

PUBLIC NOTICE

REGARDING PROJECT: JAFCO MALL & APARTMENT ON PLOT NO.2
SURVEY NO.443 DEH LANDHI SHAH LATIF TOWN SCH-25-A
BIN QASIM TOWN KARACHI.

Sindh Building Control Authority hereby informed general public that NOC for Sale & Advertisement of Shops / Residential Flats / ~~Show Rooms / Offices / Bungalow~~ at above noted project has been issued vide No. SBCA/D.D(D-II)/1534/ADV-987/2020 DT: 22.01.2020 TO MR.MUHAMMAD RIASAT OWNER OF PLOT AND PARTNER OF M/S JAFCO BUILDER & DEV; OFFICE AT 01 MEZZANINE FLOOR D-43 NATIONAL SQUARE BUILDING KHAYABAN-E-JAMI BLOCK-08 CLIFTON KARACHI. Builder License No. (BL3584).

Project consists as BASEMENT (SHOPS & ARS)+GROUND FLOOR (SHOPS+SERVICES)+
1st FLOOR (SHOPS)+2nd & 3rd FLOOR (PARKING)+4th FLOOR (FLATS &
RECREATIONAL AREA)+5th TO 13th FLOOR (FLATS) ONLY.
As per approved ARCHITECTURAL CONCEPT PLAN VIDE LETTER NO.
SBCA/DD/BIN QASIM TOWN/2019/164 Dt:20.12.2019.

Proposed Date of Completion : 31.12.2024.
Name of Licensed Architect : MR.HIRIS SHAHEEN (AL-01-810)
Name of Licensed Engineer : MR.MUHAMMAD USMAN (SE-06-255)

UNITS OFFERED FOR SALE ARE AS UNDER:

S. No.	Flat Category	Floor	No of Units	Covered Area in sft. (Each)	Unit Price Rs. (Each)
1.	A.	4th TO 13th.	68.	1081.97.	RS.86,55,765/=
2.	B.	4th TO 13th.	56.	0829.60.	RS.66.36,800/=
3.	B-1.	4th TO 13th.	10.	0870.02.	RS.69,64,960/=
4.	B-2.	4th TO 13th.	20.	0757.76.	RS.60,62,080/=
5.	SHOPS.	1st FLOOR.	111.	14339.88(TOTAL)	@ RS.35,000 PER SQ.FT.
6.	SHOPS.	GROUND FLOOR.	92.	12967.74.(TOTAL)	@ RS.35,000/= PER SQ.FT.
7.	SHOPS.	BASEMENT	92.	12823.58(TOTAL)	@ RS.35,000/= PER SQ.FT.

NOTE: -

- Above mentioned prices does not includes documentation / utility 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 2.0 % (for general public)
- West Open charges 2.0 % (for general public)
- Transfer fee will be 2.0 % 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 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 and Plumbing work of concerned unit / floor.	5%
8	On Completion of Plaster of concerned unit / floor.	5%
9	On Completion of Finishing of concerned unit / floor.	10%
10	On Possession of 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 / 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, 4th Floor, Annexe. Buildings or may be downloaded from SBCA's web site www.kbca.gov.pk

SINDH BUILDING CONTROL AUTHORITY

Design Section, 4th Floor, Annexe Building, Civic Centre, Gulshan-e-Iqbal, Karachi.