

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

Name of the Project: **“IDEAL EMPIRE”**

Plot No. **446, JM 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)/1325/ADV-851/2016**, Dated: **22-12-2016** to **1. Mr. Abdul Razzak 2. Mr. Abdul Ghaffar** attorney of co-owners of plot & having agreement for sale & construction with **M/s. Uzair & Hanif Construction Company**, Builder Lic. No. **BL- 3112**, having its office at Plot No.18/3, Katchi Memon CHS, Sharfabad Alamgir Road, Karachi

The Project Consists as approved for **Basement (RAMP + ARS + Parking) + Ground Floor (RAMP + Recreational Area + Services + 04 Flats) + 1<sup>st</sup> to 3<sup>rd</sup> Floor (12 Flats) only.**

As per approved Architectural Concept Plan Vide letter No. **SBCA/DD(JMT-I)/1077/16/24/2016/2016/437/2016** Dated: **27-07-2016**.

Proposed date of completion: **01-10-2019**

License Architect Name: **Mr. Muhammad Sabir Syed** (Lic. No. AL-01-43)

License Engineer Name: **Mr. Yaqoob Ahmed Seedat** (Lic. No. AL-01-173)

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

Type	Floors	No. of Units	Covered Area in Sq.ft (Each)	Unit Price Rs. Each
A	Ground To 3 <sup>rd</sup>	04	1257.61	Rs.56,60,000/-
B	1 <sup>st</sup> To 3 <sup>rd</sup>	03	1049.87	Rs.47,25,000/-
C	1 <sup>st</sup> To 3 <sup>rd</sup>	03	1496.87	Rs.67,36,000/-
D	1 <sup>st</sup> To 3 <sup>rd</sup>	03	1177.25	Rs.52,96,000/-
B-1	Ground	01	772.25	Rs.34,74,000/-
C-1	Ground	01	986.23	Rs.44,37,000/-
D-1	Ground	01	1017.54	Rs.45,76,000/-

**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**

<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.**