

**SINDH BUILDING CONTROL AUTHORITY**  
**PUBLIC NOTICE**

Name of the Project: **“DULARA PRIDE”**

Plot No. **112, SHEET JM, JAMSHED QUARTERS, JAMSHED TOWN, KARACHI**

The Sindh Building Control Authority hereby informs general public that NOC for Sale & Advertisement of **Residential Flats** at above noted project has been issued vide No. **SBCA/DD-(D-II)/1074/ADV-592/2013**, dated: **24-12-2013** to **Mr. Muhammad Shoaib** (owner) and having agreement with **M/s. D.D. Builder**, Builder Lic. No. **BL-2856**, having its office at Suit No. 9-10, Apple Garden B.M.C.H.S, Jamaluddin Afghani Road, Karachi.

The Project consists as approved for **Basement (Parking) Ground (Recreational Area & Flats) + 1<sup>st</sup> to 4<sup>th</sup> Floors (Flats) only.**

As per approved Architectural Concept Plan vide letter No. **SBCA/JMT/DD-II/2013/834/2013** Dated: **05-12-2013.**

The Proposed date of completion: **31-12-2016.**

License Architect Name: **Mr. Shahid Ahmed** (Lic. No. **AL-01-61**)

Licensed Engineer Name: **Engr. Essa Baba** (Lic. No. **SE-06-272**)

**Units offered for sale are as under: -**

<b>Flat Category</b>	<b>Floor</b>	<b>No. of Units</b>	<b>Covered Area in Sq.ft (Each)</b>	<b>Unit Price Rs. Each</b>
<b>A</b>	Ground	01	999.21	Rs. 49,96,000/-
<b>B-1</b>	Ground	01	803.71	Rs. 40,18,000/-
<b>A</b>	1 <sup>st</sup> To 3 <sup>rd</sup>	03	996.46	Rs. 49,82,300/-
<b>B</b>	1 <sup>st</sup> To 3 <sup>rd</sup>	03	743.21	Rs. 47,16,050/-
<b>C</b>	1 <sup>st</sup> To 3 <sup>rd</sup>	03	1155.71	Rs. 57,78,550/-
<b>D</b>	1 <sup>st</sup> To 3 <sup>rd</sup>	03	700.07	Rs. 35,03,500/-
<b>E</b>	1 <sup>st</sup> To 3 <sup>rd</sup>	03	614.46	Rs. 30,72,300/-
<b>A-2</b>	4 <sup>th</sup> Floor	01	910.97	Rs. 45,54,850/-
<b>B-2</b>	4 <sup>th</sup> Floor	01	671.51	Rs. 33,57,55/-

**Note: -**

- Above mentioned prices does not includes documentation / Utilities Connection Charges/ Floor, Corner, Road Facing Charges etc. Extra Charges will be as followed
- Documentation Charges to be clearly mentioned in schedule of payment as per clause 5-1.13 of KB & TPR-2002 (amended up to date)
- Corner Charges = 2% (for general public).
- West Open Charges = 2% (for general public)
- Transfer fee will be 2% of unit price
- Payment should be made to the builder strictly in accordance with the following schedule of payment based on stage of construction at site

**SCHEDULE OF PAYMENT**

<b>S. No.</b>	<b>Stage of Construction</b>	<b>Installment</b>
1	On Booking	5%
2	On Completion	5%
3	On Completion of Plinth of concerned Block.	5%
4	On casting of Column of concerned Block	5%
5	On Casting of Roof Slab of concerned Unit / Floor	5%
6	On Completion of Block Masonry of concerned Unit / Floor	5%
7	On Completion of Sanitary & Plumbing work of concerned Unit / Floor	5%
8	On Completion of Plaster of concerned Unit / Floor	5%
9	On completion of Finishing of the concerned Unit / Floor	10%
10	On Possession on concerned unit	10%
11	Balance 40% in Equal quarterly installments.	40%

SBCA further advises General Public to sign a written Agreement with the builder / developer at the time of booking on Rs. 100/- Stamp paper in accordance with **MODEL AGREEMENT** of SBCA as per clause (4) Section 12 of SBCO-1979 upto date, within 30 days of booking of unit and before issuance of Allocation letter. The agreement will be got counter signed and witnessed by the authorized **REPRESENTATIVE OF ABAD** within 15 days. Otherwise Builder will not allowed to collect further payment / installments as per approved scheduled of payment otherwise SBCA will not act an arbitrator in any dispute between the Builder / Developer and Allottee.

Copy of **Model Agreement** may be obtained from Public Counter, SBCA Civic Centre Ground Floor, annexe building or may be down loaded from SBCA web site [www.sbca.gos.pk](http://www.sbca.gos.pk).

**SINDH BUILDING CONTROL AUTHORITY**  
**Design Section, 4<sup>th</sup> floor, Annexe Building Civic Centre, Gulshan-e-Iqbal, Karachi.**