

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

Name of the Project: **“KULSOOM VIEW”**

Plot No. **105 (PORTION) SHEET NO.GR-06, GARDEN EAST,  
JAMSHED TOWN, KARACHI**

The Sindh Building Control Authority hereby informs general public that NOC for Sale & Advertisement of **Residential Flats** at above noted project has been issued vide No. **SBCA/DD(D-II)/1291/ADV-806/2016**, Dated: **22-04-2016** to **Mr. Arsalan** owner of plot and having agreement for sale & construction for sale & advertisement with **M/s. SB Builder**, Builder Lic. No. **BL-3200**. Having its office at Flat No.G-1, Mariam Tower, Lawrance Quarters, Garden Jamshed Town, Karachi

The Project Consists as **Basement (RAMP + Circulation + Parking + ARS)**  
**+ Ground (2 Flats + Services + Circulation) + 1<sup>st</sup> & 3<sup>rd</sup> Floors (6 Flats + Services + Open Area) only.**

As per approved Architectural Concept Plan Vide letter No. **SBCA/DD-I/JMT/72/02/2016/159/2016** Dated: **29-02-2016**.

Proposed date of completion: **30-06-2018**

License Architect Name: **Mr. Matinuddin** (Lic. No. **AL-01-219**)

License Engineer Name: **Mr. Essa Baba** (Lic. No. **SE-06-272**)

**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>	Ground	01	1023.58	Rs.81,88,640/-
<b>B</b>	Ground	01	1036.78	Rs.82,94,240/-
<b>A-1</b>	1 <sup>st</sup> To 3 <sup>rd</sup>	03	1206.64	Rs.96,53,120/-
<b>B-1</b>	1 <sup>st</sup> To 3 <sup>rd</sup>	03	1032.70	Rs.82,61,600/-

**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.**