

SINDH BUILDING CONTROL AUTHORITY
PUBLIC NOTICE

Name of the Project: **“ZULEKHA TERRACE”**

Plot No. **62, C.P & BERAR CHS, 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)/1051/ADV-574/2013**, dated: **06-08-2013** to **Mr. Hunain Bhangda**, Co-owner of Plot & Proprietor of **M/s. H.J. Builder & Developers**, Builder Lic.No. **BL-2995**, having its office at Office-1, Zulekha Tower Plot No.89/3, B.M.C.H.S, Jamaluddin Afghani Road Sharfabad, Karachi.

The Project consists as approved for **Basement (Air Raid shelter) + Ground Floor (Shops & Service Area) + 1st to 3rd Floors (Parking) +4th Floor (Flats & Recreational Area) + 5th To 12th Floors (Flats) + 13th Floor (Solar Pannel Hall) only.**

As per approved Architectural Concept Plan vide **No. SBCA/D.D-I/ Gulshan Town-II/Prop-68/2013/06** dated: **02-07-2013**.

Proposed Date of Completion: **31-08-2017**

Name of Licensed Architect: **Syed Tahseen Ahmed** (Lic. No. **AL-01-369**)

Name of Licensed Engineer: **Engr. Badru Salam Baig** (Lic. No. **SE-06-239**)

UNITS OFFERED FOR SALE ARE AS UNDER:

Plot Category	Floor	No. of Units	Covered Area Sq.fts (Each Unit)	Price in Rs. (Each Unit)
A	4 th To 13 th	10	1009.54	Rs. 45,18,000/-
A-1	4 th To 13 th	10	1383.35	Rs. 62,28,000/-
B	5 th To 12 th	08	1005.26	Rs. 45,22,000/-
B-1	4 th To 12 th	09	1145.19	Rs. 51,52,000/-
SHOPS	Ground	02	1320.00 (Total)	@ Rs. 15,000/- (Per Sq.fts)

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

S. No.	Stage of Construction	Installment
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.sbca.gos.pk.

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