



# SINDH BUILDING CONTROL AUTHORITY

## PUBLIC NOTICE

Name of Project: **AL-MADNI RESIDENCY**

Plot Nos: **161 & 161/1, GARDEN EAST, JAMSHED TOWN, KARACHI**

The Sindh Building Control Authority hereby informs general public that NOC for Sale & Advertisement of **Shops / Residential Flats** at above noted project has been issued Vide No. **SBCA/DD(D-II)/1440/ADV-940/2018 Dated: 22-06-2018**. In the name of 1. **Mr. Faisal Abdul Karim** 2. **Mr. Farooq Abdul Karim** 3. **Mr. Muhammad Jawaid** co-owner of plot & partner of **M/s. Seven Star Builder Developers**, Builders License No. **BL-2519**, having its office at G-1, Bhojwani Terrace Plot No.411, Garden East, Jamshed Town, Karachi.

The project Consists as **Basement (Parking + ARS) + Ground Floor (Parking + Shops) + 1<sup>st</sup> Floor (Flats + Recreation) + 2<sup>nd</sup> to 5<sup>th</sup> Floors (Flats) only.**

As per approved Final Building Plan vide Letter No. **SBCA/DD/JMT/Prop/1881/17/25/81 Dated: 21-12-2017.**

Proposed Date of Completion: **31-12-2021**

Name of Licensed Architect: **Matinuddin** (**AL-01-219**)

Name of Licensed Engineer: **Muhammad Usman** (**SE-06-255**)

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

Type	Floors	No. of Units	Covered Area in Sq.ft (Each)	Unit Price Rs. (Each)
A	1 <sup>ST</sup> To 5 <sup>th</sup>	05	1361.12	Rs.81,66,720/-
B	1 <sup>ST</sup> To 5 <sup>th</sup>	05	828.96	Rs.49,73,760/-
C	1 <sup>ST</sup> To 5 <sup>th</sup>	05	644.39	Rs.38,66,340/-
D	1 <sup>st</sup> Floor	01	1290.25	Rs.77,41,500/-
E	1 <sup>st</sup> Floor	01	346.12	Rs.20,76,720/-
F	1 <sup>ST</sup> To 5 <sup>th</sup>	05	572.06	Rs.34,32,360/-
G	1 <sup>ST</sup> To 5 <sup>th</sup>	05	704.00	Rs.42,24,000/-
H	1 <sup>st</sup> Floor	01	390.78	Rs.23,44,680/-
D-1	2 <sup>nd</sup> To 5 <sup>th</sup>	04	1197.09	Rs.71,82,540/-
SHOPS	Ground	13	2936 (Total)	@Rs.20,000/- Per Sq.ft



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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)