



# SINDH BUILDING CONTROL AUTHORITY

## PUBLIC NOTICE

Name of Project: **JINNAH COTTAGES**

Plot No: **231 JM QUARTER, 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)/1347/ADV-853/2017** Dated: **10-01-2017**. In the name of **M/S. JINNAH COTTAGE** owner of plot and having agreement for sale & construction with **M/S. MASKAN ASSOCIATES** Builder License No. (BL-3212), having its Office at 07, Mezzanine Floor Mustafa Terrace Soldier Bazar, Karachi

The project Consists as **Basement (Parking & Air Raid Shelter) + Ground Floor (Recreational Area & Flats) + 1<sup>st</sup> Floor to 3<sup>rd</sup> Floors (Flats) only.**

As per approved Architectural Concept Plan by Deputy Director Jamshed Town, SBCA. Vide Letter No. **SBCA/DD(Jamshed Town-I)/6139/16/72/16/774/16** Dated: **30-11-2016**.

Proposed Date of Completion: **31-12-2018**

Name of Licensed Architect: **MR. MATINUDDIN** (**AL-01-219**)

Name of Licensed Engineer: **MR. ESSA BABA** (**SE-06-272**)

### Units Offered Are As Under:

Flat Category	Floors	No. of Units	Covered Area in Sq.ft (Each)	Unit Price Rs. (Each)
<b>A</b>	Ground	01	965.48	Rs.57,92,880/-
<b>B</b>	Ground	01	587.53	Rs.35,25,180/-
<b>C</b>	Ground	01	506.50	Rs.30,39,000/-
<b>D</b>	Ground	01	826.48	Rs.49,58,880/-
<b>A-1</b>	1 <sup>st</sup> To 3 <sup>rd</sup>	03	937.11	Rs.56,22,660/-
<b>B-1</b>	1 <sup>st</sup> To 3 <sup>rd</sup>	03	850.45	Rs.51,02,700/-
<b>C-1</b>	1 <sup>st</sup> To 3 <sup>rd</sup>	03	1008.33	Rs.60,49,980/-
<b>D-1</b>	1 <sup>st</sup> To 3 <sup>rd</sup>	03	715.28	Rs.42,91,680/-



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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 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).