

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

Name of the Project: **“SHAMAMA SHOPPING ARENA & TOWER”**

Plot No. **ST-09, SECTOR-5-M, NORTH KARACHI, KARACHI**

The Sindh Building Control Authority hereby informs general public that Revised NOC for Sale & Advertisement of **Shops / Residential Flats** at above noted project has been issued vide No. **SBCA/DD-(D-I)/2144/Revised ADV-655/2015**, dated: **06-05-2015** to **Mr. Saleem Sualeh S/o. Sualeh Abdullah** owner& proprietor of **M/s. Samama Construction** Builder Lic.No. **BL-2301**, having Its office at ST-09, Sector-5-M, North Karachi.

The Project consists as approved for **Ground & 1<sup>st</sup> Floor (shops) + 2<sup>nd</sup> to 3<sup>rd</sup> Floors (Parking) 4<sup>th</sup> floor (Flats & Recreation) + 5<sup>th</sup> to 9<sup>th</sup> floors (Flats) only.**

As per approved Architectural Concept Plan vide letter No. **SBCA/DCB(NKT)?Prop/2014/1565/1201/49/106** Dated: **30-10-2014**.

Proposed date of completion: **30-06-2016**

License Architect Name: **Mr. Muhammad Raza Abbas** (Lic. No. AL-01-655)

License Engineer Name: **Mr. GhulamMohiuddin** (Lic. No. SE-06-133)

**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 9 <sup>th</sup>	30	1130.93	Rs.33,90,000/-
A-1	4 <sup>th</sup> To 9 <sup>th</sup>	06	1181.30	Rs.35,43,000/-
A-2	4 <sup>th</sup> To 9 <sup>th</sup>	06	1245.74	Rs.37,35,000/-
A-3	4 <sup>th</sup> To 9 <sup>th</sup>	06	1120.85	Rs.33,63,000/-
B	4 <sup>th</sup> To 9 <sup>th</sup>	38	817.91	Rs.24,51,000/-
C	5 <sup>th</sup> To 9 <sup>th</sup>	05	466.24	Rs.13,90,000/-
SHOPS	Ground	46	6196.41	@Rs.27,000/- Per Sq.ft
SHOPS	1 <sup>st</sup>	74	9595.98	@Rs.25,000/- 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 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 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.**