

PUBLIC NOTICE

REGARDING PROJECT ARIAN ENCLAVE (REVISED) ON S.NOS.80,89,90,91 & 298  
in deh Allah Pihai, Gadap town Karachi, FOR VILLAS AND RESIDENTIAL AND  
OPEN COMMERCIAL PLOTS.

Sindh Building Control Authority hereby informed to General Public that NOC for Sale & Advertisement of Open Plots at above noted project has been issued vide No. to SBCA/DD(D&C-II)/919(Revised-ADV-948/2018 Dt: 18.12.2018

TO Mr.Noman Abid Owner of land and Proprietor of M/S Noman Hosing, office  
at 1st Floor NGC Tower Plot A-1, Block- 7 & 8 Near Old Duty Free Shop  
Shahrah-e-Faisal Karachi. (BL-2869 & DL2870.

Project consists of RESIDENTIAL & COMMERCIAL open plots, AND VILLAS  
Layout plan approved by MDA VIDE LETTER NO.MDA/MPD/Deh-214/2009/662

Dated: 12.10.2009.

PROPOSED DATE OF COMPLETION 31.12.2021.

TOWN PLANNER: Mr.Shamsheer.A.Soomro (TP-07-2)

NOTE.

Prices of plots are fixed on average basis and does not includes OUTER DEVELOPMENT / DOCUMENTATION / UTILITY CONNECTION CHARGES / CORNER / ROAD FACING CHARGES etc payment should be made to the Developer strictly in accordance with stage of development work as given on the next page attached herewith.

SBCA further advises General Public to sign a WRITTEN AGREEMENT with the BUILDER / DEVELOPER at the time of booking on Rs.: 20 Stamp Paper in accordance with MODEL AGREEMENT of SBCA as per Clause(4) Section-12 of SBCO-1979 upto date, otherwise SBCA will not act an arbitrator in any dispute between the Builder / Developer and allottee.

Copy of MODEL AGREEMENT may be obtained from DESIGN SECTION, SBCA.

NOTE: THE SUMMARY OF SALEABLE / MORTGAGED PLOTS IS ATTACHED HEREWITH.

KARACHI BUILDING CONTROL AUTHORITY  
DESIGN SECTION 4TH FLOOR, ANNEXE  
BUILDING CIVIC CENTRE GULSHAN-E-  
IQBAL KARACHI

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REGARING PROJECT **ARYAN ENCLAVE** ON S.NOS.80,89,90,91, & 298 IN  
**DEH ALLAH PHEHAI GADAP TOWN KARACHI.**

REVISED SUMMARY OF PROJECT

Plot Category	Plot Type	Plot Area "Sq. Yds."	Nos. of Units	Booked Villas	Un-Booked Villas	Open Plot	Villas Covered Area "Sq. Fts."	Floor	Price of Booked Villas	Price of Un-Booked Villas	Plot Price
Residential	A	200.00	11	2	0	9	938.99	Ground	4,500,000/-	7,000,000/-	5,000,000.00
	A-1	160.00	155	16	34	105	931.12	Ground	3,998,000/-	6,000,000/-	4,000,000.00
		170.00	4	0	0	4	-	-	-	-	4,250,000.00
		Odd	12	0	0	12	-	-	-	-	@ 25,000/- Per Sq. Yd.
		120.00	70	12	37	21	736.27	Ground	3,198,000/-	4,500,000/-	3,000,000.00
	R	175.00	4	0	0	4	-	-	-	-	4,375,000.00
		Odd	4	0	0	4	-	-	-	-	@ 25,000/- Per Sq. Yd.
		118.00	135	11	23	101	740.87	Ground	3,198,000/-	4,500,000/-	2,950,000.00
	R-1	175.00	12	0	0	12	-	-	-	-	4,375,000.00
		133.00	8	0	0	8	-	-	-	-	3,325,000.00
		131.00	4	0	0	4	-	-	-	-	3,275,000.00
		121.00	10	0	0	10	-	-	-	-	3,025,000.00
		Odd	5	0	0	5	-	-	-	-	@ 25,000/- Per Sq. Yd.
		80.00	143	12	10	121	503.25	Ground	2,298,000/-	3,200,000/-	2,000,000.00
	L	106.00	12	0	0	12	-	-	-	-	2,650,000.00
		100.00	4	0	0	4	-	-	-	-	2,500,000.00
		Odd	7	0	0	7	-	-	-	-	@ 25,000/- Per Sq. Yd.

SCHEDULE OF PAYMENT

S. No	STAGE OF DEVELOPMENT	INSTALLMENT
1	ON BOOKING	10%
2	ON ALLOCATION	10%
3	3 <sup>RD</sup> INSTALLMENT: DEVELOPMENT OF PARK & PLAY GROUND	10%
4	4 <sup>TH</sup> INSTALLMENT: ROAD & WALKWAY	10%
5	5 <sup>TH</sup> INSTALLMENT: SEWERAGE DISPOSAL	10%
6	6 <sup>TH</sup> INSTALLMENT: WATER SUPPLY SYSTEM	10%
7	7 <sup>TH</sup> INSTALLMENT: ELECTRIFICATION, STROM WATER, REFUSE COLLECTION	10%
8	ON COMPLETION OF LEASE	10%
9	ON POSSESSION	10%
10	ON EXPIRY OF MAINTENANCE PERIOD	10%