



# SINDH BUILDING CONTROL AUTHORITY

## PUBLIC NOTICE

Name of Project: **DATA COMFORTS**

Plot No: **641 JM 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)/1436/ADV-924/2018 Dated: 16-01-2018.** In the name of **Mr. Mustafa Hussain** owner of plot and partner of **M/s. Ali Haider Developers.** Builders License No. **BL-3382,** having its office at 503 & 504, 5<sup>th</sup> Floor Balad Trade Centre, Plot No.118, Near Bahar-e-Shariat Masjid Bahadurabad, Karachi.

The project Consists as **Basement (Parking+ARS) + Ground Floor (Flats) +1<sup>st</sup> to 2<sup>nd</sup> Floor (Flats) only.**

As per approved Building Plan vide Letter No. **SBCA/DD(JMT/Prop/3834/17/55/2017/73/2017 Dated: 29-11-2017.**

Proposed Date of Completion: **31-12-2019**

Name of Licensed Architect: **Syed Junaid Iqbal** (**AL-01-79**)

Name of Licensed Engineer: **Ramiz Bilwani** (**SE-06-316**)

### **Units Offered Are As Under:**

Flat Category	Floors	No. of Units	Covered Area in Sq.ft (Each)	Unit Price Rs. (Each)
A	Ground & 1 <sup>st</sup>	02	1691.39	Rs.84,56,950/-
A-1	1 <sup>st</sup> & 2 <sup>nd</sup>	02	1474.59	Rs.73,72,950/-
B	Ground To 2 <sup>nd</sup>	03	1185.50	Rs.59,27,500/-
C	2 <sup>nd</sup>	01	1088.00	Rs.54,40,000/-
D	Ground	01	1014.54	Rs.50,72,000/-



# SINDH BUILDING CONTROL AUTHORITY

## PUBLIC NOTICE

### 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

Sr. No.	Stage Of Construction	Installments
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)