

**PUBLIC NOTICE**

REGARDING PROJECT: AYESHA GARDEN ON PLOT NO. 327/5/4  
GARDEN EAST JAMSHED TOWN KARACHI.

Sindh Building Control Authority hereby informed general public that NOC for Sale & Advertisement of ~~Shops~~ / Residential Flats / ~~Show Rooms / Offices / Bungalows~~ at above noted project has been issued vide No. SBCA/D.D(D-II)1474/ADV-984/2020 DT: 10.1.2020 TO 1.MRS.NABILA MUHAMMAD 2.MR.MUHAMMAD HASAN 3.MRS SAIMA SIDDIQ & 4.MRS SANIA CO-OWNERS OF PLOT THROUGH THEIR REGISTERED ATTORNEY MR.OWAIS NAVIWALA PARTNERS OF M/S AYESHA ASSOCIATES HAVING OFFICE AT Builder License No. (BL-3167). 07 MEZZANINE FLOOR POONAWALA TOWER NEAR ISLAMIA COLLEGE MEW M.A.JINNAH ROAD KARACHI.

Project consists as BASEMENT(AIR RAID SHELTER+PARKING)+GROUND FLOOR (RECREATION+FLAT) 1st TO 3rd FLOOR (FLATS) ONLY.

As per approved ARCHITECTURAL CONCEPT PLAN VIDE LETTER NO. SBCA/DD/JMT-I/1603/18/15/2018/431 Dt:18.4.2018.

Proposed Date of Completion : 01.6.2021.  
Name of Licensed Architect : MR.DAWOOD MERAJ (AL-01-794)  
Name of Licensed Engineer : MR.SHOAIB HABIB ANSARI (SE-6-233)

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	G TO 3rd.	18.	766.00.	RS.45,96,000/=
2.	A-I	GGROUND.	01.	710.00.	RS.42,60,000/=
3.	A-II.	G TO 3rd.	04.	695.44.	RS.41,72,640/=
4.	A-III	1st TO 3rd.	03.	918.89.	RS.55,13,340/=
5.	B.	GROUND TO 3rd.	04.	777.49.	RS.46.64,940/=
6.	C.	G TO 3rd.	04.	887.75.	RS.53,26,500/=
7.	D.	G TO 3rd.	04.	825.27.	RS.49,51,620/=
8.	E.	G TO 3rd.	04.	805.76.	RS.48,34,560/=
9.	F.	G TO 3rd.	04.	774.02.	RS.46,44,120/=
10.	G.	1st TO 3rd.	03.	751.75.	RS.45,10,500/=
11.	H.	1st TO 3rd.	03.	785.18.	RS.47,11,080/=

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.