



# SINDH BUILDING CONTROL AUTHORITY

## PUBLIC NOTICE

Name of Project: **SKY TOWER**

Plot No: **BS-14, BLOCK-7, SCHEME-16, F.B. AREA, GULBERG 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-I)/2437/ADV-08/2017** Dated: **21-02-2017**. In the name of **1. MR. MUMTAZ ALI HASHMI 2. MR. MEHBOOB SADRUDDIN** owner & proprietor of **M/S. UMAIR ASSOCIATES**, Builder License No. (**BL-292**), 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 (Parking) + 1<sup>st</sup> to 7<sup>th</sup> Upper Floors (Flats) only.**

As per approved Architectural Concept Building Plans by Deputy Director Gulberg Town, SBCA. Vide Letter No. **SBCA/DD(Gulberg Town/Prop/2016/725/16** Dated: **08-12-2016**.

Proposed Date of Completion: **31-12-2021**

Name of Licensed Architect: **MR. SHAHID AHMED** (**AL-01-615**)

Name of Licensed Engineer: **MR. YAQOOB A. SEEDAT** (**SE-06-173**)

### **Units Offered 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>	1 <sup>ST</sup>	01	675.63	Rs.40,53,780/-
<b>B</b>	1 <sup>ST</sup>	01	597.26	Rs.34,75,560/-
<b>C</b>	1 <sup>ST</sup>	01	499.75	Rs.35,98,380/-
<b>D</b>	1 <sup>ST</sup> To 3 <sup>rd</sup>	03	422.59	Rs.25,35,540/-
<b>A-1</b>	2 <sup>nd</sup> & 3 <sup>rd</sup>	02	712.62	Rs.42,75,720/-
<b>B-1</b>	2 <sup>nd</sup>	01	615.59	Rs.36,93,540/-
<b>C-1</b>	2 <sup>nd</sup>	01	581.55	Rs.34,89,300/-
<b>B-2</b>	3 <sup>rd</sup>	01	533.20	Rs.31,99,200/-
<b>C-2</b>	3 <sup>rd</sup>	01	528.19	Rs.31,69,140/-



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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)).