

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

Name of the Project: **“USMAN CORNER”**

Plot No. **372, SHEET NO.JM-2, R.G. SHEWANI CHS, JAMSHED QUARTERS, JAMSHED TOWN, 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-II)/1212/ADV-753/2015**, dated: **06-07-2015** to **1) Mrs. Abdul Ghaffar Essani 2) Mr. Bashir Essani** co-owners & having agreement for sale & construction with **M/s. Five Star Builders & Developers** Builder Lic. No. **BL-3173**, having its office at Plot No.372, Jamshed Quarters, Jamshed Town, Karachi

The Project consists as approved for **Basement (Parking) + Ground Floor (shops) + 1<sup>st</sup> Floor (Recreation & Flats) + 2<sup>nd</sup> & 3<sup>rd</sup> Floor (Flats) only.**

As per approved Architectural Concept Plan Vide letter No. **SBCA/DD-I/JMT/3321/14/143/14/752/2014** Dated: **22-09-2014.**

Proposed date of completion: **30-06-2018**

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

License Engineer Name: **Mr. Ghulam Mohiuddin** (Lic. No. **SE-06-113**)

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

<b>Flat Category</b>	<b>Floors</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 3 <sup>rd</sup>	03	607.05	Rs.36,45,000/-
<b>B</b>	1 <sup>st</sup> To 3 <sup>rd</sup>	03	1014.76	Rs.60,88,560/-
<b>C</b>	1 <sup>st</sup> To 3 <sup>rd</sup>	03	969.38	Rs.58,16,160/-
<b>D</b>	1 <sup>st</sup> To 3 <sup>rd</sup>	03	788.02	Rs.47,29,200/-
<b>E</b>	1 <sup>st</sup> To 3 <sup>rd</sup>	03	711.45	Rs.42,68,700/-
<b>F</b>	1 <sup>st</sup>	01	283.15	Rs.16,98,900/-
<b>F-1</b>	2 <sup>nd</sup> To 3 <sup>rd</sup>	02	616.03	Rs.36,96,180/-
<b>SHOPS</b>	Ground	13	2517.37	@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.

**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.**