

SINDH BUILDING CONTROL AUTHORITY
PUBLIC NOTICE

Name of the Project: **“KINGS GARDEN”**

Plot No. **PLOT NO. R-01 TO R-185 NC-21, DEH DOXAN SECTOR 34-A, SCH-33, GULSHAN-E-IQBAL TOWN KARACHI.**

The Sindh Building Control Authority hereby informs general public that NOC for Sale & Advertisement of **Bungalow** at above noted project has been issued vide No. **SBCA/DD(D-II)/1256/ADV-784/2015**, Dated: **23-09-2015** To **MR. MUHAMMAD TALHA** Sub Attorney of Plot & Proprietor of **M/s. King’s Real Estate**, Having Office At **303 Plot No. 10-C, Khayaban-E-Shamshir D.H.A. PH-V Karachi**. Builder Lic. No. **BL-2982**.

The Project Consists as **Ground Floor + 1st Floor 185 Nos. Bungalows Only**
Each Plot Measuring 120.00 Sq Yds.

As per approved Type Design For One Unit Bungalows of Plot No. R-1 To R-185 (Total Nos. 185 Bungalows) Vide letter No. **SBCA/DD/Sch-36/G.T-I/2015/507** Dated: **11-09-2015**.

Proposed Date of Completion: **31-12-2020**

License Architect Name: **MR. M. RAZA ABBAS** (Lic. No. **AL-01-219**)

Town Planner Name: **MR. SHAMSHIR SOOMRO** (Lic. No. **TP-07-29**)

Units offered for sale are as under: -

| Flat Category | Floors | No. of Units | Covered Area in Sq.ft (Each) | Unit Price Rs. Each |
|----------------------|---------------------------------|---------------------|-------------------------------------|----------------------------|
| R | Ground To 1 st Floor | 185 | 1505.56 | Rs.70,00,000/- |

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

| S. No. | Stage of Construction | Installment |
|---------------|---|--------------------|
| 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.

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Design Section, 4th Floor, Annexe Building Civic Centre, Gulshan-e-Iqbal, Karachi.