

**SINDH BUILDING CONTROL AUTHORITY**  
**PUBLIC NOTICE**

Name of the Project: **“MEENA BAZAR APARTMENT”**

Plot No. **BS-20, BLOCK-3, 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)/2325/ADV-574/2013**, dated: **05-04-2013** to **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-3030**.

The Project consists as approved for **1<sup>st</sup> to 4<sup>th</sup> Upper Floor (Flats) only.**

As per approved Additional / Alteration Building Plan vide letter No. **KBCA/DCB-I/Gulberg Town/Prop/02/2011/** dated: **18-01-2011.**

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
<b>A</b>	1 <sup>st</sup> To 4 <sup>th</sup>	573.38	04	Rs. 28,66,900/-
<b>A-1</b>	1 <sup>st</sup> To 4 <sup>th</sup>	507.83	16	Rs. 25,39,150/-
<b>A-2</b>	1 <sup>st</sup> To 4 <sup>th</sup>	302.94.	08	Rs. 25,14,700/-
<b>A-3</b>	1 <sup>st</sup> To 4 <sup>th</sup>	501.71	04	Rs. 28,08,550/-
<b>A-4</b>	1 <sup>st</sup> To 4 <sup>th</sup>	483.86	08	Rs. 24,19,300/-
<b>A-5</b>	1 <sup>st</sup> To 4 <sup>th</sup>	463.17	08	Rs. 23,15,850/-
<b>A-6</b>	1 <sup>st</sup> To 4 <sup>th</sup>	439.30	04	Rs. 21,96,500/-
<b>A-7</b>	1 <sup>st</sup> To 4 <sup>th</sup>	308.16	04	Rs. 15,41,850/-
<b>A-8</b>	1 <sup>st</sup> To 4 <sup>th</sup>	346.16	04	Rs. 17,30,800/-
<b>B</b>	1 <sup>st</sup> To 4 <sup>th</sup>	682.82	04	Rs. 34,14,100/-
<b>B-1</b>	1 <sup>st</sup> To 4 <sup>th</sup>	562.90	04	Rs. 28,14,500/-
<b>B-2</b>	1 <sup>st</sup> To 4 <sup>th</sup>	523.74	04	Rs. 26,18,700/-
<b>B-3</b>	1 <sup>st</sup> To 4 <sup>th</sup>	504.16	04	Rs. 25,20,800/-
<b>B-4</b>	1 <sup>st</sup> To 4 <sup>th</sup>	436.68	04	Rs. 21,83,400/-
<b>B-5</b>	1 <sup>st</sup> To 4 <sup>th</sup>	433.18	04	Rs. 21,65,900/-

**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**

<b>S. No.</b>	<b>Stage of Construction</b>	<b>Installment</b>
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](http://www.sbca.gos.pk).

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