

SINDH BUILDING CONTROL AUTHORITY
PUBLIC NOTICE

Name of the Project: **“SHAIKH BRIDGE VIEW”**

Plot No. **9, ROW-1, SUB BLOCK-A, BLOCK-III, NAZIMABAD, 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)/2341/ADV-586/2013**, dated: **03-09-2013** to **Mr. Fahad Hashmani S/o. M. Yousuf Hashmani** (owner) & having Construction Agreement with **M/s. Shaikh Fareed Builder & Developers** Builder Lic. No. **BL-2993**, having its Office Plot No. III-A-1/9, Nazimabad, Karachi

The Project consists as approved for **Basement (Car Parking) + Ground Floor with 40% Loft (Shops) + 1st Floor to 7th Floors (Flats) only.**

As per approved Building Plan vide letter No. **SBCA/DCB(Liaquatabad Town)/Prop/07/03** dated: **22-11-2007.**

The Proposed date of completion: **31-05-2015**

License Architect Name: **Mr. Matinuddin** (Lic. No. AL-01-40)

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	1 st To 7 th	07	743.54	Rs. 44,61,240/-
B	1 st To 7 th	07	848.65	Rs. 20,91,900/-
C	1 st To 6 th	06	476.08	Rs. 28,56,480/-
D	1 st To 6 th	06	500.22	Rs. 30,01,320/-
SHOPS	Ground	03	733.93	Rs. 73,39,300/-

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 Employee) 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.