



SINDH BUILDING CONTROL AUTHORITY

PUBLIC NOTICE

Name of Project: **GUL TIJARA**

Plot No: **33/1, SHEET NO. PR-01, PREEDY QUARTERS SADDAR TOWN, KARACHI**

The Sindh Building Control Authority hereby informs general public that NOC for Sale & Advertisement of **Shops** at above noted project has been issued Vide No. **SBCA/DD(D-I)/2438/ADV-00/2017** Dated: **16-02-2017**. In the name of **1. Mr. Junaid Naqi 2. Mr. Omer Naqi** having construction agreement with **M/s. Junaid Associates (Pvt) Ltd,** through its authorized partner **Mr. MD. Muneer,** Builder License No. (**BL-_____**), having its office at Plot No.33/1, Sheet No.PR-01 Plaza Quarters, Marton Road, Karachi

The project Consists as **Basement (Air Raid Shelter + Shops) + Ground Floor (Shops) + 1st Floor (Shops + Parking) + 2nd Floor (Recreation + Shops + Parking) + 3rd to 4th Upper Floors (Shops + Parking) + 5th Floor (Parking) & 6th to 12th Upper Floors (Stores + Parking) only.**

As per approved Architectural Concept Building Plans by Deputy Director Town-I, SBCA. issued Vide Letter No. **SBCA/DD(Saddar Town-I/2017/01** Dated: **03-01-2017**.

Proposed Date of Completion: **31-12-2021**

Name of Licensed Architect: **Mr. Fahad Baig** (**AL-01-790**)

Name of Licensed Engineer: **Mr. Siddiq Essa** (**SE-06-34**)

Units Offered Are As Under:

Flat Category	Floors	No. of Units	Covered Area in Sq.ft (Each)	Unit Price Rs. (Each)
SHOPS	Basement	69	11,567.04	@Rs.18,000/- Per Sq.ft
SHOPS	Ground	21	5431.66	@Rs.25,000/- Per Sq.ft
SHOPS	1 st	18	5837.44	@Rs.20,000/- Per Sq.ft
SHOPS	2 nd	08	2936.02	@Rs.18,000/- Per Sq.ft
SHOPS	3 rd & 4 th	36	11,674.88	@Rs.15,000/- Per Sq.ft
SHOPS	6 th To 12 th	126	40,862.08	@Rs.12,000/- Per Sq.ft



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Important Note:-

The above-mentioned prices do not include the Documentation charges, Corner Charges, West open charges & Road facing charges. These extra charges will be as follows:

1. Documentation Charges to be clearly mentioned in schedule of payment as per clause 5-1.13 of **KB & TPR-2002 (amended up to date)**.
2. Transfer Fees will be 2% of the unit price.
3. Corner Charges will be equal to 2% of the unit price & can only be levied on the units facing the two CDGK planned roads (if applicable).
4. West Open Charges will be equal to 2% of the unit price (if applicable).
5. Road facing charges will be equal of 1% of the unit price (if applicable).
6. Payment should be made to the builder strictly in accordance with the following payment schedule based on the stage of construction at site.

SCHEDULE OF PAYMENT

Sr. No.	Stage Of Construction	Installments
1.	On Booking	5%
2.	On Allocation	5%
3.	On Completion of Plinth	5%
4.	On casting of Column	5%
5.	On Casting of Roof Slab	5%
6.	On Completion of Block Masonry	5%
7.	On Completion of Sanitary & Plumbing works	5%
8.	On Completion of Plaster work	5%
9.	On completion of Finishing work	10%
10.	On Possession	10%
11.	Balance 40% in Equal quarterly installments	40%

SBCA further advises General Public to execute a written agreement with the builder / developer at the time of booking on Rs. 100/- Stamp Paper on the format of Model Agreement of SBCA as per clause(4) of Section 12 of SBCO-1979 up to date, within 10 days of booking & before the issuance of Allocation Letter.

The agreement will have to be countersigned / witnessed by the authorized representative of A.B.A.D. within 15 days otherwise the builder will not be entitled / allowed to collect further payment / installment as per approved payment schedule.

However SBCA will not be acting as an arbitrator in any dispute between the builder / developer & the allottee.

Copy of **Model Agreement** may be obtained from the public counter of SBCA Civic Centre Annexe Building or may be downloaded from SBCA's website (www.sbca.gos.pk).