

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

Name of the Project: **“ROYAL PARK”**

Plot No. **“A” NC-201, DEH OKEWARI, GULSHAN-E-IQBAL,  
SCHEME-33, 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-II)/1142/ADV-659/2014**, dated: **10-09-2014** to **Mr. Naseer Abdullah Lotah** owner of plot & having agreement for sale & construction with **M/s. Quality Builder through its Director Mr. Khalid Masood**, Builder Lic. No. **BL-120**, having it office at Survey No.333, Adjacent Alladin Park Rashid Minhas Road, Gulshan-e-Iqbal, Karachi.

The Project consists as approved for **Basement (Air Raid Shelter + Parking & Service Area) + Ground Floor (Shops & Service Area) + 1<sup>st</sup> Floor (Parking & Recreational Area & Service Area) + 2<sup>nd</sup> & 3<sup>rd</sup> Floors (Flats & Parking & Recreational Area & Service Area) + 4<sup>th</sup> to 19<sup>th</sup> Floors (Flats & Service Area) + 20<sup>th</sup> Floors (Flats, Building Service Area & Solar panel) only.**

As per approved Architectural Concept Plan vide letter No. **SBCA/Gulshan Town-I/DD(Sch-24)/2014/2661/2654/527/104/801** Dated: **04-09-2014**.

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

License Architect Name: **Saba Karim** (Lic. No. **AL-01-778**)

License Engineer Name: **Mr. Yakoob Chhotani** (Lic. No. **SE-06-251**)

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

Flat Category	Floors	No. of Units	Covered Area in Sq.ft (Each)	Unit Price Rs. Each
A	4 <sup>th</sup> To 20 <sup>th</sup>	34	1074.80	Rs.43,00,000/-
A-1	4 <sup>th</sup> To 20 <sup>th</sup>	17	981.92	Rs.39,28,000/-
A-2	4 <sup>th</sup> To 19 <sup>th</sup>	16	1110.31	Rs.44,40,000/-
B	4 <sup>th</sup> To 20 <sup>th</sup>	198	1198.09	Rs.47,40,000/-
C	2 <sup>nd</sup> To 19 <sup>th</sup>	142	805.50	Rs.32,20,000/-
SHOPS	Ground	31	37072.04 (Total)	@Rs.12,000/- 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.

**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.**