

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

Name of the Project: "**MAJID RESIDENCY**"

Plot No. **661/664, SHEET-JM, JAMSHED QUARTERS, JAMSHED TOWN, KARACHI**

The Sindh Building Control Authority hereby informs general public that Revised NOC for Sale & Advertisement of **Residential Flats** at above noted project has been issued vide No. **SBCA/DD-(D-II)/1207/ADV-720/2015**, dated: **30-03-2015** to **1)Mr. Anwar Ali Lakhani 2)Mr. amin ali Muhammad 3)Mr. Sameer 4)Mr. M. Asif**, co-owner of plot and having agreement for sale & construction with **M/s. Sweet Enterprises**, Builder Lic. No. **BL-2551**, having its office at Plot No.E-p, Block-8, Gulshan-e-Iqbal, Karachi.

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

As per approved Architectural Concept Plan Vide letter No. **SBCA/DD-I (JMT)/460/13/2015/112/2015** Dated: **17-02-2015**.

The Proposed date of completion: **30-06-2017**.

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

License Engineer Name: **Mr. Essa Baba** (Lic. No. **SE-06-272**)

**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>             | Ground                             | 01                  | 920.00                              | Rs.64,40,000/-             |
| <b>B</b>             | Ground                             | 01                  | 674.50                              | Rs.47,21,500/-             |
| <b>C</b>             | Ground                             | 01                  | 559.75                              | Rs.39,18,250/-             |
| <b>D</b>             | Ground                             | 01                  | 448.50                              | Rs.31,39,500/-             |
| <b>E</b>             | Ground                             | 01                  | 987.00                              | Rs.69,09,000/-             |
| <b>F</b>             | Ground To 2 <sup>nd</sup>          | 03                  | 840.00                              | Rs.58,80,000/-             |
| <b>A-1</b>           | 1 <sup>st</sup> To 2 <sup>nd</sup> | 02                  | 1097.00                             | Rs.76,82,500/-             |
| <b>B-1</b>           | 1 <sup>st</sup> To 2 <sup>nd</sup> | 02                  | 850.50                              | Rs.59,53,500/-             |
| <b>C-1</b>           | 1 <sup>st</sup> To 2 <sup>nd</sup> | 02                  | 822.75                              | Rs.57,59,250/-             |
| <b>D-1</b>           | 1 <sup>st</sup> To 2 <sup>nd</sup> | 02                  | 598.00                              | Rs.41,86,000/-             |
| <b>E-1</b>           | 1 <sup>st</sup> To 2 <sup>nd</sup> | 02                  | 833.00                              | Rs.58,31,000/-             |

**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.**