

SINDH BUILDING CONTROL AUTHORITY
PUBLIC NOTICE

Name of the Project: **“ZAINAB ORCHID”**

Plot No. **561, GRE, GARDEN 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)/1214/ADV-737/2015**, dated: **08-05-2015** to **Mr. Muhammad Hanif & Muhammad Qasim** co-owners and having agreement for sale & construction with **M/s. Ali’s Enterprises** Builder Lic. No. **BL-2832**, having its office at Shop No.7 & 8, Gulshan View Block-13-C, Gulshan-e-Iqbal, Karachi.

The Project consists as approved for **Basement (Air Raid Shelter) + Ground Floor (Recreational Area & Flats) + 1st to 3rd Floor (Flats) only.**

As per approved Architectural Concept Plan vide letter No. **SBCA/DD-II/Jamshed Town/470/03/2015/129/2015** Dated: **03-04-2015.**

Proposed date of completion: **31-05-2017**

License Architect Name: **Mr. Matinuddin** (Lic. No. AL-01-219)

License Engineer Name: **Mr. Abdul Aziz** (Lic. No. SE-06-241)

Units offered for sale are as under: -

| Flat Category | Floors | No. of Units | Covered Area in Sq.ft (Each) | Unit Price Rs. Each |
|----------------------|------------------------------------|---------------------|-------------------------------------|----------------------------|
| A | Ground To 3 rd | 08 | 667.19 | Rs.40,03,140/- |
| B | Ground To 3 rd | 04 | 667.00 | Rs.40,02,000/- |
| C | Ground | 01 | 372.00 | Rs.22,32,000/- |
| C-1 | 1 st to 3 rd | 03 | 707.00 | Rs.42,42,000/- |

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

| 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.