

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

Name of the Project: **“AYESHA RESIDENCY-I”**

Plot No. **862, SHEET JM-4, JAMSHED QUARTERS, JAMSHED TOWN, KARACHI**

The Sindh Building Control Authority hereby informs general public that NOC for Sale & Advertisement of **Residential Flats** at above noted project has been issued vide No. **SBCA/DD(D-II)/1300/ADV-813/2016**, Dated: **20-05-2016** to **Mst. Aisha Ibrahim** owner of plot and having agreement for sale & construction with **M/s. Ayesha Associates**, Builder Lic. No. **BL-3167**. Having its office at Office No.7, Mezzanine Floor Poonawala Tower Near Usmania College New M.A. Jinnah Road, Karachi.

The Project Consists as **Basement (Parking) Ground Floor (02 Flats) + 1<sup>st</sup> 2<sup>nd</sup> Floors (06 Flats) + 3<sup>rd</sup> Floor (03 Flats) only.**

As per approved Architectural Concept Plan Vide letter No. **SBCA/DD-I/JMT/295/16/07/2016/68/2016/** Dated: **25-02-2016**.

Proposed date of completion: **30-06-2018**

License Architect Name: **Mr. Muhamamd Jafar Khan** (Lic. No. **AL-01-81**)

License Engineer Name: **Mr. Shoaib Habib Ansari** (Lic. No. **SE-06-233**)

**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 3 <sup>rd</sup>	03	753.12	Rs.30,12,000/-
<b>A-1</b>	1 <sup>st</sup> To 3 <sup>rd</sup>	03	1008.32	Rs.40,33,000/-
<b>B</b>	3 <sup>rd</sup>	01	1041.18	Rs.41,64,000/-
<b>B-1</b>	1 <sup>st</sup> To 2 <sup>nd</sup>	02	1087.41	Rs.43,48,000/-
<b>G-1</b>	Ground	01	606.46	Rs.24,24,000/-
<b>G-2</b>	Ground	01	835.61	Rs.33,44,000/-

**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.**