

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

Name of the Project: **“ZULEKHA TERRACE”**

**REVISED NOC**

Plot No. **62, CP & BERAR CHS, BLOCK-3, GULSHAN 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)/1051/Revised ADV-742/2015**, dated: **15-05-15** to **Mr. Hunain Bhangda** owner of plot & proprietor of **M/s. H.J. Builder & Developers** Builder Lic. No. **BL-2995**, having its office At 1, Zulekha Tower 87/3, BMCHS, Jamaluddin Afghani Road, Sharfabad, Karachi.

The Project consists as approved for **Basement (Air Raid Shelter) + Ground Floor (Shops & Building Service Area) + 1<sup>st</sup> to 3<sup>rd</sup> Upper Floors (Parking) + 4<sup>th</sup> Floor (Recreational Area) + 5<sup>th</sup> to 14<sup>th</sup> Floor (Flats) + 15<sup>th</sup> Floor (Flats & Solar Panel on Roof Top) only.**

As per approved Revised Proposed Building Plan vide letter No. **SBCA/DD-I/(Gulshan Town-II)/Prop/Revised/86/2014/61** Dated: **24-06-2014**.

Proposed date of completion: **31-08-2017**

License Architect Name: **Mr. Shahid Ahmed** (Lic. No. **AL-01-615**)

License Engineer Name: **Mr. Badarus Salam Baig** (Lic. No. **SE-06-239**)

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

Flat Category	Floors	No. of Units	Covered Area in Sq.ft (Each)	Unit Price Rs. Each
<b>A</b>	4 <sup>th</sup> To 15 <sup>th</sup>	12	695.31	Rs.32,50,000/-
<b>A-1</b>	4 <sup>th</sup> To 15 <sup>th</sup>	12	1117.03	Rs.52,31,000/-
<b>B</b>	5 <sup>th</sup> To 14 <sup>th</sup>	10	838.21	Rs.39,24,000/-
<b>B-1</b>	4 <sup>th</sup> To 14 <sup>th</sup>	11	940.77	Rs.44,07,000/-
<b>SHOPS</b>	Ground	02	1353.21	@Rs.15.000/-

**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 up to 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.**