



# SINDH BUILDING CONTROL AUTHORITY

## PUBLIC NOTICE

Name of Project: **N.J. TOWER**

Plot No: **03, BLOCK-03, JINNAH CHS, JAMSHED TOWN, KARACHI**

The Sindh Building Control Authority hereby informs general public that NOC for Sale & Advertisement of **Shops / Residential Flats / Duplexes** at above noted project has been issued Vide No. **SBCA/D.D/(D-II)/1406/Adv-904/2017 Dated: 23-05-2017** In the name of **MR. MUHAMMAD JAWED** co-owner other and proprietor of **M/S: N.J. BUILDER & DEVELOPERS** Builders License No. **BL-3315**, having its office at Plot No. 100, Street-9, C.P. Berar CHS, Block-3, Sharfabad, Karachi.

The project Consists as **BASEMENT (Parking + ARS) + Ground Floor (shops + Parking) + 1<sup>st</sup> Floor (Recreation + Flats) + 2<sup>nd</sup> to 13<sup>th</sup> Floors (Flats) only.**

As per approved Architectural Concept Plan by Vide Letter No. **SBCA/DD/JMT/2017/319/16/2017/220/2017 Dated: 09-04-2017**

Proposed Date of Completion: **01-06-2022**

Name of Licensed Architect: **Mr. S.M. MISBAH**

**AL-01-646**

Name of Licensed Engineer: **MR. ARIF KASAM**

**SE-06-96**

### **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>	2 <sup>nd</sup> Floor	01	1232.00	61,60,000/-
<b>B</b>	13 <sup>th</sup> Floor	02	1364.00	68,20,000/-
<b>DUPLEX-I</b>	3 <sup>rd</sup> To 12 <sup>th</sup>	05	2266.00	1,13,30,000/-
<b>DUPLEX-II</b>	1 <sup>st</sup> To 12 <sup>th</sup>	12	2768.00	1,38,40,000/-
<b>SHOPS</b>	Ground	04	1008.25	1,00,82,500/-



# 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)