

SINDH BUILDING CONTROL AUTHORITY
PUBLIC NOTICE

Name of the Project: **“BAZAR-E-FAISAL APARTMENTS”**

Plot No. **BS-29, 30 & 31, BLOCK-1, F.B. AREA, KARACHI**

The Sindh Building Control Authority hereby informs general public that REVISED NOC for Sale & Advertisement of **Residential Flats** at above noted project has been issued vide No. **SBCA/DD-(D-I)/347/ADV-573/2013**, dated: **05-04-2013** to **1) Mr. M. Aslam Shah Khan S/o. (Late) Muhammad Younus Shah** (attorney & proprietor) of **M/s. Bazar-e-Faisal Builder** head office 2 Darul Furqan SB-11, Block-13/B, Gulshan-e-Iqbal, Karachi, Builder Lic. No. **BL-3029**.

The Project consists as approved for **2nd to 4th Upper Floor (Flats) only**.

As per approved Additional / Alteration Building Plan vide letter No. **KBCA/DCB-I/Gulberg Town/Prop/03/2011/01** dated: **01-03-2011**.

The Proposed date of completion: **31-12-2015**.

License Architect Name: **Mr. Aziz Tayab** (Lic. No. **AL-01-71**)

Licensed Engineer Name: **Mr. Aziz Tayab** (Lic. No. **SE-06-10**)

Units offered for sale are as under: -

Type of Units	Floors	Total Covered Area Sq.Ft	Nos. of Units	Each Unit
A	2 nd To 4 th	1198.70	02	Rs. 59,935,00/-
A-1	2 nd To 4 th	836.66	02	Rs. 41,83,300/-
A-2	2 nd To 4 th	739.02	02	Rs. 36,95,100/-
A-3	2 nd To 4 th	701.60	08	Rs. 35,08,000/-
B	2 nd To 4 th	568.48	02	Rs. 28,42,400/-
B-1	2 nd To 4 th	532.16	04	Rs. 26,60,800/-
B-1'	2 nd To 4 th	541.71	02	Rs. 27,08,550/-
B-2	2 nd To 4 th	536.34	02	Rs. 26,81,700/-
B-2'	2 nd To 4 th	535.55	04	Rs. 26,77,750/-
B-3	2 nd To 4 th	524.51	02	Rs. 26,22,550/-

B-4	2 nd To 4 th	520.67	04	Rs. 26,03,350/-
B-5	2 nd To 4 th	514.75	08	Rs. 25,73,750/-
C	2 nd To 4 th	467.73	02	Rs. 23,38,650/-
C-1	2 nd To 4 th	422.16	04	Rs. 21,10,800/-
C-1'	2 nd To 4 th	439.23	02	Rs. 21,96,150/-
C-2	2 nd To 4 th	417.87	04	Rs. 20,89,200/-
C-2'	2 nd To 4 th	434.23	04	Rs. 21,71,150/-
C-3	2 nd To 4 th	417.38	08	Rs. 20,86,850/-
C-4	2 nd To 4 th	338.38	02	Rs. 18,96,900/-
C-5	2 nd To 4 th	338.52	04	Rs. 16,92,600/-
C-6	2 nd To 4 th	326.11	02	Rs. 16,30,550/-
C-7	2 nd To 4 th	300.78	02	Rs. 15,03,900/-
C-8	2 nd To 4 th	216.65	02	Rs. 13,08,250/-

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 150000/- 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.

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