

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

Name of the Project: **“SAIMA TWIN TOWER”**

Plot No. **SB-02, MEERAN MUHAMMAD ROAD, KDA IMPROVEMENT SOCIETY, SCHEME-1, GULSHAN TOWN, 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)/1177/ ADV-704/2015**, dated: **21-01-2015** to **Mr. Saleem Zaki** co-owner & attorney of 08 others and proprietor of **M/s. Ideal Construction Company**, Builder Lic. No. **BL-3171**, having its office at Plot No.SB-2, Meeran Muhammad Shah Road, KDA Improvement Society Scheme-1, Gulshan Town, Karachi.

The Project consists as approved for **Basement Two (Parking) + Basement (One Parking + Air Raid Shelter) + Ground Floor (Showrooms + Recreational Area + Building Service Area) + 1<sup>st</sup> Floor to 12<sup>th</sup> Floors (Residential Flats) only.**

As per approved Architectural Concept Plan Vide letter No. **SBCA/DD-I/Gulshan Town-II/148/2014/01** Dated: **09-01-2015.**

The Proposed date of completion: **31-12-2019**

License Architect Name: **Mr. Shamim Alam** (Lic. No. AL-01-638)

License Engineer Name: **Mr. Shabbir Ibrahim** (Lic. No. SE-06- )

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

<b>Flat Category</b>	<b>Floors</b>	<b>No. of Units</b>	<b>Covered Area in Sq.ft (Each)</b>	<b>Unit Price Rs. Each</b>
<b>A</b>	1 <sup>st</sup> To 12 <sup>th</sup>	24	821.25	Rs.65,70,000/-
<b>A-1</b>	1 <sup>st</sup> To 12 <sup>th</sup>	24	1094.00	Rs.87,52,000/-
<b>A-2</b>	1 <sup>st</sup> To 12 <sup>th</sup>	12	1400.25	Rs.1,12,02,000/-
<b>B</b>	1 <sup>st</sup> To 12 <sup>th</sup>	24	1385.50	Rs.1,10,84,000/-
<b>C</b>	1 <sup>st</sup> To 12 <sup>th</sup>	12	1450.75	Rs.1,16,06,000/-
<b>D</b>	1 <sup>st</sup> To 12 <sup>th</sup>	12	1314.25	Rs.1,05,14,000/-
<b>E</b>	1 <sup>st</sup> To 12 <sup>th</sup>	12	1287.75	Rs.1,03,02,000/-
<b>SHOWROOMS</b>	Ground	06	16987.00 (Total)	@Rs.30,000/- 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.**