

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

Name of the Project: **“TRIDENT RESIDENCES”**

Plot No. **2/2, FT-2, FRERE TOWN QUARTERS, 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)/2317/ADV-565/2013**, dated: **07-01-2013** to **1) Mr. Faizan Ahmed 2) Mst. Rosie Jessani 3) Mr. Huzaifa Abdul Salam 4) Mr. Tariq Irshad 5) Mr. Iqbal Yousuf Shahjani** (Co-owners) on behalf of **M/s. Trident Enterprises**, at the office Plot No. 2/2, FT-2, MC Neil Road, Frere Town, Karachi, Builder Lic. No. **BL-2999**.

The Project consists as approved for **Basement (Car Parking) + Ground Floor (Parking + Shops + Recreation) + 1<sup>st</sup> to 10<sup>th</sup> Uppr Floors (Flats) only.**

As per approved Building Plan vide letter No. **SBCA/KR/DD-I/Saddar Town-II/2012/190** dated: **15-08-2012**.

The Proposed date of completion: **31-12-2015**.

License Architect Name: **Mr. S.M. Misbah** (Lic. No. **AL-01-646**)

Licensed Engineer Name: **Mr. M. Yakoob Chhotani** (Lic. No. **SE-06-251**)

**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>	1 <sup>st</sup> To 10 <sup>th</sup>	10	1850.83	Rs. 51,82,324/-
<b>B</b>	1 <sup>st</sup> To 9 <sup>th</sup>	18	1645.83	Rs. 46,08,324/-
<b>C</b>	10 <sup>th</sup>	02	1330.33	Rs. 37,24,924/-
<b>SHOPS</b>	Ground	02	423.00 (Total)	Rs. 15,000/- (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.**