

SINDH BUILDING CONTROL AUTHORITY
PUBLIC NOTICE

Name of the Project: **“PARADISE TOWER”**

Plot No. **210, LILLY ROAD, 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)/2339/ADV-592/2013**, dated: **04-11-2013** to **Mr. Zuilfiqar Ali S/o. Mr. Muhabbat Khan** (owner & authorized partner) of M/s. **Dawn Builders & Developers**, Builder Lic. No. **BL-3057**, having its Plot No. 210, Lilly Road, Frere Town Quarters, Karachi.

The Project consists as approved for **Basement (Parking) + Ground Floor (Shop & parking) + 1st to 14th Floors (Flats) + 15 Floor (Flat & Recreation) only.**

As per approved Architectural Concept Plan vide letter No. **SBCA/K.R/DD-I/Saddar Town-II/2013/88** dated: **23-04-2013**.

The Proposed date of completion: **31-08-2016**.

License Architect Name: **Mr. M. Jaffar Khan** (Lic. No. **AL-01-81**)

Licensed Engineer Name: **Mr. Muhammad Ishaque** (Lic. No. **SE-06-35**)

Units offered for sale are as under: -

Flat Category	Floor	No. of Units	Covered Area in Sq.ft (Each)	Unit Price Rs. Each
A	1 st To 11 th	22	1430.00	Rs. 42,90,000/-
A-1	12 th To 15 th	07	1403.50	Rs. 42,09,000/-
B	1 st To 8 th	18	1116.44	Rs. 33,48,000/-
B-1	10 th To 14 th	10	1093.00	Rs. 32,79,000/-
SHOP	Ground	01	832.00	Rs. 66,56,000/-

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.