

SINDH BUILDING CONTROL AUTHORITY
PUBLIC NOTICE

Name of the Project: "**MARINA GARDEN**"

Survey No. **41, DEH DRIGH TAPPO, SHAH FAISAL TOWN,
KARACHI**

The Sindh Building Control Authority hereby informs general public that NOC for Sale & Advertisement of **Open Plots** at above noted project has been issued vide No. **SBCA/DD-(D-II)/1035/ADV-557/2013**, dated: **19-04-2013** to **Mr. Jawaid Sultan Co-Owner & authorized Director of M/s. marina Complex (Pvt) Ltd.**, having its office at LA-6//A, Block-22, F.B. Area, Karachi, Builder Lic. No. **DL-2946**.

The Project consists of **Residential & Commercial open plots.**

Layout plan approved by M/s. Master Plan Department KMC vide Letter **No. URP-42-403/MPGO/2011/UD-182/L** dated: **03-06-2011**.

The Proposed date of completion: **31-12-2017**.

Town Planner : **Syed Sajjad Ali** (Lic. No. TP-07-37)

Note: -

Prices of plots are fixed on average basis and does not includes OUTER DEVELOPEMTN / DOCUMENTATION / UTILITY CONNECTION CHARGES / CORNER / ROAD FACING CHARGES etc. payment should be made to the Developer strictly in accordance with stage of development work as given on the next page attached herewith.

KBCA further advises General public to sign a WRITTEN AGREEMENT with the Builder / Developer at the time of booking on Rs.20 Stamp Paper in accordance with MODEL AGREEMENT of KBCA as per Clause (\$) Section-12 of SBCA-1979 upto date, otherwise SBCA will not act an arbitrator in any dispute between the Builder / Developer and allottee.

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SUMMARY OF PLOTS OFFERED FOR SALE ARE AS UNDER: -

Category	Plot Type	Nos.	Plot Size in Sq.Yds	Unit Price in Each
RESIDENTIAL	R	89	100.00	Rs. 12,000/- Per Sq. yds
RESIDENTIAL	R	20	Odd	Rs. 12,000/- Per Sq. yds
COMMERCIAL	COM.	06	100.00	Rs. 30,000/- Per Sq. yds
COMMERCIAL	COM.	08	Odd	Rs. 30,000/- Per Sq.yds

**FOLLOWING PLOTS MORTGAGED WITH KBCA AND NOT FOR SALE TO
GENERAL PUBLIC**

Category	Plot Type	Nos.	Plot Size in Sq.Yds	Unit Price in Each
RESIDENTIAL	R	20	100.00	R-116 To R-125 & R-55 To R-64
COMMERCIAL	COM.	02	100.00	Com-05 & Com-06

SCHEDULE OF PAYMENT

S. No.	Stage of Construction	Installment
1	On Booking	10%
2	On Allocation	10%
3	3 rd Installment: Development of Park & Play Ground	10%
4	4 th Installment: Road & Walkway	10%
5	5 th Installment: Sewerage disposal system	10%
6	6 th Installment: Water supply system	10%
7	7 th Installment: Electrification, Storm Water refuse collection	10%
8	On Completion of Lease	10%
9	On Possession	10%
10	On Expiry of Maintenance period	10%

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.