

SINDH BUILDING CONTROL AUTHORITY
PUBLIC NOTICE

Name of the Project: **“ANARKALI BEST VIEW”**

Plot No. **FL-1, SECTOR-5-L, NORTH KARACHI, 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-I)/2256/ADV-587/2013**, dated: **13-09-2013** to **1) Mr. Muhammad Iqbal Khan Noori 2) Mr. Muhammad Younus** Owner and Partners of **M/s. Taj Mahal Construction Company**, Builder Lic. No. **BL-2892**, at the office No.301, Mashriq Centr, Sir Shah Suleman Road, ST-6-A, Gulshan-e-Iqbal, Block-14, Karachi.

The Project consists as approved for **Basement (Parking) + Ground Floor (Parking & Duplex) + 1st Floor (Duplex + Recreation) + 2nd to 7th floors (Flats) only.**

As per approved Architectural Concept Plan vide letter No. **KBCA/DCB(N.K.T)29/4899/2005/05/2011** dated: **03-01-2011.**

The Proposed date of completion: **30-09-2017.**

License Architect Name: **Mr. S. Akbar Jamil** (Lic. No. **AL-01-584**)

Licensed Engineer Name: **Mr. M. Saifuddin** (Lic. No. **SE-06-253**)

Units offered for sale are as under: -

| Flat Category | Floor | No. of Units | Covered Area in Sq.ft (Each) | Unit Price Rs. Each |
|----------------------|------------------------------------|---------------------|-------------------------------------|----------------------------|
| A | 2 nd To 7 th | 36 | 1111.65 | Rs. 37,20,000/- |
| B | 2 nd To 6 th | 40 | 795.77 | Rs. 27,75,000/- |
| C-1 | 1 st To 7 th | 26 | 652.59 | Rs. 23,80,000/- |
| C-2 | 1 st To 6 th | 22 | 609.68 | Rs. 22,27,000/- |
| DUPLEX-I | Ground + 1 st | 06 | 1905.65 | Rs. 67,98,000/- |
| DUPLEX-2 | Ground + 1 st | 08 | 1381.51 | Rs. 45,94,000/- |

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 15,00,00/- per car parking (for general public & Government employees) optional.

SCHEDULE OF PAYMENT

| S. No. | Stage of Construction | Installment |
|--------|---|-------------|
| 1 | On Booking | 5% |
| 2 | On Confirmation | 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 upto 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.

SINDH BUILDING CONTROL AUTHORITY
Design Section, 4th floor, Annexe Building Civic Centre, Gulshan-e-Iqbal, Karachi.