

PUBLIC NOTICE

REVISED NOC.

REGARDING PROJECT RAYAN RESIDENCY IN SECTOR 89 SCH-45,

TAISER TOWN GADAP TOWN KARACHI.

REIVSE NOC NO.SBCA/DD(D&C-II)/964/REVISED ADV-949/2018 DT:18.12.2018.

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 MR.FARAZ ABIB OWNER OF LAND & PROPRIETOR OF M/S M.N.DEVELOPERS

HAVING OFFICE AT 1st Floor NGC Tower Plot NO.A-1 Block 7 & 8 Near old Duty Free Shop Shahrah-e-Faisal, Karachi. (DL-2904)

Project consists of RESIDENTIAL & COMMERCIAL open plots. AND VILLAS
Layout plan approved by MDA Vide letter NO.MDA/MPD/TT/396/2008/701

Dated: 8.7.2010.

PROPOSED DATE OF COMPLETION 31.7.2021.

TOWN PLANNER: MR.SHAMSHEER.A.SOOMRO (TP-07-29)

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

PUBLIC NOTICE

REGARING PROJECT RAYAN RESIDENCY (REVISED) IN SECTOR 89, SCH-45
TAISER TOWN 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." | Price of Booked Villas | Price of Un-Booked Villas | Plot Price |
|---------------|-----------|----------------------|---------------|---------------|------------------|-----------|--------------------------------|------------------------|---------------------------|--------------|
| Residential | A-1 | 300.00 | 52 | 8 | 6 | 38 | 1568.62 | 6,500,000.00 | 9,500,000.00 | 7,500,000.00 |
| | A | 240.00 | 64 | 9 | 6 | 49 | 1214.00 | 5,500,000.00 | 7,800,000.00 | 6,000,000.00 |
| | R-1 | 160.00 | 139 | 16 | 2 | 121 | 981.61 | 4,000,000.00 | 5,600,000.00 | 4,000,000.00 |
| | R | 120.00 | 135 | 31 | 3 | 101 | 741.05 | 3,200,000.00 | 4,400,000.00 | 3,000,000.00 |
| | L | 80.00 | 82 | 7 | 4 | 71 | 500.62 | 2,300,000.00 | 3,200,000.00 | 2,000,000.00 |
| Commercial | SR | 100.00 | 23 | - | - | - | - | - | - | 5,000,000.00 |
| | | 177.00 | 1 | - | - | - | - | - | - | 8,850,000.00 |
| | | 121.00 | 1 | - | - | - | - | - | - | 6,050,000.00 |

FOLLOWING PLOT MORTGAGED WITH SBCA AND NOT FOR SALE TO GENERAL PUBLIC

| CATEGORY | PLOT TYPE | Nos. | PLOT SIZE IN SQ. YDS. | MORTGAGE WITH SBCA |
|----------|-----------|------|-----------------------|--------------------|
|----------|-----------|------|-----------------------|--------------------|

SCHEDULE OF PAYMENT

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