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**PUBLIC NOTICE**

REGARDING PROJECT: BALAD TRADE CENTRE-II ON PLOT NO.114  
BAHADUR YAR JUNG C.H.S BLOCK-33 GULSHAN 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)/1529/ADV-982/2024 DT: 6.1.2020  
TO MR. MUHAMMAD HANIF OWNER OF PLOT & PARTNER OF M/S GLORIOUS ASSOCIATES OFFICE AT 801 8th FLOOR BALAD TRADE CENTRE PLOT NO.113 BMCHS BAHADURABAD KARACHI.

Builder License No. (BL- 3556).

Project consists as BASEMENT(AIR RAID SHELTER)+GROUND FLOOR(SHOPS)+1st TO 5th FLOOR(PARKING)+6th TO 15th FLOOR(OFFICES) ONLY.

As per approved BUILDING PLAN VIDE LETTER NO.SBCA/DD-I(GULSHAN TOWN-II/PROP/78/2017/10 Dated: 21.1.2019.

Proposed Date of Completion : 31.12.2024.  
Name of Licensed Architect : MRS.MARIA UBAID (AL-01-797)  
Name of Licensed Engineer : MR.ARIF KASIM (SE-06-96)

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.	6th TO 15th.	20.	255.00	@ RS.12,000/= PER SFT.
2.	B.	6th TO 15th.	10.	331.50.	@ RS.12,000/= " " "
3.	C.	6th TO 15th.	20.	225.00.	@ RS.12,000/= " " "
4.	D.	6th TO 15th.	20.	250.00.	@ RS.12,000/= " " "
5.	E.	6th TO 15th.	10.	356.56.	@ RS.12,000/= " " "
6.	F-1.	6th TO 11th.	06.	325.38.	@ RS.12,000/= " " "
7.	F-2.	13th TO 14th.	02.	273.63.	@ RS.12,000/= " " "
8.	G-1.	6th TO 11th.	06.	405.27.	@ RS.12,000/= " " "
9.	G-2.	13th TO 14th.	02.	309.29.	@ RS.12,000/= " " "
10.	H-1.	6th TO 11th.	06.	367.27.	@ RS.12,000/= " " "
11.	H-2.	13th TO 14th.	02.	280.29.	@ RS.12,000/= " " "
12.	J.	6th TO 11th.	01.	409.63.	@ RS.12,000/= " " "
13.	SHOPS.	GROUND.	03.	1666.81.	@ RS.40,000/= " " "

P.T.O

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.