

SINDH BUILDING CONTROL AUTHORITY
PUBLIC NOTICE

Name of the Project: **“METRO TWIN TOWER”**

Plot No. **17, SHEET FT-2, FRERE TOWN QUARTERS, KARACHI**

The Sindh Building Control Authority hereby informs general public that NOC for Sale & Advertisement of **Shops / Residential Flats** at above noted project has been issued vide No. **SBCA/DD-(D-I)/2327/ADV-572/2013**, dated: **05-04-2013** to **1) Mr. Muhammad Hussain Kamisani 2) Mr. Muhammad Shahid Khamisani** (co-owners & partners) having agreement of **M/s. L.K. Builder & Developers** at the office Shop No.G-3, 16/1, SB-6, Zaibunnisa Street, Saddar, Karachi, Builder Lic. No. **BL-2909**.

The Project consists as approved for **02 Basement (Public Parking) + Ground Floor (Shop Recreation & Public Parking) + 1st to 5th Floor (Project Parking) 6th Floor (Recreation) + 7th to 30th Floor (Flats) + Helipad on the Roof Top.**

As per approved Plan vide letter No. **SBCA/K.R/DD-I/Saddar Town-II/202013/66** dated: **28-03-2013**.

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

License Architect Name: **Syed Akber Jamil** (Lic. No. **AL-01-584**)

Licensed Engineer Name: **Syed Muzaffar Hussain** (Lic. No. **SE-06-209**)

Units offered for sale are as under: -

| Category | No. of Units | Floor | Total Covered Area Sq.ft | Prince in Rs. Per Sq.ft |
|-------------|-------------------------------------|-------|--------------------------|-------------------------|
| A | 7 th To 30 th | 192 | 1941.02 | Rs. 65,00,000/- |
| SHOP | Ground | 01 | 575.00 | Rs. 57,50,000/- |

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.