

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

Name of the Project: **“ZAINAB PRIDE”**

Plot No. **SB-8/S, SUB SECTOR-D, SECTOR-5, SCHEME-41,  
SURJANI 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)/1099/ADV-624/2014**, dated: **09-06-2014** to **Mr. Muhammad Ishaq**, co-owners & authorized partner of **M/s. Ali’s Enterprises** Builder Lic. No. **BL-2832**, having office at Shop No.7 & 8, Gulshan View, Block-13-C, University Road, Gulshan-e-Iqbal, Karachi.

The Project consists as approved for **Basement (Parking) + Ground Floor (Shops) + 1<sup>st</sup> Floor (Recreational Area & Flats) + 2<sup>nd</sup> to 8<sup>th</sup> Floor (Flats) only.**

As per approved Architectural Concept Plan vide letter No. **SBCA/DD-I/JMT/1441/17/2014/280/14** Dated: **13-05-2014.**

The Proposed date of completion: **31-05-2019**

License Architect Name: **Mr. Matinuddin** (Lic. No. AL-01-217)

License Engineer Name: **Engr. Abdul Aziz** (Lic No. SE-06-241)

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

<b>Flat Category</b>	<b>Floors</b>	<b>No. of Unit</b>	<b>Covered Area in Sq. (Each)</b>	<b>Unit Price Rs. Each</b>
<b>A</b>	1 <sup>st</sup> to 8 <sup>th</sup>	08	486.51	Rs.18,24,412/-
<b>B</b>	1 <sup>st</sup> to 8 <sup>th</sup>	08	519.75	Rs.19,49,062/-
<b>B-1</b>	1 <sup>st</sup> to 8 <sup>th</sup>	08	534.60	Rs.20,04,750/-
<b>C</b>	1 <sup>st</sup> to 8 <sup>th</sup>	08	409.58	Rs.15,35,925/-
<b>D</b>	1 <sup>st</sup> to 8 <sup>th</sup>	22	322.89	Rs.12,10,837/-
<b>SHOPS</b>	Ground	02	277.70 (Total)	@ Rs.8,000/- 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.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.**