

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

Name of the Project: **“EURO HI-TECH RESIDENCY”**

Plot No. **D-13, BLOCK-F, NORTH NAZIMABAD, KARACHI**

The Sindh Building Control Authority hereby informs general public that NOC for Sale & Advertisement of **Shops / Residential Flats** at above noted project has been issued vide No. **SBCA/DD-(D-I)/2332/ADV-575/2013**, dated: **11-04-2013** to **1) Mr. Muhammad Waqas Ansar 2) Muhammad Wahaj Ansar** (attorney of owner & partners) of **M/s. Euro Builders & Developers**, at the office 1<sup>st</sup> floor Sami Chamber, Corner Aram Bagh opp. Dow Medical College, M.A. Jinnah Road, Karachi, Builder Lic. No. **BL-2846**.

The Project consists as approved for **Basement + (Air Raid Shelter) + Ground Floor (Showrooms & Service Area Recreation) + 1<sup>st</sup> to 3<sup>rd</sup> upper Floors (Carparking) + 4<sup>th</sup> to 14<sup>th</sup> Floors (Flats) only.**

As per approved Building Plan vide letter No. **SBCA/DD-I/NNT/2013/08** dated: **08-04-2013**.

The Proposed date of completion: **30-06-2017**.

License Architect Name: **Qazi Arshad Jamal** (Lic. No. AL-01-712)

Licensed Engineer Name: **Mr. Rafi Rangoon Wala** (Lic. No. SE-06-72)

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

Flat Category	Floor	No. of Units	Covered Area in Sq.ft (Each)	Unit Price Rs. Each
<b>A</b>	4 <sup>th</sup> To 14 <sup>th</sup>	11	868.35	Rs. 34,72,000/-
<b>A-1</b>	4 <sup>th</sup> To 14 <sup>th</sup>	22	956.14	Rs. 38,24,000/-
<b>B</b>	4 <sup>th</sup> To 14 <sup>th</sup>	11	568.40	Rs. 22,72,000/-
<b>B-1</b>	4 <sup>th</sup> To 12 <sup>th</sup>	09	596.09	Rs. 23,84,000/-
<b>B-2</b>	13 <sup>th</sup> To 14 <sup>th</sup>	02	593.75	Rs. 23,76,000/-
<b>C</b>	4 <sup>th</sup> To 14 <sup>th</sup>	11	396.45	Rs. 15,84,000/-
<b>C-1</b>	4 <sup>th</sup> To 14 <sup>th</sup>	09	357.71	Rs. 14,32,000/-
<b>C-2</b>	13 <sup>th</sup> To 14 <sup>th</sup>	02	343.06	Rs. 13,72,000/-
<b>SHOPS</b>	Ground	02	679.65	@ Rs. 10, ,000/- Per Sq.ft

**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 150000/- per car parking (for general public & Government employees) optional.

**SCHEDULE OF PAYMENT**

<b>S. No.</b>	<b>Stage of Construction</b>	<b>Installment</b>
1	On Booking	5%
2	On Confirmation	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.**