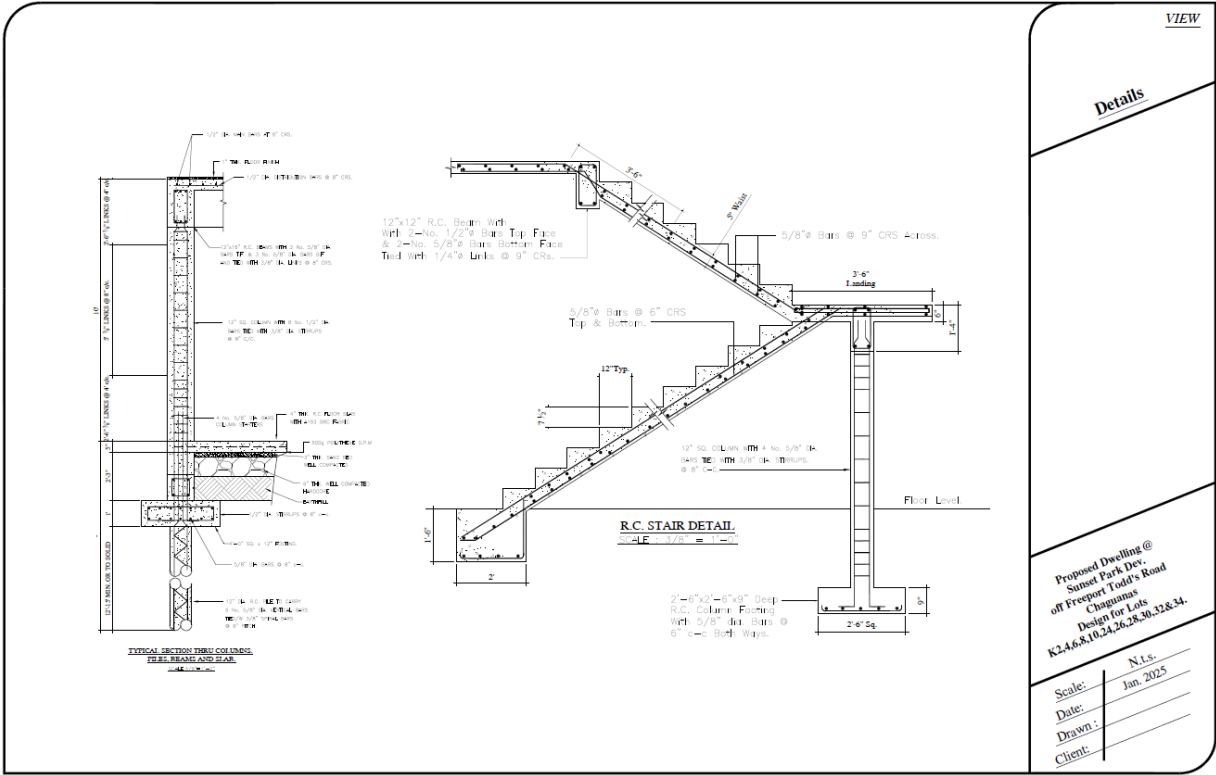


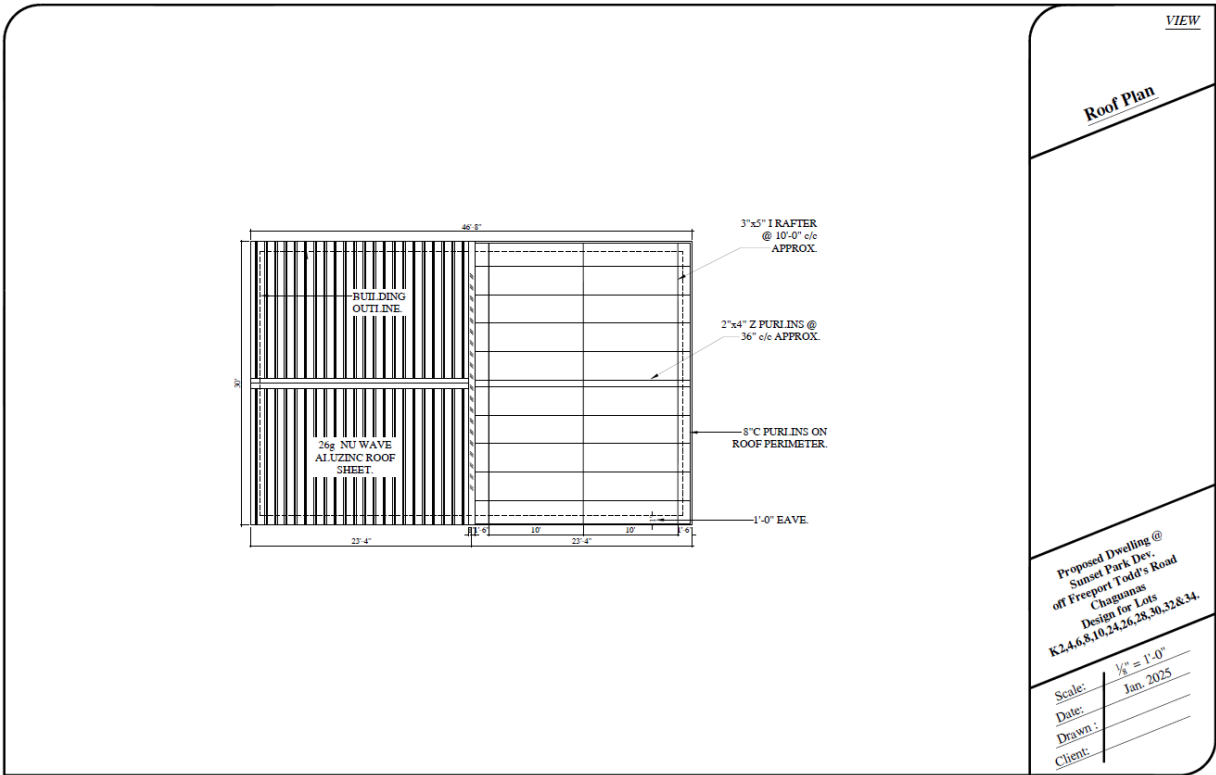
