

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

Name of the Project: **“HAJI ABDUL KARIM CENTER PHASE-II”**

Plot No. **35/2, SR-7, SERAI QUARTERS, KARACHI**

The Sindh Building Control Authority hereby informs general public that NOC for Sale & Advertisement of **Shops** at above noted project has been issued vide No. **SBCA/DD(D-I)/2363/ADV-616/2014**, dated: **03-09-2014** to **Mr. Muhammad Irfan** owner having construction agreement with **M/s. Muhammad Mehtab Builders** Builder Lic. No. **BL-2594**, having its office at 01, Mezzanine Floor Sana Terrance Garden West Nishtar road, Karachi.

The Project consists as approved for **Basement (Air Raid shelter) + Ground to 4<sup>th</sup> Floor (shops) only.**

As per approved Plan vide letter No. **SBCA/Saddar Town-I/DD/2014/03**  
Dated: **08-07-2014.**

The Proposed date of completion: **31-12-2017**

License Architect Name: **Mr. Mutiul Karim A. Ansari** (Lic. No. **AL-01-576/90**)

License Engineer Name: **Mr. Essa Baba** (Lic. No. **SE-06-272**)

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

<b>Flat Category</b>	<b>Floors</b>	<b>Total Nos.</b>	<b>Nos. Booked</b>	<b>Nos. un Booked</b>
<b>SHOPS</b>	Ground	11	1849.74	@Rs.3,500/- Per Sq.ft
<b>SHOPS</b>	1 <sup>st</sup> Floor	11	2001.66	@Rs.3,000/- Per Sq.ft
<b>SHOPS</b>	2 <sup>nd</sup> floor	11	2001.66	@Rs.2,500/- Per Sq.ft
<b>SHOPS</b>	3 <sup>rd</sup> Floor	11	2001.66	@Rs.2,500/- Per Sq.ft
<b>SHOPS</b>	4 <sup>th</sup> Floor	11	2001.66	@Rs.2,000/- 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.

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.**