

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

Name of the Project: **“MILESTONE EXCELLENCY”**

Plot No. **D-11, BLOCK-F, NORTH NAZIMABAD, 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)/2364/ADV-617/2014**, dated: **10-09-2014** to **Mr. Muhammad Nasir** and two others (co-owners) on behalf of **M/s. Ansari Brothers Group & Construction Co.** Builder Lic. No. **BL-3050**, having its office at D-11, Block-F, North Nazimabad, Karachi.

The Project consists as approved for **Basement (Air Raid Shelter & Parking) + Ground Floor (Shop Building Service Area) + 1<sup>st</sup> to 3<sup>rd</sup> Floor (Parking)+ 4<sup>th</sup> Floor to 16<sup>th</sup> Floors (Flats) only.**

As per approved Plan Vide Letter No. **SBCA/DD(NNT)/2014/85/09** Dated: **03-09-2014**

The Proposed date of completion: **30-09-2018.**

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

License Engineer Name: **Mr. Yaqoob A Seedat** (Lic. No. **SE-06-173**)

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

Flat Category	Floors	Total Covered Nos.	Nos. Booked	Nos. un Booked
A	13 <sup>th</sup>	828.52	02	Rs.53,82,000/-
A-1	4 <sup>th</sup> To 12 <sup>th</sup>	868.68	18	Rs.56,42,000/-
A-2	14 <sup>th</sup> to 16 <sup>th</sup>	631.96	06	Rs.41,08,000/-
B	4 <sup>th</sup> To 16 <sup>th</sup>	662.56	13	Rs.43,03,000/-
C	13 <sup>th</sup>	729.01	01	Rs.47,38,000/-
C-1	4 <sup>th</sup> To 12 <sup>th</sup>	756.78	09	Rs.49,20,000/-
C-2	14 <sup>th</sup> To 16 <sup>th</sup>	582.43	03	Rs.37,83,000/-
D	13 <sup>th</sup>	465.51	01	Rs.30,22,000/-

<b>D-1</b>	4 <sup>th</sup> To 12 <sup>th</sup>	486.32	09	Rs.31,60,000/-
<b>D-2</b>	4 <sup>th</sup> To 16 <sup>th</sup>	283.82	03	Rs.18,60,000/-
<b>E</b>	13 <sup>th</sup>	407.00	01	Rs.26,45,000/-
<b>E-1</b>	4 <sup>th</sup> To 12 <sup>th</sup>	428.00	09	Rs.27,82,000/-
<b>E-2</b>	14 <sup>th</sup> To 16 <sup>th</sup>	386.07	03	Rs.25,09,000/-
<b>SHOP</b>	Ground	803.04	01	@Rs.25,000/- 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/- 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 Completion	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.**