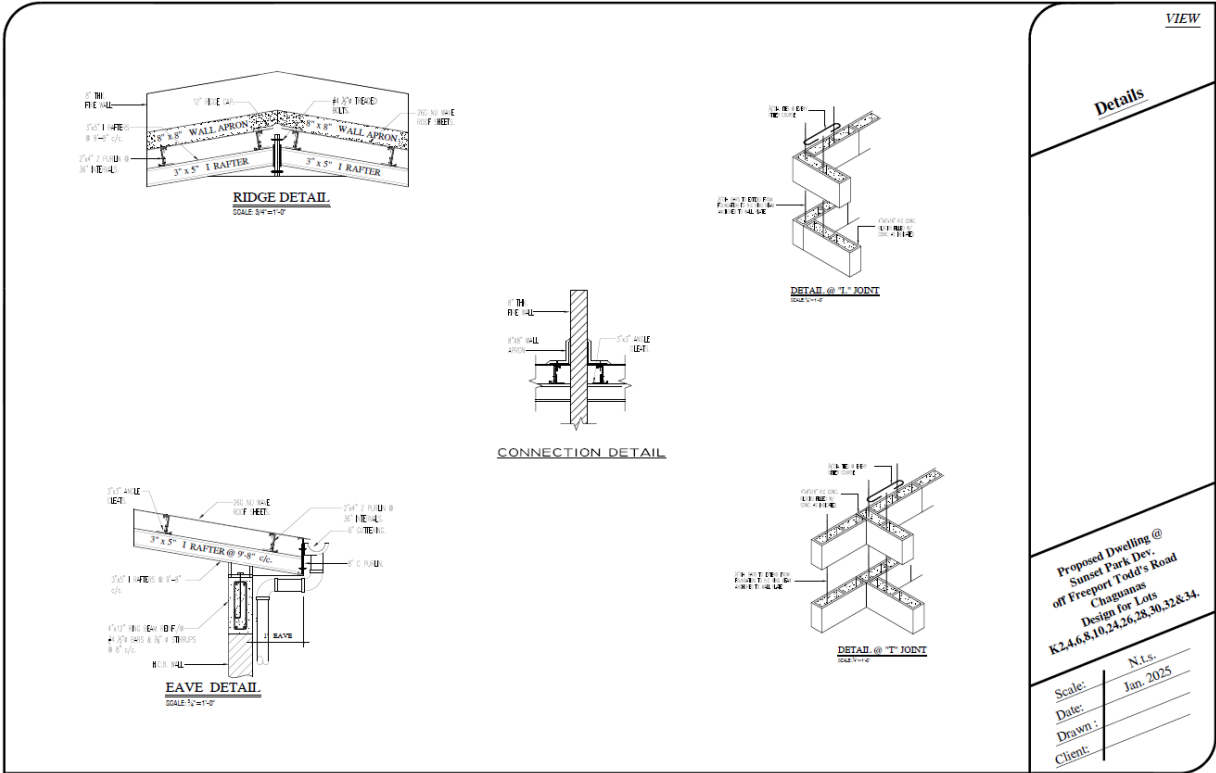


