

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

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

Plot No. **PLOT NO. 555 GARDEN EAST JAMSHED TOWN, KARACHI.**

The Sindh Building Control Authority hereby informs general public that NOC for Sale & Advertisement on above noted project has been issued vide-

**No. SBCA/DD-(D-II)/1225/ADV-773/2015**, dated: **28-08-2015** To **HAMMAD SOHAIL** General Power of attorney of Co-Owners of Plot having Agreement for Sale & Advertisement) With **M/s. RAHIM MIRANI Builders & Developers**, having its office at Plot No. 19/2, PR-1 Preedy Street, Saddar Town Karachi.

Builder Lic. No. **BL-2530.**

The Project consists as approved **Basement (Parking) + Ground Floor (Recreational Area) + 1<sup>st</sup> to 3<sup>rd</sup> Floor (Flats) Only.**

As Per approved Renewal of Building plan vide letter

**No. SBCA/DD/JMT/1048/09/2014/153/2015** Dated: **10-04-2015.**

The Proposed date of completion: **31-06-2017.**

License Architect Name: **MR. MATINUDDIN** (Lic. No. **AL-01-08**)

Licensed Engineer Name:

**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 To 3 <sup>rd</sup>	04	548.62	Rs. 27,43,100/-
<b>B</b>	Ground To 3 <sup>rd</sup>	04	591.84	Rs. 29,59,200/-
<b>C</b>	Ground To 3 <sup>rd</sup>	04	720.01	Rs. 36,00,500/-
<b>D</b>	Ground To 3 <sup>rd</sup>	04	663.38	Rs. 33,16,900/-
<b>E</b>	Ground To 3 <sup>rd</sup>	04	667.23	Rs. 33,36,150/-
<b>F</b>	Ground	01	375.26	Rs. 18,76,300/-
<b>G</b>	Ground	01	570.36	Rs. 28,51,800/-
<b>H</b>	Ground	01	537.35	Rs. 26,86,750/-
<b>G-1</b>	1 <sup>st</sup> To 3 <sup>rd</sup>	03	1074.42	Rs. 53,72,100/-
<b>H-1</b>	1 <sup>st</sup> To 3 <sup>rd</sup>	03	791.85	Rs. 39,59,250/-
<b>J</b>	1 <sup>st</sup> To 3 <sup>rd</sup>	03	826.90	Rs. 41,34,500/-

**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 up to 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.**