

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

Name of the Project: **“BARKAT RESIDENCY”**

Plot No. **(OLD-29/8) NEW NO.404, SHEET NO.JM, JAMSHED QUARTERS, 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)/1076/ADV-609/2014**, dated: **09-04-2014** to **Mr. Shahnawaz Maniar** owner and agreement for sale & construction with **M/s. Zubair Associates**, Builder Lic. No. **BL-394**, having its office at Plot No.39-40-C, Sultan Chambers, Tariq Road, PECHS, Karachi.

The Project consists as approved for **Basement (Parking) + Ground Floor (Flats & Recreation) + 1<sup>st</sup> to 3<sup>rd</sup> Floors (Residential Flats) only.**

As per approved Propsed Drawing vide letter No. **SBCA/DD-I/JMT/Prop/2842/12/06/2013/41** Dated: **18-03-2013.**

The Proposed date of completion: **31-10-2016**

License Architect Name: **Mr. Matinuddin** (Lic. No. **AL-01-219**)

Licensed Engineer Name: **Emgr. Abdul Aziz** (Lic. No. **SE-06-241**)

**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>A</b>             | Ground                             | 01                  | 968.43                              | Rs.48,40,000/-             |
| <b>B</b>             | Ground                             | 02                  | 1201.59                             | Rs.60,10,000/-             |
| <b>A-1</b>           | 1 <sup>st</sup> To 3 <sup>rd</sup> | 06                  | 963.03                              | Rs.48,15,000/-             |
| <b>B-1</b>           | 1 <sup>st</sup> To 3 <sup>rd</sup> | 06                  | 898.67                              | Rs.44,90,000/-             |

**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.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.**