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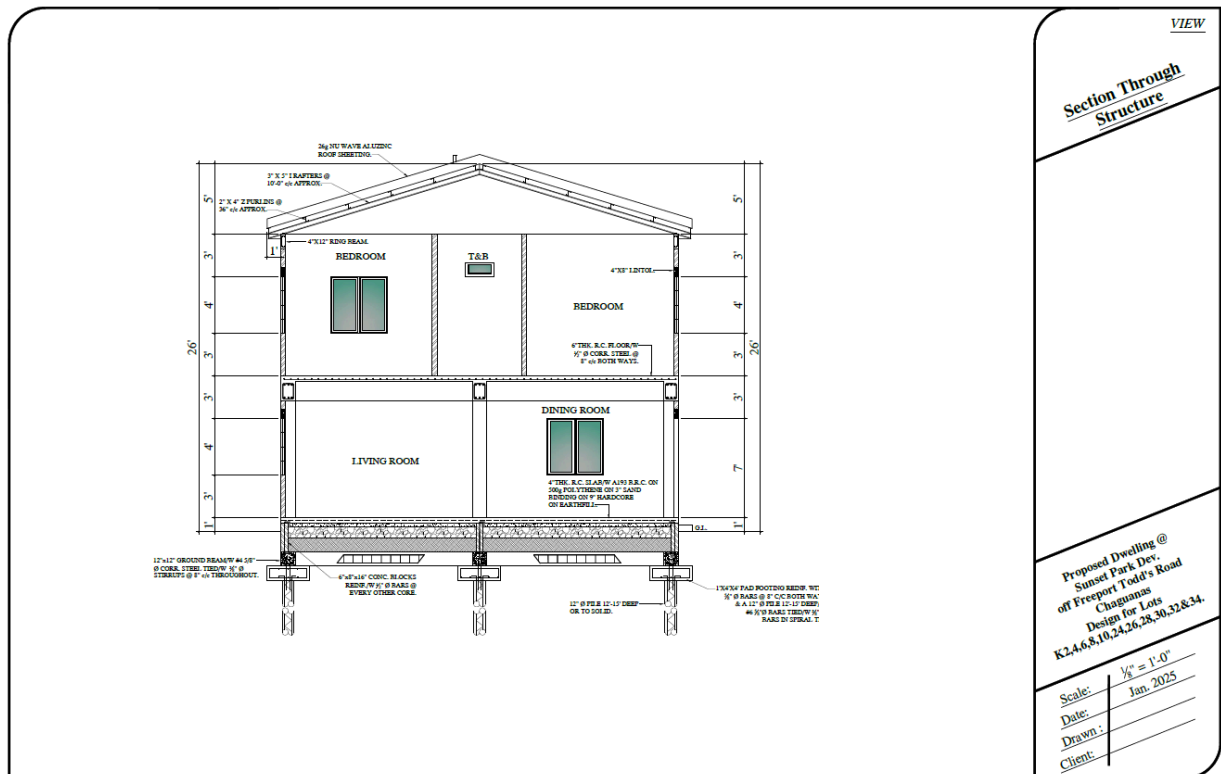








