



# SINDH BUILDING CONTROL AUTHORITY

## PUBLIC NOTICE

Name of Project: **ABM QUAID RESIDENCY**

Plot No: **314, 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)/1323/ADV-856/201** Dated: **10-01-2017**. In the name of **MR. SHAHZADA WAKEEL AHMED** co-owners & 05 others having agreement for sale & construction with **M/S. SHAYAN BUILDER & DEVELOPERS** Builder License No. (**BL-3285**), Situated at Plot No.1, Office No.M-11, Mezzanine Floor Dada Terrace near Medicare Signal, B.M.C.H, Karachi.

The project Consists as **Basement (Parking & Air Raid Shelter) + Ground Floor to 2<sup>nd</sup> Floors (Flats) only.**

As per approved Architectural Concept Plan by Deputy Director Jamshed Town, SBCA. Vide Letter No. **SBCA/DD-1/JMT/72/02/2016/74/2016**. Dated: **26-02-2016**.

Proposed Date of Completion: **01-10-2018**

Name of Licensed Architect: **MARIA UBAID** (**AL-01-797**)

Name of Licensed Engineer: **MR. SAIFUDDIN** (**SE-06-253**)

### **Units Offered 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>	Ground To 3 <sup>rd</sup>	04	1570.00	Rs.67,51,000/-
<b>B</b>	1 <sup>st</sup> To 3 <sup>rd</sup>	03	1011.00	Rs.43,47,000/-
<b>B-1</b>	Ground	01	938.50	Rs.40,35,000/-
<b>C</b>	1 <sup>st</sup> & 2 <sup>nd</sup>	02	1261.50	Rs.54,24,000/-
<b>C-1</b>	Ground	01	1019.25	Rs.43,82,000/-
<b>D</b>	1 <sup>st</sup> to 3 <sup>rd</sup>	03	1198.00	Rs.51,51,000/-
<b>D-1</b>	Ground	01	1042.00	Rs.44,80,000/-



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### 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).