

2

**PUBLIC NOTICE**

REGARDING PROJECT: AZIZ SKY LINE ON PLOT NO. SB-157, SECTOR 7-A  
SCH-41, SURJANI TOWN GADAP TOWN KARACHI.

Sindh Building Control Authority hereby informed general public that NOC for Sale & Advertisement of ~~Shops~~ / Residential Flats / ~~Show Rooms~~ / ~~Offices~~ / ~~Bungalow~~ at above noted project has been issued vide No. SBCA/D.D(D-II)/1497/ADV-957/2019 DT: 27.3.2019.

TO MR. MUHAMMAD UMER OWNER OF PLOT & PARTNER OF M/S FARIHA  
BUILDER & DEV: OFFICE AT PLOT NO. SR-17, SECTOR 7-A, SCH-41  
SURJANI TOWN, GADAP TOWN KARACHI.

Builder License No. (BL-2977).

Project consists as BASEMENT (ARS+PARKING)+GROUND (PARKING)+1st FLOOR  
(RECREATION & FLATS)+2nd TO 11th UPPER FLOORS (FLATS ONLY)

As per ~~approved~~ FINAL, APPROVED BUILDING PLAN VIDE LETTER NO.  
SBCA/DD(GADAP TOWN)/Prop/2019/4243/570/351 Dt: 26.2.2019.

Proposed Date of Completion : 01.11.2021  
Name of Licensed Architect : MR. KAMRAN ANSARI (AL-01-699)  
Name of Licensed Engineer : MR. ESSA BABA (SE-06-272)

UNITS OFFERED FOR SALE ARE AS UNDER:

S. No.	Flat Category	Floor	No of Units	Covered Area in sft. (Each)	Unit Price Rs. (Each)
1.	A.	1st TO 9th.	09.	726.44.	RS.43,56,000/=
2.	A-1.	1st TO 9th	11.	595.75.	RS.35,76,000/=
3.	A2.	2nd TO 5th.	04.	343.52.	RS.26.58,000/=
4.	B.	2nd TO 5th.	18.	436.93.	RS.26,22,000/=
5.	C.	2nd TO 5th.	09.	335.42.	RS.20,10,000/=
6.	D.	1st 11th.	42.	310.19.	RS.18,60,000/=
7.	D-1.	2nd TO 5th.	04.	257.58.	RS.15,48,000/=
8.	D-2.	6th TO 11th.	06.	270.13.	RS.16,22,000/=
9.	D-3.	1st.	01,	350.58.	RS.21,00,000/=
10.	D-4.	10th TO 11th.	02.	550.18.	RS.33,00,000/=
11.	E.	2nd TO 5th.	04.	418.88.	RS.25,14,000/=
12.	E-1.	2nd TO 5th.	04.	304.28.	RS.18,24,000/=
13.	F.	1st 7th.	07.	227.38.	RS.13,62,000/=
14.	F-1.	1st TO 7th.	07.	277.42.	RS.16,62,000/=



NOTE: -

- Above mentioned prices does not includes documentation / utility 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 2.0 % (for general public)
- West Open charges 2.0 % (for general public)
- Transfer fee will be 2.0 % 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

Sr. No:	Stage of Construction	Installments
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 and Plumbing work of concerned unit / floor.	5%
8	On Completion of Plaster of concerned unit / floor.	5%
9	On Completion of Finishing of concerned unit / floor.	10%
10	On Possession of 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 / 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, 4<sup>th</sup> Floor, Annexe Buildings or may be downloaded from SBCA's web site [www.kbca.gov.pk](http://www.kbca.gov.pk)

**SINDH BUILDING CONTROL AUTHORITY**

Design Section, 4<sup>th</sup> Floor, Annexe Building, Civic Centre, Gulshan-e-Iqbal, Karachi.