

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

Name of the Project: **“OMEGA MALL”**

Plot No. **PLOT NO. FL-7, SECTOR 5-I, NORTH KARACHI.**

The Sindh Building Control Authority hereby informs general public that NOC for Sale & Advertisement on above noted project has been issued vide-

**No. SBCA/DD-(D-I)/2410/ADV-670/2015**, dated: **11-08-2015** To **M/s. SONERI BUILDERS & DEVELOPERS** (Through Authorized Partner) of **MR. MUHAMMAD JUNAID MEMON**, having its office at 01 Dashtiyar, Chambers Ground Floor plot No. SB-32 B 1 13-C, Gulshan-e-Iqbal, University Road Karachi.

Builder Lic. No. **BL-2669.**

The Project consists as approved **Basement 02 (Air Raid Shelter + Store) + Basement 01 (Shops) + Ground to 3<sup>rd</sup> Floor (Shops) + 4<sup>th</sup> Floor (Recreation & Parking) Only.**

As Per approved Architectural Concept plan vide letter

**No. SBCA/DD/N K Town/2015/245** Dated: **10-08-2015.**

The Proposed date of completion: **31-10-2020.**

License Architect Name: **MR. MUHAMMAD RAZA ABBAS** (Lic. No. **AL-01-655**)

Licensed Engineer Name: **MR. AZIZ AHMED** (Lic. No. **SE-06-24**)

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

<b>Flat Category</b>	<b>Floor</b>	<b>No. of Units</b>	<b>Covered Area in Sq. Ft (Each)</b>	<b>Unit Price Rs. Each</b>
<b>SHOPS</b>	Basement-1	374	45378.65	@ Rs. 10,000/- Per Sq. Ft
<b>STORE</b>	Basement-1	01	19694.03	@ Rs. 08,000/- Per Sq. Ft
<b>SHOPS</b>	Ground	306	39242.76	@ Rs. 20,000/- Per Sq. Ft
<b>SHOPS</b>	1 <sup>st</sup>	306	35975.23	@ Rs. 15,000/- Per Sq. Ft
<b>SHOPS</b>	2 <sup>nd</sup>	311	39380.73	@ Rs. 12,000/- Per Sq. Ft
<b>SHOPS</b>	3 <sup>rd</sup>	295	33180.27	@ Rs. 10,000/- 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 up to 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.**