

SINDH BUILDING CONTROL AUTHORITY
PUBLIC NOTICE

Name of the Project: **“UNITED RESIDENCY”**

Plot No. **C-5, BLOCK-20, F.B. AREA, 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)/2360/ADV-607/2014**, dated: **18-07-2014** to **1) Syed Abu Jafar Jafri 2) Mr. Abid Iqbal** co-owner having construction agreement with **M/s. Flourish Builders** Builder Lic. No. **BL-2796**, having its office at Suit No.26, Plot No.5, FL-6, Gulshan-e-Iqbal, Karachi.

The Project consists as approved for **Basement (Parking) + Ground Floor (Shops + Flats & Services) + 1st to 9th Floor (Flats) only.**

As per approved Plan vide letter No. **SBCA/DD(Gulberg Town)/2014/413** Dated: **29-05-2014.**

The Proposed date of completion: **31-08-2018**

License Architect Name: **Mr. Asghar Ali Rizvi** (Lic. No. **AL-01-135**)

License Engineer Name: **Mr. Aziz Ahmed** (Lic. No. **SE-06-24**)

Units offered for sale are as under: -

Flat Category	Floors	No. of Unit	Covered Area in Sq. (Each)	Unit Price Rs. Each
A	2 nd To 9 th	08	678.80	Rs.30,55,000/-
A-1	Ground To 9 th	08	678.80	Rs.30,55,000/-
B	Ground To 9 th	10	390.80	Rs.17,59,000/-
B-1	Ground To 9 th	10	349.93	Rs.15,75,000/-
B-2	1 st To 9 th	09	358.96	Rs.16,15,000/-
B-3	Ground to 9 th	10	284.38	Rs.12,78,000/-
C	1 st	01	678.89	Rs.30,55,000/-
C-1	1 st	01	678.80	Rs.30,55,000/-
SHOP	Ground	01	239.13	Rs.12,000/- 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

S. No.	Stage of Construction	Installment
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.

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Design Section, 4th floor, Annexe Building Civic Centre, Gulshan-e-Iqbal, Karachi.