## SCOTTS GLEN A DEVELOPMENT OF JESSIN GARDENS LIMITED





OMD11-01/25

21<sup>st</sup> January 2025.

Mr. Kamaluddin Mohammed  
Chairman  
Jessin Gardens Limited  
Unit A-3 Royal Court,  
La Horquetta Valley Road,  
Glencoe.  
Trinidad and Tobago.

Dear Mr. Mohammed,

**Re: Response from the Ministry of Housing and Urban Development on the Housing Construction Incentive Programme (HCIP)**

Reference is made to your request for a review of the Housing Construction Incentive Programme (HCIP) as per letter dated 5<sup>th</sup> December 2024 and the subsequent communication received from the Ministry of Housing and Urban Development.

Please be advised of the Ministry's response regarding the HCIP, as detailed below Cabinet, by Minute No. 2187 dated December 7, 2023,

- a) to agree:
- i) to grant approval for the extension, for a period of three (3) years with effect from January 1, 2022, of the Government's Housing Construction Incentive Programme (HCIP), to be administered by the Ministry of Housing and Urban Development and executed by the Trinidad and Tobago Housing Development Corporation (HDC);
  - ii) to the modification of the Land Incentive under HCIP to allow for the provision of un-serviced lots to Developers;
  - iii) to the revision of the Cash Incentive under HCIP to a fixed price of \$100,000.00 for each unit completed;
  - iv) to the removal of the ascribed selling prices for units and replacement with the requirements that the unit must be sold to HDC's applicants on the Home Application Fulfilment System (HAFS) Database at the maximum pricing band set out;



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- v) that the Minister of Housing and Urban Development, in consultation with the Minister of Finance, identify funds to meet the cost associated with the implementation of the said Programme for the extended period.

The extension and revisions to the HCIP concluded on January 1, 2025. The Ministry has indicated that an Evaluation Report of the HCIP for the period must be conducted and submitted. A new proposal for the extension of the Programme will need to be submitted for the consideration of the Honourable Minister of Housing and Urban Development.

Should you have any further questions or require clarification, please do not hesitate to reach out.

Yours faithfully,  
**Trinidad and Tobago Housing Development Corporation**

  
**Managing Director**  
**Jayselle Mc Farlane**

Cc: Ms. Kenesha Lightbourne – Corporate Secretary TTHDC

OMD/jb- OMD11-01/25



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**DRAFT SALES AGREEMENT**

**THE REPUBLIC OF TRINIDAD AND TOBAGO:**

AN AGREEMENT made the                      day of                      in the year of Our Lord Two Thousand and Twenty                      between JESSIN GARDENS LIMITED a company similarly duly incorporated under the said Companies Act Chapter 81:01 of the Laws of Trinidad and Tobago with its registered office situate at No. A3 Royal Court La Horquette Road Glencoe in the Borough of Diego Martin in the Island of Trinidad (hereinafter called "the Developer" which expression shall where the context so admits include its assigns) of the One Part and [name of purchaser]                      in the said Island of Trinidad (hereinafter called "the Purchaser") of the Other Part.

