



# SINDH BUILDING CONTROL AUTHORITY

## PUBLIC NOTICE

Name of Project: **UJALA I CON**

Plot No: **444 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)/1360/ADV-874/2017** Dated: **28-02-2017**. To **Mr. Ashfaq Ahmed** owner of plot & having agreement for sale & construction with **M/s. I.B. Builder**, Builder License No. **(BL- 3163)**, having its office at Shop No.1, Plot No.675, Fatima Jinnah Colony, Jamshed Town, Karachi.

The project consists as **Basement (A.R.S & Parking) + Ground Floor (Recreation & Flats) + 1<sup>st</sup> Top 3<sup>rd</sup> Floors (Flats) only.**

As per approved Architectural Concept Building Plans Vide Letter No. **SBCA/DD/JMT-1/4324/16/53/2016/711/16** Dated: **14-11-2017**.

Proposed Date of Completion: **01-05-2020**

Name of Licensed Architect: **Nr. Muhammad Sabir Syed** (**AL-01-43**)

Name of Licensed Engineer: **Mr. Sajid Imran Bilgarami** (**SE-06-215**)

### **Units Offered Are As Under:**

Flat Category	Floors	No. of Units	Covered Area in Sq.ft (Each)	Unit Price Rs. (Each)
A	Ground	01	581.33	Rs.23,28,000/-
A-1	1 <sup>st</sup> To 3 <sup>rd</sup>	03	1021.52	Rs.40,88,000/-
B	Ground	01	743.85	Rs.29,76,000/-
B-1	1 <sup>st</sup> To 2 <sup>nd</sup>	02	1065.61	Rs.42,64,000/-
B-2	3 <sup>rd</sup>	01	958.07	Rs.38,32,000/-
C	1 <sup>st</sup> To 2 <sup>nd</sup>	02	750.55	Rs.30,00,000/-
C-1	3 <sup>rd</sup>	01	681.86	Rs.27,28,000/-
D	1 <sup>st</sup> To 3 <sup>rd</sup>	03	504.72	Rs.20,16,000/-



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### 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

Sr. No.	Stage Of Construction	Installments
1.	On Booking	5%
2.	On Allocation	5%
3.	On Completion of Plinth	5%
4.	On casting of Column	5%
5.	On Casting of Roof Slab	5%
6.	On Completion of Block Masonry	5%
7.	On Completion of Sanitary & Plumbing works	5%
8.	On Completion of Plaster work	5%
9.	On completion of Finishing work	10%
10.	On Possession	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)