



# SINDH BUILDING CONTROL AUTHORITY

## PUBLIC NOTICE

Name of Project: **SIDRA CAPITAL**

Plot No: **SB-12, BLOCK-3-A, GULISTAN-E-JOUHAR, KARACHI**

The Sindh Building Control Authority hereby informs general public that NOC for Sale & Advertisement of **Shops / Residential Flats** at above noted project has been issued Vide No. **SBCA/DD(D-II)/1357/ADV-876/2017** Dated: **09-03-2017**. To **Mr. Sidra Fawwad Shaikh** owner of plot & having agreement for sale & construction with **M/s. \_\_\_\_\_**, Builder License No. **(BL- 3314)**, having its office at Plot No. SB-12, Gulistan-e-Jouhar, Karachi.

The project consists as **Basement (Parking & ARS) + Ground Floor (Shops & Parking) + 1<sup>st</sup> to 9<sup>th</sup> Floors (Flats) only.**

As per approved Architectural Concept Building Plans Vide Letter No. **SBCA/DD/Sch-36/2016/1** Dated: **02-01-2017**.

Proposed Date of Completion: **01-03-2021**

Name of Licensed Architect: **Syed Ashgar Ali Rizvi** (**AL-01-135**)

Name of Licensed Engineer: **Mr. Abdul Rehman Ansari** (**SE-06-297**)

### **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>	04	601.84	Rs.42,14,000/-
B	1 <sup>st</sup> To 4 <sup>th</sup>	04	592.19	Rs.41,44,000/-
B-1	5 <sup>th</sup> To 10 <sup>th</sup>	06	421.65	Rs.29,54,000/-
C	1 <sup>st</sup> To 9 <sup>th</sup>	09	520.44	Rs.36,40,000/-
D	1 <sup>st</sup> To 9 <sup>th</sup>	09	366.85	Rs.25,62,000/-
E	1 <sup>st</sup> To 9 <sup>th</sup>	09	517.06	Rs.36,20,000/-
SHOPS	Ground	03	589.57	@Rs.15,000/- 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)