

**SINDH BUILDING CONTROL AUTHORITY**  
**PUBLIC NOTICE**

Name of the Project: **“CHAYELL RESIDENCY”**

Plot No. **LS-53, BLOCK-19, F.B. AREA, 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)/2345/ADV-597/2014**, dated: **06-02-2014** to **Mr. Muhammad Ahmed Khan S/o. Ghafoor Ahmed Khan** (owner) & having construction on agreement with **M/s. Chayell Properties**, Builder Lic. No. **BL-3040**, having its office 4 & 5 Al-Fiza Glass Tower Main Rashid Minhas Road, Karachi.

The Project consists as approved for **Ground Floor (Shops) + 1<sup>st</sup> to 4<sup>th</sup> Floors (Flats) only.**

As per approved No. **SBCA/DD-II/Gulberg Town/Prop/2012/05/33**

Dated: **30-09-2013.**

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

License Architect Name: **Mr. Shahid Ahmed** (Lic. No. **AL-01-615**)

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

**Units offered for sale are as under: -**

<b>Flat Category</b>	<b>Floor</b>	<b>No. of Units</b>	<b>Covered Area in Sq.ft (Each)</b>	<b>Unit Price Rs. Each</b>
<b>A</b>	1 <sup>st</sup>	1	488.14	Rs. 17,08,000/-
<b>A-1</b>	2 <sup>nd</sup>	1	533.14	Rs. 18,65,000/-
<b>B</b>	1 <sup>st</sup> to 2 <sup>nd</sup>	2	435.28	Rs. 15,22,000/-
<b>C</b>	1 <sup>st</sup> & 3 <sup>rd</sup>	3	551.94	Rs. 18,32,000/-
<b>D</b>	1 <sup>st</sup> & 3 <sup>rd</sup>	2	559.96	Rs. 19,60,000/-
<b>E</b>	1 <sup>st</sup>	1	462.65	Rs. 16,20,000/-
<b>E-1</b>	2 <sup>nd</sup>	1	507.65	Rs. 17,78,000/-
<b>DUPLEX-1</b>	3 <sup>rd</sup> & 4 <sup>th</sup>	1	1617.47	Rs. 56,59,000/-
<b>DUPLEX-2</b>	3 <sup>rd</sup> & 4 <sup>th</sup>	1	880.68	Rs. 30,80,000/-
<b>DUPLEX-3</b>	3 <sup>rd</sup> & 4 <sup>th</sup>	1	1148.96	Rs. 40,21,000/-
<b>SHOPS</b>	Ground	07	1589.93	@ 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**

<b>S. No.</b>	<b>Stage of Construction</b>	<b>Installment</b>
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.

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, 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](http://www.sbca.gos.pk).

**SINDH BUILDING CONTROL AUTHORITY**  
**Design Section, 4<sup>th</sup> floor, Annexe Building Civic Centre, Gulshan-e-Iqbal, Karachi.**