

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

Name of the Project: **“SADAF PARADISE”**

Plot No. **COM PLOT OF S.NO. 21/264, DEH GUJRO TAPO  
SONGAL, LIAQUATABAD, KARACHI**

The Sindh Building Control Authority hereby informs general public that NOC for Sale & Advertisement of **Shops / Residential Flats** at above noted project has been issued vide No. **SBCA/DD-(D-I)/2406/ADV-664/2015**, dated: **08-06-2015** to **MrS. Lubana Khan w/o. Late Taj Mohammad** & 07 others having construction agreement with **M/s. M. Kamal Builders** Builder Lic. No. **BL-3209**, having its office at IV-C/III, Nazimabad No-4, Karachi.

The Project consists as approved for **Basement (Air Raid Shelter) + Ground Floor (Shops) + 1<sup>st</sup> to 3<sup>rd</sup> floors (Parking) + 4<sup>th</sup> Floor (Recreation & Flats) + 5<sup>th</sup> to 15<sup>th</sup> Floors (flats) only.**

As per approved Building Plan Vide letter No. **SBCA/DD(Liaquatabad Town)/Prop/2015/301** Dated: **01-06-2015**.

Proposed date of completion: **30-09-2019**

License Architect Name: **Mr. Shahid Ahmed** (Lic. No. **AL-01-615**)

License Engineer Name: **Mr. Ghulam Mohiuddin** (Lic. No. **SE-06-113**)

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

Flat Category	Floors	No. of Units	Covered Area in Sq.ft (Each)	Unit Price Rs. Each
<b>A</b>	4 <sup>th</sup> To 15 <sup>th</sup>	12	501.07	Rs.25,05,000/-
<b>A-1</b>	5 <sup>th</sup> to 15 <sup>th</sup>	11	629.23	Rs.31,50,000/-
<b>A-2</b>	4 <sup>th</sup> To 15 <sup>th</sup>	12	522.56	Rs.26,10,000/-
<b>B</b>	5 <sup>th</sup> To 15 <sup>th</sup>	11	422.28	Rs.21,10,000/-
<b>B-1</b>	4 <sup>th</sup> To 15 <sup>th</sup>	35	493.17	Rs.24,65,000/-
<b>C</b>	4 <sup>th</sup> To 15 <sup>th</sup>	12	325.28	Rs.16,25,000/-
<b>D</b>	4 <sup>th</sup> To 15 <sup>th</sup>	12	383.50	Rs.19,20,000/-
<b>D-1</b>	4 <sup>th</sup> To 15 <sup>th</sup>	24	318.52	Rs.15,90,000/-
<b>D-2</b>	4 <sup>th</sup> To 15 <sup>th</sup>	23	309.23	Rs.15,45,000/-
<b>E</b>	4 <sup>th</sup> To 10 <sup>th</sup>	07	306.66	Rs.15,30,000/-
<b>E-1</b>	4 <sup>th</sup> to 10 <sup>th</sup>	07	393.78	Rs.19,70,000/-
<b>R</b>	4 <sup>th</sup> To 10 <sup>th</sup>	07	416.61	Rs.20,85,000/-
<b>SHOPS</b>	Ground	22	3356.45	@Rs.15,000/- 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.**