W H E R E A S:

A.        By Deed of Conveyance registered as No.                      the        Developer became seised in fee simple in possession of the parcel of land and hereditaments together with the building thereon approved as a multi family residential unit comprising two townhouse units and the appurtenances thereto belonging (hereinafter referred to as "the Lands") and proposes to dispose of the townhouses (hereinafter referred to as "the Townhouses") by way of a leasehold building scheme in accordance with certain terms and conditions.

B.        The Developer has incorporated a company called                      LIMITED (hereinafter referred to as "the Management Company") the purpose of which will be but not be limited to the upkeep of the Lands and the Townhouses and the responsibility for all insurance, management, maintenance, marketing securities, repairs, replacement parts, landscaping,

gardening, water rates, electricity and other utility bills in connection therewith and it is intended that each Purchaser of a Townhouse forming part of the leasehold building scheme shall be entitled and obligated to hold one (1) share in the Management Company.

NOW IT IS HEREBY AGREED AND DECLARED as follows: -

2. The said purchase price of ONE MILLION ONE HUNDRED THOUSAND DOLLARS (\$1,100,000.00) shall be payable by the Purchaser to the Developer as follows:

(b) the balance in the sum of ONE MILLION AND SEVENTY FIVE THOUSAND DOLLARS (\$1,075,000.00) on the date fixed for the completion of this agreement.

3. The sale and purchase of the Townhouse shall be effected by the grant to the Purchaser by the Developer of a Deed of Lease (hereinafter referred to as “the Lease”) in the terms of the draft Lease hereto annexed and marked “A” which shall be prepared by the

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Developers' Attorneys-at-Law Pollonais, Blanc, de la Bastide □ Jacelon of No. 94 Ramsaran Street Chaguanas at the expense of the Purchaser and the Townhouse shall be demised together with and subject to such rights at such rent and subject to such covenants and stipulations as are contained in the Lease.

4. The sale shall be completed on or before ninety (90) days from the date of execution of these presents or thirty days after receipt of the completion certificate issued by the relevant Regional Corporation whichever is the later at the offices of the Developer's Attorneys-at-Law Messrs. Pollonais, Blanc, de la Bastide & Jacelon of 94 Ramsaran Street Chaguanas when;

- (a) The Purchaser shall pay to the Developer:
  - (i) the balance of the said purchase price by Banker's or Certified cheque;
  - (ii) the Developer's Attorneys' charges and costs in respect of preparing stamping and registering the Deed of Lease;
  - (iii) the sum due and payable for the preparation of the Share in the Management Company; and
  - (iv) the sums due and payable by way of rent and maintenance charges and insurance premium pursuant to the Lease and any other charges towards the Townhouse on the execution of the Lease.
- (b) The Developer and the Purchaser will execute and deliver the Lease in the name of the Purchaser and or their nominee.
- (c) The Share in the Management Company will be issued to the Purchaser and a share certificate in respect of such issue will be delivered to the Purchaser; and
- (d) The Purchaser will be let into possession of the Townhouse.

