

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

Name of the Project: “**AL-REHMAN RESIDENCY**”

Plot No. **SB-06, BLOCK-14, SCHEME-36, GULISTAN-E-JOUHAR, 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)/1066/ADV-587/2013**, Dated: **31-10-2013** to **Mst. Naseem Bano** Owner & having Agreement for sale & construction with **M/s. Harem Construction Compant** Builder Lic. No. **BL-3061**, having its Office at Plot No. C-25, C.D.G. CHS, Block-19, Gulistan-e-Jouhar, Karachi.

The Project consists as approved **Basement (Parking) + Ground Floor (Shops + Building Service Area) + 1<sup>st</sup> to 8<sup>th</sup> Floors (Flats) only.**

As per approved Architectural Concept Plan vide letter No. **SBCA/DD/Gulshan Town-I/2013/122** dated: **23-12-2013.**

The Proposed date of completion: **31-12-2017.**

License Architect Name: **Mr. Karim Ansari** (Lic. No. **AL-01-576**)

Licensed Engineer Name: **Mr. Essa Baba** (Lic. No. **SE-06-272**)

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

Flat Category	Floor	No. of Units	Covered Area in Sq.ft (Each)	Unit Price Rs. Each
<b>A</b>	1 <sup>st</sup> To 4 <sup>th</sup>	04	524.62	Rs. 23,58,000/-
<b>A-1</b>	5 <sup>th</sup>	01	365.30	Rs. 16,42,000/-
<b>A-2</b>	6 <sup>th</sup>	01	461.64	Rs. 20,79,000/-
<b>B</b>	1 <sup>st</sup> To 4 <sup>th</sup>	04	509.76	Rs. 22,95,000/-
<b>B-1</b>	5 <sup>th</sup>	01	385.97	Rs. 17,37,000/-
<b>C</b>	1 <sup>st</sup> To 6 <sup>th</sup>	06	515.48	Rs. 23,17,000/-
<b>C-1</b>	7 <sup>th</sup>	01	609.59	Rs. 23,45,000/-
<b>C-2</b>	8 <sup>th</sup>	01	585.08	Rs. 26,32,000/-
<b>D</b>	1 <sup>st</sup> To 8 <sup>th</sup>	08	464.30	Rs. 20,88,000/-
<b>E</b>	1 <sup>st</sup> To 8 <sup>th</sup>	08	407.30	Rs. 18,31,000/-
<b>SHOPS</b>	Ground	02	624.00 (Total)	@ Rs. 15,000/- Per Sq.ft

**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 upto 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.kbca.gov.pk](http://www.kbca.gov.pk).

**SINDH BUILDING CONTROL AUTHORITY**  
**Design Section, 4<sup>th</sup> floor, Annexe Building Civic Centre, Gulshan-e-Iqbal, Karachi.**