

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

Name of the Project: **“THE COURT RESIDENCY”**

Plot No. **67, (JM-1009) MUSLIMABAD CHS, JAMSHED  
QUARTERS, 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)/1083/ADV-608/2014**, dated: **08-04-2014** to **Mr. Muhammad Faisal** owner of Plot and having agreement for sale & construction with **M/s. Rasheeda Enterprises**, Builder Lic. No. **BL-3002**, having its office at Plot No.36-A/2, Muhammad Ali CHS, Karachi.

The Project consists as approved for **Ground Floor (Recreational Area & Parking) + 1<sup>st</sup> to 3<sup>rd</sup> Floors (Recreational Area & Flats) + 2<sup>nd</sup> Floor (Flats) only.**

As per approved Architectural Concept Plan vide letter No. **SBCA/DD-I/JMT/7665/13/46/2014/** Dated: **29-01-2014.**

The Proposed date of completion: **31-05-2017**

License Architect Name: **Mr. Muhammad Sabir Syed** (Lic. No. **AL-01-43**)

Licensed Engineer Name: **Mr. Qamar Jawaid** (Lic. No. **SE-06-219**)

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

<b>Flat Category</b>	<b>Floor</b>	<b>No. of Units</b>	<b>Covered Area in Sq.ft (Each)</b>	<b>Unit Price Rs. Each</b>
<b>G-B</b>	Ground	1	1496.66	Rs.74,83,300/-
<b>G-C</b>	Ground	1	2322.35	Rs.1,16,11,750/-
<b>G-D</b>	Ground	1	1820.12	Rs.91,00,600/-
<b>G-E</b>	Ground	1	1690.02	Rs.84,51,000/-
<b>G-F</b>	Ground	1	1722.41	Rs.86,12,050/-
<b>G-A</b>	Ground	7	1357.77	Rs.67,88,850/-
<b>A</b>	1 <sup>st</sup> & 2 <sup>nd</sup>	26	1175.34	Rs.58,76,700/-
<b>B</b>	1 <sup>st</sup> & 2 <sup>nd</sup>	2	1313.06	Rs.65,65,300/-
<b>C</b>	1 <sup>st</sup> & 2 <sup>nd</sup>	2	1187.45	Rs.59,37,250/-
<b>D</b>	1 <sup>st</sup> & 2 <sup>nd</sup>	2	1335.16	Rs.66,75,800/-
<b>E</b>	1 <sup>st</sup> & 2 <sup>nd</sup>	2	1661.92	Rs.83,09,600/-
<b>F</b>	1 <sup>st</sup> & 2 <sup>nd</sup>	2	1227.11	Rs.61,35,550/-

**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](http://www.sbca.gos.pk).

### **SINDH BUILDING CONTROL AUTHORITY**

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