

SINDH BUILDING CONTROL AUTHORITY
PUBLIC NOTICE

Name of the Project: **“SAFA TOWER”**

Plot No. **2/2, SHEET NO. LR-4, LAWRENCE 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)/2328/ADV-581/2013**, dated: **13-05-2013** to **1) Mrs. Sabeen Zubair 2) Mrs. Seema w/o. Muhammad Ashfaq** ((co-ower) having construction agreement with **M/s. Poonawala Builders**, at the office plot No.W.O-1/55, Poonawala Trade Tower near City Court Chabba Street, Karachi, Builder Lic. No. **BL-2617**.

The Project consists as approved for **Ground Floor (Service Area Shops) + 1st to 2nd Floor (Parking) + 3rd Floor (Flats & Recreation) + 4th to 9th Floor (Flats) only.**

As per approved Building Plan vide letter No. **SBCA/DD-I/Saddar Town-I/Prop/2011/11** dated: **24-05-2011**.

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

License Architect Name: **Mr. Matiuddin** (Lic. No. AL-01-219)

Licensed Engineer Name: **Mr. Abdul Aziz** (Lic. No. SE-06-241)

Units offered for sale are as under: -

Flat Category	Floor	No. of Units	Covered Area in Sq.ft (Each)	Unit Price Rs. Each
A	3 rd To 9 th	921.06	07	Rs. 32,24,000/-
A-1	3 rd To 9 th	1030.39	07	Rs. 36,05,000/-
A-2	3 rd To 9 th	1033.53	07	Rs. 36,18,000/-

A-3	3 rd To 9 th	1036.21	07	Rs. 36,26,000/-
A-4	4 th To 9 th	1179.39	06	Rs. 41,30,000/-
B	3 rd To 9 th	748.04	07	Rs. 26,18,000/-
B-1	3 rd To 9 th	761.75	07	Rs. 26,67,000/-
B-2	3 rd To 9 th	1034.67	07	Rs. 36,20,000/-
B-3	3 rd To 9 th	887.80	07	Rs. 31,08,000/-
C	3 rd To 9 th	707.59	07	Rs. 24,78,000/-
C-1	4 th To 9 th	681.21	06	Rs. 23,84,000/-
D	3 rd To 9 th	568.81	07	Rs. 19,88,000/-
SHOPS (FACING LAWRENCE / NISHTER ROAD)	Ground	2412.15	08	@ Rs. 25,000/- Pe Sq.ft
SHOPS (FACING 40' WIDE ROAD)	Ground	1805.14	08	@ Rs. 10,000/- Per Sq.ft

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.