



# SINDH BUILDING CONTROL AUTHORITY

## PUBLIC NOTICE

Name of Project: **HAPPY TIME SUITES**  
Plot No: **07, SUB BLOCK-C, BLOCK-IV, NAZIMABAD, LIAQUATABAD TOWN, KARACHI**

The Sindh Building Control Authority hereby informs general public that NOC for Sale & Advertisement of **Shop / Stores & Flats** at above noted project has been issued Vide No. **SBCA/DD(D-I)/2430/ADV-09/2017** Dated: **23-02-2017**. In the name of **1. MR. TARIQ AHMED** **2. ATIQ AHMED** co-owners of the subject plot & partners of **M/S. HAPPY TIME BUILDERS & DEVELOPERS**, Builder License No. **(BL-3327)**, having its office at Plot No. VI-C-1, Commercial Area, Nazimabad No.04, District Central, Karachi.

The project Consists as **Basement (Air Raid Shelter) + Ground Floor (04 Shops / Stores) & 1<sup>st</sup> to 4<sup>th</sup> Upper Floors (Flats) only.**

As per approved Architectural Concept Building Plan by Deputy Director Liaquatabad Town, SBCA. Vide Letter No. **SBCA/DD(Liaquatabd Town/Prop/14/106/2015/627** Dated: **05-11-2015**.

Proposed Date of Completion: **31-12-2019**  
Name of Licensed Architect: **MR. MD. SABIR SYED** (**AL-01-43**)  
Name of Licensed Engineer: **MR. FAHEEM GHOURI** (**SE-06-260**)

### **Units Offered Are As Under:**

Flat Category	Floors	No. of Units	Covered Area in Sq.ft (Each)	Unit Price Rs. (Each)
<b>A</b>	1 <sup>st</sup> To 4 <sup>th</sup>	04	621.50	Rs.40,40,600/-
<b>B</b>	1 <sup>st</sup> To 4 <sup>th</sup>	04	742.62	Rs.48,24,400/-
<b>C</b>	1 <sup>st</sup> To 4 <sup>th</sup>	04	412.13	Rs.26,78,000/-
<b>D</b>	1 <sup>st</sup> To 4 <sup>th</sup>	04	425.15	Rs.27,62,000/-
<b>E</b>	1 <sup>st</sup> To 4 <sup>th</sup>	04	398.02	Rs.25,87,000/-
<b>SHOPS</b>	Ground	04	2153.47	@Rs.15,000/- Per Sq.ft



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### Important Note:-

The above-mentioned prices do not include the Documentation charges, Corner Charges, West open charges & Road facing charges. These extra charges will be as follows:

1. Documentation Charges to be clearly mentioned in schedule of payment as per clause 5-1.13 of **KB & TPR-2002 (amended up to date)**.
2. Transfer Fees will be 2% of the unit price.
3. Corner Charges will be equal to 2% of the unit price & can only be levied on the units facing the two CDGK planned roads (if applicable).
4. West Open Charges will be equal to 2% of the unit price (if applicable).
5. Road facing charges will be equal of 1% of the unit price (if applicable).
6. Payment should be made to the builder strictly in accordance with the following payment schedule based on the stage of construction at site.

### SCHEDULE OF PAYMENT

Sr. No.	Stage Of Construction	Installments
1.	On Booking	5%
2.	On Allocation	5%
3.	On Completion of Plinth	5%
4.	On casting of Column	5%
5.	On Casting of Roof Slab	5%
6.	On Completion of Block Masonry	5%
7.	On Completion of Sanitary & Plumbing works	5%
8.	On Completion of Plaster work	5%
9.	On completion of Finishing work	10%
10.	On Possession	10%
11.	Balance 40% in Equal quarterly installments	40%

SBCA further advises General Public to execute a written agreement with the builder / developer at the time of booking on Rs. 100/- Stamp Paper on the format of Model Agreement of SBCA as per clause(4) of Section 12 of SBCO-1979 up to date, within 10 days of booking & before the issuance of Allocation Letter.

The agreement will have to be countersigned / witnessed by the authorized representative of A.B.A.D. within 15 days otherwise the builder will not be entitled / allowed to collect further payment / installment as per approved payment schedule.

However SBCA will not be acting as an arbitrator in any dispute between the builder / developer & the allottee.

Copy of **Model Agreement** may be obtained from the public counter of SBCA Civic Centre Annexe Building or may be downloaded from SBCA's website ([www.sbca.gos.pk](http://www.sbca.gos.pk)).