

SINDH BUILDING CONTROL AUTHORITY
PUBLIC NOTICE

Name of the Project: “**ANARKALI BEST VIEW**”

Plot No. **FL-1, SECTOR-5-L, NORTH KARACHI, KARACHI**

The Sindh Building Control Authority hereby informs general public that NOC for Sale & Advertisement of **Residential Flats** at above noted project has been issued vide No. **SBCA/DD-(D-I)/2256/ADV-598/2014**, dated: **12-02-2014** to **1) Mr. Iqbal Khan Noori 2) Mr. Muhammad Younus** (owner & partners) to **M/s. Taj Mahal Construction Co.,** Builder Lic. No. **BL-2892**, having its office Mashriq Centre, Sir Shah Suleman Road, ST-6/A, Block-14, Block-14, Gulshan-e-Iqbal, Karachi.

The Project consists as approved for **Basement (Parking) + Ground Floor (Parking + Duplex) + 1st Floor (Duplex + Recreation) + 2nd Floor to 7th Floor Flats) only.**

As per approved Plan No. **SBCA/DCB(N.K.T)4529/4899/2005/5/2011**
Dated: **03-01-2011.**

The Proposed date of completion: **30-09-2017**

License Architect Name: **Mr. S. Akbar Jameel** (Lic. No. **AL-01-584**)

Licensed Engineer Name: **Mr. M. Saifuddin** (Lic. No. **SE-06-253**)

Units offered for sale are as under: -

Flat Category	Floor	No. of Units	Covered Area in Sq.ft (Each)	Unit Price Rs. Each
A	2 nd To 7 th	36	1111.65	Rs. 42,80,000/-
B	2 nd To 6 th	40	795.77	Rs. 32,22,000/-
C-1	1 st To 7 th	26	652.59	Rs. 26,75,000/-
C-2	1 st To 6 th	22	609.68	Rs. 25,00,000/-
DUPLEX-I	Ground + 1 st	06	1905.65	Rs. 77,50,000/-
DUPLEX-II	Ground + 1 st	08	1381.51	Rs. 52,85,000/-

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.