

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

Name of the Project: **“ZUBAIDA COMFORTS”**

Plot No. **B-70, BLCOK-L, NORTH NAZIMABAD, 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-I)/2369/ADV-622/2014**, dated: **23-10-2014** to **1) Syed Muhammad Baqar 2) Syed Muhammad Ali Nayyar** co-owners & partners of **M/s. Zubaida Builders**, Builder Lic. No. **BL-3110**, having it office at B-329, Block-L, North Nazimabad, Karachi.

The Project consists as approved for **Ground Floor (Shops) & 1<sup>st</sup> to 4<sup>th</sup> Floor (Flats) only.**

As per approved Plan vide letter No. **SBCA/DD-(NNT)/2014/05**  
Dated: **07-05-2014.**

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

License Architect Name: **Mr. Mansoor Zaman Khan** (Lic. No. AL-01-316)

License Engineer Name: **Mr. M. Ishaq** (Lic No. SE-06-86)

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

<b>Flat Category</b>	<b>Floors</b>	<b>No. of Units</b>	<b>Covered Area in Sq.ft (Each)</b>	<b>Unit Price Rs. Each</b>
<b>A</b>	1 <sup>st</sup> To 4 <sup>th</sup>	04	696.20	Rs.34,80,000/-
<b>A-1</b>	1 <sup>st</sup> To 4 <sup>th</sup>	04	769.94	Rs.38,50,000/-
<b>B</b>	1 <sup>st</sup> To 4 <sup>th</sup>	04	557.79	Rs.27,90,000/-
<b>B-1</b>	1 <sup>st</sup> To 4 <sup>th</sup>	04	600.25	Rs.30,00,000/-
<b>SHOPS</b>	Ground	05	1873.62	@Rs.10,000/- 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 Confirmation	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.**