



# SINDH BUILDING CONTROL AUTHORITY

## PUBLIC NOTICE

Name of Project: **MAKKAH RESIDENCY**

Plot No: **935, JM-2, 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)/1382/ADV-890/2017** Dated: **27-04-2017**. To **Mrs. Shaista Masood Khan** owner of plot and having agreement for sale and construction with **M/s. S.B.S. Builder**, Builder License No. **(BL-3075)**, having its office at B-4, Royal Avenue Plot No.SB-30, Block-13-C, Gulshan-e-Iqbal, Karachi.

The project consists as **Basement (ARS & Parking) + Ground Floor to 4<sup>th</sup> Upper Floor (Flats) only.**

As per approved Architectural Concept Building Plans Vide Letter No. **SBCA/DD-JMT-I/33956/16/49/2016/31** Dated: **06-03-2017**.

Proposed Date of Completion: **01-05-2019**

Name of Licensed Architect: **Syed Junaid Iqbal** (**AL-01-791**)

Name of Licensed Engineer: **Mr. Muhammad Usman** (**SE-06-255**)

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

Flat Category	Floors	No. of Units	Covered Area in Sq.ft (Each)	Unit Price Rs. (Each)
A	1 <sup>st</sup> To 4 <sup>th</sup>	16	440.00	Rs.22,00,000/-
A-1	1 <sup>st</sup> To 4 <sup>th</sup>	04	484.00	Rs.24,20,000/-
B	1 <sup>st</sup> To 4 <sup>th</sup>	04	344.52	Rs.17,25,000/-
C	1 <sup>st</sup> To 4 <sup>th</sup>	10	282.24	Rs.14,10,000/-
D	1 <sup>st</sup> To 4 <sup>th</sup>	04	260.61	Rs.13,00,000/-
SHOPS	Ground	11	2878.57 (Total)	@Rs.20,000/- Per Sq.ft



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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 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 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)