

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

Name of the Project: **“CENTRAL AVENUE”**

Plot No. **03, SUB BLOCK-B, BLOCK-V, NAZIMABAD, KARACHI**

The Sindh Building Control Authority hereby informs general public that Revised NOC for Sale & Advertisement of **Residential Flats** at above noted project has been issued vide No. **SBCA/DD-(D-I)/2374/ADV-627/2014**, dated: **25-11-2014** to **1) Mr. Aamir 2) Mr. Shahid Aziz 3) Mr. Sheikh Fareeduddin** both attorneys of plot owner **M/s. Sheikh Fareeduddin Builders & Developers**, Builder Lic. No. **BL-2993**, having its office at Plot No.Com-3, Sub Block-B, Block-V, Nazimabad, Karachi.

The Project consists as approved for **3<sup>rd</sup> & 4<sup>th</sup> Floor (Flats) only.**

As per approved Architectural Concept Plan Vide letter No. **SBCA/DD(N.N.T)/Prop/2014/07/04** Dated: **15-01-2014.**

The Proposed date of completion: **30-06-2017.**

License Architect Name: **Mr. Muhammad Sabir** (Lic. No. **AL-01-43**)

License Engineer Name: **Mr. Yaqoob Ahmed Seedat** (Lic. No. **SE-06-173**)

**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>	3 <sup>rd</sup> & 4 <sup>th</sup>	10	1095.51	Rs.38,33,000/-
<b>A-1</b>	3 <sup>rd</sup> & 4 <sup>th</sup>	02	1827.50	Rs.63,96,000/-
<b>A-2</b>	3 <sup>rd</sup> & 4 <sup>th</sup>	02	1170.30	Rs.40,95,000/-
<b>B</b>	3 <sup>rd</sup> & 4 <sup>th</sup>	02	1234.61	Rs.43,22,000/-
<b>B-1</b>	3 <sup>rd</sup> & 4 <sup>th</sup>	02	1292.87	Rs.45,25,000/-
<b>B-2</b>	3 <sup>rd</sup> & 4 <sup>th</sup>	02	1247.05	Rs.43,64,000/-
<b>B-3</b>	3 <sup>rd</sup> & 4 <sup>th</sup>	02	1202.80	Rs.42,10,000/-

**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 Confirmation	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.**