

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

Name of the Project: **“SADAF DREAM CITY PH-II”**

Survey No. **COM-1, PART OF BLOCK-D, NC-29, SECTOR-5-D,  
SURJANI TOWN, 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-II)/1270/ADV-801/2016**, Dated: **09-03-2016** to **Mr. Kashif Khalil** owner of plot and having agreement for sale & construction with **M/s. M. Kamil Builder** Builder Lic. No. **BL-2940**. Having its Office at IV-C/3, Nazimabad No.4, Karachi.

The Project Consists as **Ground Floor (Shops & Parking) + 1<sup>st</sup> Floor (Recreation & Flats) + 2<sup>nd</sup> to 4<sup>th</sup> Floors (Flats) only.**

As per approved Architectural Concept Plan Vide letter No. **SBCA/DD(Gadap Town)/2015/357** dated: **17-09-2015**

Proposed date of completion: **31-12-2020**

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

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

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

<b>Flat Category</b>	<b>Nos. of Unit</b>	<b>Floors</b>	<b>Withheld Nos. of Flats at 4<sup>th</sup> Floor</b>	<b>Total Sateable Units</b>	<b>Covered Area in Sq.ft (Each)</b>	<b>Unit Price Rs. Each</b>
<b>A</b>	56	1 <sup>st</sup> To 4 <sup>th</sup>	14	42	584.06 (Each)	Rs.23,36,240/-
<b>B</b>	56	1 <sup>st</sup> to 3 <sup>rd</sup>	00	56	495.00 (Each)	Rs.19,80,000/-
<b>C</b>	16	2 <sup>nd</sup> to 4 <sup>th</sup>	08	08	910.45 (Each)	Rs.36,41,800/-
<b>D</b>	20	1 <sup>st</sup> to 4 <sup>th</sup>	04	16	345.96 (Each)	Rs.13,83,840/-
<b>E</b>	12	1 <sup>st</sup> to 4 <sup>th</sup>	02	10		
<b>SHOPS</b>	27	Ground	00	27	7636.70 (Total)	@Rs.10,000/- (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.**