

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

Name of the Project: **“JUMERA TOWER”**

Plot No. **ST-7, BLOCK-3, METROVILLE, SITE KARACHI**

The Sindh Building Control Authority hereby informs general public that NOC for Sale & Advertisement of **Shops / Residential Flats / Godown** at above noted project has been issued vide No. **SBCA/DD-(D-I)/2350/ADV-661/2015**, dated: **28-05-15** to **Mr. Jumma Shah s/o. Mr. Wahid Shah** attorney of co-owners & authorized partner of **M/s. Jna Associates** Builder Lic. No. **BL-3089**, having its office at ST-7, Block-3, Metroville, SITE Town, Karachi.

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

As per approved Building Plan Vide letter No. **SBCA/DD(SITE Town)/2014/1** Dated: **03-01-2014.**

Proposed date of completion: **31-03-2017**

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

License Engineer Name: **Mr. Ghulam Mohiuddin** (Lic. No. **SE-06-113**)

**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-1</b>	2 <sup>nd</sup>	01	839.27	18,48,000/-
<b>A</b>	2 <sup>nd</sup>	01	717.19	15,78,000/-
<b>B</b>	2 <sup>nd</sup>	01	524.63	11,92,000/-
<b>B-1</b>	2 <sup>nd</sup>	01	500.57	11,00,000/-
<b>B-2</b>	2 <sup>nd</sup>	01	607.30	13,35,000/-
<b>C</b>	2 <sup>nd</sup>	01	600.22	13,20,000/-
<b>D</b>	2 <sup>nd</sup>	02	568.83	12,52,000/-
<b>D-1</b>	2 <sup>nd</sup>	01	645.30	14,20,000/-
<b>SHOPS</b>	Ground	08	2471.76	@Rs.5000/- Per Sq.ft
<b>GODOWN</b>	Basement	01	6614.30	@Rs.4000/- 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 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.**