

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

Name of the Project: **“A.M. TOWER”**

Plot No. **COM-10, SCHEME-7, GULSHAN-E-IQBAL, CHANDNI CHOWK, KARACHI**

The Sindh Building Control Authority hereby informs general public that NOC for Sale & Advertisement of **Residential Flats Showrooms** at above noted project has been issued vide No. **SBCA/DD(D-II)/1145/ADV-671/2014**, dated: **17-10-2014** to **Mr. Gulzada** through its attorney **Mr. Shahnawaz** having agreement for sale & construction with **M/s. Allah Malik Associates Builder & Developers** Builder Lic. No. **BL-3134**, having its office at Showroom No.2, OAK Tower, Plot No.1, RY-10, M.T. Khan Road, Karachi.

The Project consists as approved for **Basement (Air Raid shelter + Parking) + Ground Floor (Showrooms + Building Service Area) +1<sup>st</sup> Floor (Showrooms) + 2<sup>nd</sup> to Part 9<sup>th</sup> floors (Flats) Roof of 8<sup>th</sup> & 9<sup>th</sup> Floors (Solar Pannels) only.**

As per approved Architectural Concept Plan vide letter No. **SBCA/DD-II/ (Gulshan Town-II)/Prop/45/2014/04** Dated: **18-04-2014**.

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

License Architect Name: **Mr. Shahid Ahmed** (Lic. No. **AL-01-615**)  
License Engineer Name: **Mr. Muhammad Ishaque** (Lic. No. **SE-06-35**)

**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-1</b>	2 <sup>nd</sup> To 9 <sup>th</sup>	08	789.71	Rs.47,40,000/-
<b>A</b>	2 <sup>nd</sup> To 8 <sup>th</sup>	07	729.21	Rs.43,80,000/-
<b>B-1</b>	2 <sup>nd</sup> To 8 <sup>th</sup>	07	689.63	Rs.41,40,000/-
<b>B</b>	2 <sup>nd</sup> To 8 <sup>th</sup>	07	619.78	Rs.37,20,000/-
<b>SHOWROOMS</b>	Ground	02	1810.26 (Total)	@Rs.25,000/-
<b>SHOWROOMS</b>	1 <sup>st</sup> Floor	02	3904.93 (Total)	@Rs.20,000/-

**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**

<b>S. No.</b>	<b>Stage of Construction</b>	<b>Installment</b>
1	On Booking	5%
2	On Completion	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.**