

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

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

Plot No. **01, BLOCK-3, MANIYA CHS, JAMSHED TOWN, KARACHI**

The Sindh Building Control Authority hereby informs general public that NOC for Sale & Advertisement of **Residential Flats / Show rooms** at above noted project has been issued vide No. **SBCA/DD(D-II)/1132/ADV-650/2014**, dated: **01-09-14** to **Mr. Iqbal Ahmed & Mr. Muhammad Tahir** co-owners & authorized partners of **M/s. Capital Builder & Developers** Builder Lic. No. **BL-2769**, having its office at SF—13, 2<sup>nd</sup> Floor APWA Complex-67-A, Garden Road, Karachi.

The Project consists as approved for **Basement (Air Raid Shelter) + Ground Floor (Show Rooms & Recreation) + 1<sup>st</sup> to 3<sup>rd</sup> Floors (Parking) + 4<sup>th</sup> Floor to 15<sup>th</sup> Floors (Flats) only.**

As per approved Architectural Concept Plan vide letter No. **SBCA/DD-I/Jamshed Town/1488/18/2014/387/2014** Dated: **27-06-2014.** \

The Proposed date of completion: **31-12-2019**

License Architect Name: **Syed Asghar Ali Rizvi** (Lic. No. **AL-01-135**)

License Engineer Name: **Mr. Arif Kasim** (Lic. No. **SE-06-255**)

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

<b>Flat Category</b>	<b>Floors</b>	<b>Total Nos.</b>	<b>Nos. Booked</b>	<b>Nos. un Booked</b>
<b>A</b>	4 <sup>th</sup> To 11 <sup>th</sup>	08	2301.76	Rs.1,38,10,560/-
<b>B</b>	4 <sup>th</sup> to 15 <sup>th</sup>	12	2024.33	Rs.1,21,45,980/-
<b>C</b>	4 <sup>th</sup> To 13 <sup>th</sup>	10	1667.64	Rs.1,00,05,240/-
<b>D</b>	4 <sup>th</sup> To 13 <sup>th</sup>	10	1660.27	Rs.99,61,620/-
<b>E</b>	5 <sup>th</sup> To 13 <sup>th</sup>	09	1558.91	Rs.93,53,460/-
<b>F</b>	5 <sup>th</sup> To 15 <sup>th</sup>	22	1661.82	Rs.99,70,920/-
<b>SHOW ROOMS</b>	Ground	03	7691.19 (Total)	@Rs.30,000/- 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.**