

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

Name of the Project: **“AL-KARIM RESIDENCY”**

Plot No. **203/1, SHEET NO.GR-12, GARDEN EAST 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)/1326/ADV-841/2016**, Dated: **01-12-2016** to **M/s. Hamza Associates through its proprietor Mr. Hamza** owner of plot, Builder Lic. No. **BL- 3273**, having its office at Plot No.203/1, Garden East, Karachi.

The Project Consists as approved for **Basement (Ramp + Parking + Lift + Stair + ARS + Recreation) + Ground Floor (6 Flats + Lift Service + Stair) + 1<sup>st</sup> to 3<sup>rd</sup> Floors (18 Flats + lift + Stair + OHT) + (Open Roof Solar Pannal) only.**

As per approved Architectural Concept Plan Vide letter No. **SBCA/DD(JMT-I)/2142/16/33/2016/528/16** Dated: **25-08-2016**

Proposed date of completion: **31-12-2019**

License Architect Name: **Mr. Matinuddin** (Lic. No. **AL-01-216**)

License Engineer Name: **Engr. Essa Baba** (Lic. No. **AL-01-272**)

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

Type	Floors	No. of Units	Covered Area in Sq.ft (Each)	Unit Price Rs. Each
<b>A</b>	Ground	01	1237.86	Rs.74,27,160/-
<b>B</b>	Ground	01	1174.52	Rs.70,47,120/-
<b>C</b>	Ground	01	483.34	Rs.29,00,040/-
<b>D</b>	Ground To 3 <sup>rd</sup>	04	812.11	Rs.48,72,660/-
<b>E</b>	Ground To 3 <sup>rd</sup>	04	1194.44	Rs.71,66,640/-
<b>F</b>	Ground To 3 <sup>rd</sup>	04	1032.25	Rs.61,93,500/-
<b>A-1</b>	1 <sup>st</sup> To 3rd	03	1095.56	Rs.65,73,360/-
<b>B-1</b>	1 <sup>st</sup> To 3rd	03	1203.50	Rs.72,21,000/-
<b>C-1</b>	1 <sup>st</sup> To 3rd	03	1421.86	Rs.85,31,160/-

**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.**