

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

Name of the Project: **“D.Y. SQUARE”**

Survey Nos. **B-98, BLOCK-H, NORTH NAZIMABAD, KARACHI**

The Sindh Building Control Authority hereby informs general public that NOC for Sale & Advertisement of **Residential Flats / Showrooms** at above noted project has been issued vide No. **SBCA/DD(D-I)/2422/ADV-684/2016**, Dated: **20-07-2016** to **1) Mr. Yasir Hayat 2) Mr. Danish Pervais** co-owners of the subject plot & partners of **M/s. D.Y. Builder**, Builder Lic. No. **BL- 3237**. Having its office at B-150, Block-L, North Nazimabad, Karachi.

The Project Consists as approved for **Basement (Air Raid Shelter & Srvices) + Ground + 2<sup>nd</sup> Upper Floors (Showrooms) + 3<sup>rd</sup> & 4<sup>th</sup> Floors (Flats) only.**

As per approved Architectural Concept Plan Vide letter No. **SBCA/DD-I/NNT/2016/03** Dated: **09-03-2016**.

Proposed date of completion: **30-06-2019**

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

License Engineer Name: **Mr. Sajid Imran Bilgrami** (Lic. No. **SE-06-273**)

**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> | 02                  | 1295.28                             | Rs.51,80,000/-             |
| <b>B</b>             | 3 <sup>rd</sup> & 4 <sup>th</sup> | 02                  | 887.36                              | Rs.35,52,000/-             |
| <b>SHOWROMS</b>      | Ground To 2 <sup>nd</sup>         | 04                  | 7293.11                             | @Rs.8,000/-<br>Per Sq.fts  |

**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.**