

SINDH BUILDING CONTROL AUTHORITY
PUBLIC NOTICE

Name of the Project: **“SPINZER’S DREAM”**

Plot No. **107-G, BLOCK-2, PECHS, JAMSHED TOWN, 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-II)/1174/ADV-687/2014**, Dated: **11-12-2014** To **Mr. Shamsuddin** owner & proprietor of **M/s. Zarwali Builder** Builder Lic. No. **BL-3147**, having its Office at at Plot No.107-G, Blcok-2, PECHS, Jamshed Town, Karachi.

The Project consists as **Basement (Air Raid Shelter) + Ground Floor (Shops) + 1st to 4th Floor (Flats) only.**

As per approved Architectural Concept Plan vide letter No. **SBCA/ DD-I/ JMT/5024/14/190/14** Dated: **26-11-2014.**

The Proposed date of completion: **31-12-2016**

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

License Engineer Name: **Mr. Badarus Salam Baig** (Lic. No. **SE-06-239**)

UNIT 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 Floor	01	963.78	Rs.57,82,560/-
B-1	1 st Floor	01	1283.43	Rs.77,00,580/-
A	2 nd To 4 th	03	915.20	Rs.54,91,200/-
B	2 nd To 4 th	03	1045.24	Rs.62,71,440/-
SHOPS	Ground	03	985.83	@Rs.15,000/- 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.

SCHEDULE OF PAYMENT

S. No.	Stage of Construction	Installment
1	On Booking	10%
2	On Completion	10%
3	3rd Installment: Development of Park & play ground	10%
4	4th Installment: Road & Walkway	10%
5	5th Installment: Sewerage Disposal System	10%
6	6th Installment: Water Supply System	10%
7	7th Installment: Electrification, Storm Water refuse collection	10%
8	On Completion of Lease	10%
9	On Possession	10%
10	On expiry of maintenance period	10%

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.