

SINDH BUILDING CONTROL AUTHORITY
PUBLIC NOTICE

Name of the Project: **“GOLDLINE DISTINY”**

Plot No. **FL-2, 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)/2329/ADV-583/2013**, dated: **03-06-2013** to **1) Mr. Hanif Yousuf 2) Mr. Fasahat Shah** (Co-owners & Partners) of **M/s. F.G. Properties** Builder Lic. No. **BL-3026**, at the office Z-1, Gulistan-e-Jouhar, Block-16-A, Karachi.

The Project consists as approved for **Ground Floor (Parking + Service area) + 1st Floor (flats + Recreation) + 2nd to 9th Floors (Flats) only.**

As per approved Plan vide letter No. **SBCA/DD(North Karachi)/ Prop/ 2013/158/203/08/126** dated: **22-03-2013.**

The Proposed date of completion: **30-06-2017.**

License Architect Name: **Mr. Ilyas B.M. Bawahab (Lic. No. AL-01-184)**

Licensed Engineer Name: **Mr. Aziz Ahmed (Lic. No. SE-06-24)**

Units offered for sale are as under: -

Flat Category	Floor	No. of Units	Total Covered Area Sq.ft	Prince in Rs. Per Sq.ft
A	1 st To 9 th	18	926.88	Rs. 32,44,000/-
A-1	1 st To 9 th	18	995.99	Rs. 34,86,000/-
B	1 st To 9 th	54	750.41	Rs. 26,25,000/-
B-1	1 st To 9 th	18	777.23	Rs. 27,20,000/-
C	1 st To 9 th	74	512.77	Rs. 17,95,000/-

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 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.