

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

Name of the Project: **“AL REHMAN ROYAL TOWER”**

Plot No. **C-7, BLOCK-6, F.B. AREA, KARACHI**

The Sindh Building Control Authority hereby informs general public that Revised NOC for Sale & Advertisement of **Shops / Residential Flats** at above noted project has been issued vide No. **SBCA/DD(D-I)/2361/ADV-618/2014**, dated: **11-09-2014** to **Miss. Itrat D/o. Muhammad Younus** owner having construction agreement with **M/s. A.S.K. Corporation** Builder Lic. No. **BL-2821**, having its office at G-4, Memon Residency, Shahra-e-Pakistan, F.B. Area, Karachi.

The Project consists as approved for **Basement (Parking) + Ground Floor (Showroom & Services) + 1<sup>st</sup> to 9<sup>th</sup> Floors (Flats) only.**

As per approved Plan Vide Letter No. **SBCA/DD(Gulberg Town/2014/436** Dated: **23-06-2014**

The Proposed date of completion: **31-12-2018**

License Architect Name: **Mr. Matinuddin** (Lic. No. **AL-01-215**)

License Engineer Name: **Mr. Abdul Aziz** (Lic. No. **SE-06-241**)

**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>A</b>	1st To 9 <sup>th</sup>	09	978.81	Rs.73,35,000/-
<b>B</b>	1st To 9 <sup>th</sup>	09	651.84	Rs.48,90,000/-
<b>C</b>	1st To 9 <sup>th</sup>	09	624.154	Rs.46,80,000/-
<b>D</b>	1st To 9 <sup>th</sup>	09	618.91	Rs.46,35,000/-
<b>SHOWROOM</b>	Ground	02	1007.69	@Rs.20,000/- 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 o f 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.**