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**SCOTTS GLEN A DEVELOPMENT OF JESSIN GARDENS LIMITED**

5. The Developer warrants that it can show a good and marketable title to the Townhouse but shall not be under any obligation to deliver any abstract of title to the Purchaser.
6. The Developer shall be liable for all rates and taxes including electricity charges in respect of the Townhouse up to the completion of the sale and purchase of the Townhouse by the Purchaser and shall provide up to date receipts and bills and a WASA Clearance in respect of the Lands and shall also provide the Valuations Division Pin number in respect of the Lands.
7. If at the time of completion of the purchase the Townhouse is not yet separately assessed for Property Taxes or Water and Sewerage Rates the production by the Developer of copies of receipts evidencing payment for Land and Buildings Taxes up to December 31<sup>st</sup>, 2009 or a Certificate of Payment in respect of same confirming that Lands and Buildings taxes are paid up to 2009 and receipts for Water and Sewerage Rates up to the date of completion for the Lands shall be sufficient evidence that the Townhouse is free from any liability for Land and Building Taxes/Property Taxes and Water and Sewerage Rates.
8. If through no default by the Developer the Purchaser fail to complete this sale on or before the                      day of                      the Developer shall forfeit the deposit and the Developer shall be entitled immediately to resell the Townhouse to any other person firm or corporation and any resale may be made by auction or private contract at such time subject to such conditions and in such manner generally as the Developer may think proper free of any right or claim of the Purchaser under this Agreement.
9. In the event that the Developer defaults in completing the sale on the date hereinabove fixed for completion the Developer shall refund the deposit to the Purchaser if they request the same.

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10. In this Agreement and as regards any extension modification or variation of the terms thereof time shall be of the essence of the contract.

11. In these presents where necessary words in the masculine shall include the feminine and neuter genders words in the singular shall include the plural number and vice versa and the agreements on the part of the Purchaser hereinbefore contained shall if entered into or binding or more than one person be joint as well as several.

IN WITNESS WHEREOF KAMALUDDIN MOHAMMED a director of JESSIN GARDENS LIMITED has hereunto set his hand the                      day of                      20                      and has hereunto set his hand the                      day of                      202                      .

**THE FIRST SCHEDULE ABOVE REFERRED TO:**

ALL AND SINGULAR that piece or parcel of land situate in the Ward of Chaguanas now Borough of Chaguanas in the Island of Trinidad comprising FIVE HUNDRED AND TWENTY POINT SEVEN SQUARE METRES (520.7m<sup>2</sup>) or Five Thousand Six Hundred and Four Square Feet (5,604 s.f.) be the same more or less (being a portion of the parcel of land comprising Seven and One-Half Acres described in the First Schedule hereto and described in the Schedule to the deed registered as No. DE201700537318D001) and bounded on the North by Lot No. K34 and by a Road Reserve 10.00m wide on the South by a Road Reserve 10.00m wide on the East by a Road Reserve 10.00m wide and on the West by Lot No. K4 and by a Road Reserve 10.00m wide and which said piece or parcel of land is shown in a circle numbered “**K2**” delineated and coloured pink on the General Survey Plan dated the 12<sup>th</sup> day of October 2023 prepared by Nasser Abdul Licensed Land Surveyor annexed and marked “A” to the Deed of Conveyance registered as No.



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**THE SECOND SCHEDULE ABOVE REFERRED TO:**

ALL THAT \_\_\_\_\_STOREY Three (3) bedroom Townhouse known as Townhouse  
Unit \_\_\_\_\_ in the Ward of \_\_\_\_\_in the Island of Trinidad  
together with covered carparking spaces in basement area being that portion of the piece or  
parcel of land as described in the First Schedule hereto TOGETHER with all sewers drains pipes  
wires ducts and conduits used solely for the purpose of the Townhouse but no others and  
excluding therefrom all sewers drains pipes wires ducts and conduits not used solely for the  
Townhouse and which said Townhouse is shown as TH\_\_\_\_\_ on the General Survey Plan  
of \_\_\_\_\_ Townhouses dated the \_\_\_\_\_ day of \_\_\_\_\_ prepared by  
\_\_\_\_\_  
Licensed Land Surveyor annexed to Deed registered as No.

DE \_\_\_\_\_ and marked "B" and also shown delineated and  
coloured pink on the Individual Survey Plan dated the \_\_\_\_\_ day of \_\_\_\_\_  
prepared by \_\_\_\_\_ Licensed Land Surveyor hereto  
annexed and marked "C".

SIGNED by KAMALUDDIN MOHAMMED ]  
a director of JESSIN GARDENS LIMITED ]  
in the presence of: ]

SIGNED by ]  
] ]  
in the presence of: ]

