

PUBLIC NOTICE

REGARDING PROJECT: HILL TRADE CENTRE ON PLOT NO. SNCC-3  
BLOCK-3 C.C. AREA KCHS UNION LTD, JAMSHED 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)/1393/ADV-958/2019 DT: 25.4.2019 TO Mr. Farooq Parekh (Co-Owner) and having agreement of construction with M/S Ifsaw Conception having office at Suit NO.05, Mezzanine Floor AL-Haram Tower-II, 15/91 Sharfabad Karachi.  
Builder License No. (BL- 2651).

Project consists as BASEMENT-3 & BASEMENT-2(PARKING)+BASEMENT-1(ARS+ BARKING)+GROUND FLOOR(SHOPS+RECREATION)+1st TO 11th FLOOR(OFFICE) ONLY

As per ~~approved~~ FINAL APPROVED BUILDING PLAN VIDE LETTER NO. SBCA/DD(JAMSHED TOWN)/PROP/2018/4195/101/2018/34 Dt: 8.2.2019.

Proposed Date of Completion : 1.5.2023.  
Name of Licensed Architect : MR. DAWOOD MERAJ (AL-01-794)  
Name of Licensed Engineer : MR. MUHAMMAD USMAN (SE-06-255)

UNITS OFFERED FOR SALE ARE AS UNDER:

S. No.	Category	Floor	No of Units	Covered Area in sft. (Each)	Unit Price Rs. (Each)
1.	OFFICES	11th.	03.	3122.43.	@ RS.12,000/= PER SQ.FT.
2.	OFFICES	1st TO 10th.	40.	34430.90.	@ RS.6,000/= PER SQ.FT.
3.	SHOPS	GROUND.	04.	3122.43.	@ RS.06,000/= PER SQ.FT.

P.T.O

*[Handwritten Signature]*  
15/5

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.