

SINDH BUILDING CONTROL AUTHORITY
PUBLIC NOTICE

Name of the Project: **“EMERALD ROYAL RESIDENCY”**

Survey No. **38, BLOCK-03, DEHLI CHS, TARIQ ROAD, JAMSHED TOWN, KARACHI.**

The Sindh Building Control Authority hereby informs general public that NOC for Sale & Advertisement of **Residential Flats / Showrooms** at above noted project has been issued vide No. **SBCA/DD(D-II)/1264/ADV-800/2016**, Dated: **01-03-2016** to **Mr. Muhammad Munir** attorney of co-owners and having agreement for sale & construction with **M/s. Land Tek Builder** Builder Lic. No. **BL-3176**. Having its Office at Plot No, 38/39, Block-03, Dehli CHS, Karachi.

The Project Consists as **Basement (Air Raid Shelter) + Ground Floor (Recreational Area & Showrooms) + 1st to 3rd Floors (Parking) + 4th to 16th Floor (Flats) only.**

As per approved Architectural Concept Plan Vide letter No. **SBCA/DD-I/JMT/827/05/2015/725/2015/** Dated: **14-10-2015.**

Proposed date of completion: **17-12-2019**

License Architect Name: **Syed Junaid Iqbal** (Lic. No. **AL-01-791**)

License Engineer Name: **Mr. Siddiq Essa** (Lic. No. **SE-06-34**)

Units offered for sale are as under: -

Flat Category	Floors	No. of Units	Covered Area in Sq.ft (Each)	Unit Price Rs. Each
A	4 th to 16 th	13	1291.26	Rs.77,46,000/-
A-1	4 th to 16 th	13	1252.43	Rs.75,12,000/-
B	4 th to 16 th	13	943.04	Rs.56,58,000/-
B-1	4 th to 16 th	13	901.55	Rs.54,12,000/-
C	4 th to 16 th	13	1379.46	Rs.82,80,000/-
C-1	4 th to 16 th	13	1379.46	Rs.82,80,000/-
D	4 th to 16 th	11	667.02	Rs.40,50,000/-
E	4 th to 16 th	13	1291.51	Rs.77,50,000/-
SHOWROOMS	Ground	02	5346.22 (Total)	@Rs.25,000/- 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

S. No.	Stage of Construction	Installment
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.

SINDH BUILDING CONTROL AUTHORITY
Design Section, 4th Floor, Annexe Building Civic Centre, Gulshan-e-Iqbal, Karachi.