

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

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

Plot No. **SB-157, BLOCK-B, SECTOR-4, SURJANI 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)/1297/ADV-807/2016**, Dated: **28-04-2016** to **1) Mr. Muhammad Ahmed 2) Mr. Shakir Aleem 3) Mr. Nasir Yaqoob** co-owners of plot and proprietor of **M/s. Yaqoob Builder & Developer**, Builder Lic. No. **BL-2953**. Having its office at Suit No. F-3, 6<sup>th</sup> Floor Osif Centre, Block-13-A, Gulshan-e-Iqbal, Karachi.

The Project Consists as **Basement + Ground + 1<sup>st</sup> to 4<sup>th</sup> Floor (Flats) only.**

As per approved Architectural Concept Plan Vide letter No. **SBCA/DD/ (Gadap Town)/2016/262** Dated: **10-03-2016.**

Proposed date of completion: **30-06-2019**

License Architect Name: **Mr. Raza Abbas** (Lic. No. **AL-01-655**)

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

**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-1</b>	Ground	01	1036.50	Rs.41,46,000/-
<b>B-1</b>	1 <sup>st</sup>	01	1163.81	Rs.46,55,240/-
<b>A</b>	1 <sup>st</sup> To 4 <sup>th</sup>	04	578.28	Rs.23,13,120/-
<b>B</b>	1 <sup>st</sup> To 4 <sup>th</sup>	04	457.97	Rs.18,31,880/-
<b>C</b>	2 <sup>nd</sup> To 4 <sup>th</sup>	03	413.69	Rs.16,54,760/-
<b>D</b>	2 <sup>nd</sup> To 4 <sup>th</sup>	03	409.27	Rs.16,37,080/-
<b>E</b>	2 <sup>nd</sup> To 4 <sup>th</sup>	03	341.89	Rs.13,67,560/-
<b>SHOPS</b>	Ground	03	615.78 (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.

**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.**