



# SINDH BUILDING CONTROL AUTHORITY

## PUBLIC NOTICE

Name of Project: **AL-JADEED RESIDENCY**  
Survey No: **LAND MEASURING 20-17 ACERS ON S. NO. 19, DEH KHARKHARO TAPPO KONKER TALUKA, MURAD MEMON DISTRICT MALIR, GADAP TOWN, KARACHI.**

The Sindh Building Control Authority hereby informs general public that NOC for Sale & Advertisement of **Open Plots** at above noted project has been issued Vide No. **SBCA/DD(D-II)/1437/ADV-925/2018** Dated: **22-01-2018**. In the name of **1.MR. Haji Sohail Abdul Sattar 2. Mr. Muhammad Asif 3. Mr. Muhammad Zubair** co-owners of land and partner of **M/S. Asif Zubair Builder & Developers**. Builder License No. **(DL-3342)**, having its office at LG-30, Amma Tower M.A. Jinnah Road, Opp. Bambino Cinema, Karachi

The project Consists as **Residential & Commercial open plots.**

As per Layout Plan approved by LDA Vide Letter No. **MDA/MPD/DEH-344/2017/906** Dated: **27-03-2017**

Proposed Date of Completion: **31-12-2022**

Name of Town Planner **MR. ATIF-UR-REHMAN** (**TP-07-041**)

Note:

Prices of plots are fixed on average basis and does not includes OUTER DEVELOPMENT / DOCUMENTATION / UTILITY CONNECTION CHARGES / CORNER / ROAD FACING CHARGES etc. payment should be made to the Developer strictly in accordance with stage of development work as given on the next page attached herewith.

SBCA further advises General Public to sign a WRITTEN AGREEMENT with the BUILDER / DEVELOPER at the time of booking on Rs. 20 Stamp Paper in accordance with MODEL AGREEMENT of SBCA as per Clause(4) Section-12 of SBCO-1979 upto date, otherwise SBCA will not act an arbitrator in any dispute between the Builder / Developer and allottee.



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15% plots out of approved layout plan have been mortgaged with SBCA Under Section 5-2.5 of KB & TPR (amended-2005) vide mortgage deed registered vide receipt # 504 serial # 007 dated 18-1-2018, in the office of Sub-Registrar, Gadap town, according to which following plot are not for sale to General Public.

**COMMERCIAL** SB-09, SB-11 & SB-16 (Total Nos. 03)

**RESIDENTIAL**

**“A” Type Plots** 06, 14, 18, 19, 20, 21, 23, 24, 25, 38, 49, 50, 51, 58, (Total Nos. 14)

**“R-1” Type Plots** 48, 47, 64, 65, 66, (Total Nos. 05)

**“R” Type Plots** 159, 158, 157, 156, 155, 154, 153, 152, 151, 150, 149, 148, 147, 146, 137, 125, 124, 105, 42, 40, 31, 21 (Total Nos. 22)

SUMMARY OF PROJECT						
CATEGORY	PLOT TYPE	NOS.	No. of Plots	No. of Mortgage Plots	Saleable Plots	Price in Rs. “Each Unit”
RESIDENTIAL	A 36'.00” x 60'.00”	240.00	62	14	48	8,00,000/-
	R-1 32'.00” X 45'.00”	160.00	71	05	66	5,00,000/-
	R 24'.00” X 45'.00”	120.00	159	22	137	4,00,000/-
COMMERCIAL-I	SB Odd Size	Odd Sizes	16	03	13	3,60,00,00/-



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### 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)