

**MEMO OF UNDERSTANDING (MoU)**  
for  
**OPENING OF TRANSFER OF JOURNALIST'S BLOCK IN FATIMA JINNAH TOWN PHASE-II MULTAN**

This agreement is made on this ..... day of November, 2020 between Multan Development Authority (MDA) established under the provisions of Punjab Development of Cities Act 1976, through its Director General hereinafter called "MDA"; and Punjab Journalists Housing Foundation (PJHF) established under the Punjab Journalists Housing Foundation Act, 2004, through its Managing Director hereinafter called "PJHF".

2. Whereas, MDA has launched a Housing Scheme namely Fatima Jinnah Town Phase-II, Vehari Road, Multan hereinafter called the "Scheme".
3. Whereas, the PJHF has purchased 534 plots of 10-Marlas (each) from MDA, in Block "J" of the Scheme, to accommodate Journalists, employees of Electronic Media and Information & Culture Department, hereinafter called "J-Plots".
4. Whereas, PJHF has already provided requisite funds amounting to Rs.416.976 Million to the MDA on account of cost of land (Rs.156.798 Million) as well as cost of development (Rs.260.18 Million) of 5340 Marlas (33.375 Acres) (Residential Area in Block-J) and MDA.
5. And Whereas, it has been agreed by both the parties to open transfer of J-Plots, on the following Terms & Conditions:

*Molana*

- a) MDA shall be responsible for the operation & maintenance of the whole infrastructure as well as provision of services in residential areas of the Block - J, for an initial period of 02 years from the date of signing of this MOU, free of charge against the amount already paid to the MDA. Thereafter, the MDA may charge the standard charges for water supply, sanitation, sewerage, security, maintenance, etc., charges / fees from the occupant of the allotted J-Plot, at its prescribed rates.
- b) The possession fee, building plan approval & completion certificate fee, digitalization fee, maintenance fee and any other penalties recoverable by the MDA under its bye-laws will be recovered by the MDA.
- c) The control, management, operation and maintenance of the remaining public utility area of Block-J comprising 40.095 Acres including Roads, Parks, Open Spaces, Mosque, Commercial Area and Public Buildings shall remain exclusively with the MDA.
- d) PJHF shall be entitled to recover from the allottee, the cost of excess land of a J-Plot proportionally, if the actual size of a carved out J-Plot is found more than 10 marla size, at the site. Likewise, the PJHF shall refund to the allottee, the recovered cost of a J-Plot proportionally, if the actual size of a carved out J-Plot is found lesser than 10 marla size, at the site.
- e) Registered Sale Deed for each J-Plot shall be separately executed between the MDA and each allottee of the J-Plot, on issuance of NOC by the PJHF, whereupon, the MDA shall transfer the title of the J-Plot directly in the name of the allottee in the relevant record.
- f) On all subsequent transfers of a J-Plot, a transfer fee will be recovered from the transferee, at the prescribed rates of the MDA.
- g) MDA and PJHF shall each be entitled to recover and retain half portion of the transfer fee, to be recovered from the transferee.
- h) PJHF shall be entitled to recover and retain half portion of the transfer fee, from the transferee, at the time of issuance of NOC for the transfer, whereas, rest of the transfer fee shall be recovered by the MDA at the time of transfer of a J-Plot.
- i) PJHF shall exclusively charge a Membership as well as NOC Fee from every transferee.

- j) Inheritance claim by the Legal Heirs of allottees subsequent transferees of Block-J shall only be entertained by the MDA, on grant of NOC issued by the PJHF.
- 5. The allottees of Block - J, shall abide by the terms and conditions of PJHF and prescribed land use including building bye laws of MDA.
- 6. In case of any dispute arisen between the MDA and PJHF, in respect of this MOU, the matter shall be referred to the Dispute Resolution Committee comprising: (i) Secretary Information & Culture; and (ii) the Secretary HUD & PHE, whose decision shall be final and binding on both the parties.
- 7. This MOU shall constitute the final and conclusive understanding between the parties, which shall supersede all previous MOUs, agreements or understanding verbal or oral.

*[Signature]* 3/12/20  
 DIRECTOR GENERAL MDA MULTAN  
 (On behalf of MDA)

*[Signature]*  
 MD PUNJAB JOURNALISTS HOUSING  
 FOUNDATION (PJHF).  
 (On behalf of PJHF)

Witnesses:  
*[Signature]*  
 03-12-2020  
 1. Director Estate & Land Management, MDA  
*[Signature]*  
 2. Director Town Planning, MDA.

Witnesses:  
*[Signature]*  
 1. Director General Public Relations, Government of the Punjab,  
*[Signature]*  
 2. President Press Club Multan  
 SHAKEEL ANJUM.