

PUBLIC NOTICE

REGARDING PROJECT: CITY VIEW APARTMENTS ON PLOT NO.COM-17
SECTOR-31 SCH-33, GULSHAN TOWN KARACHI.

Sindh Building Control Authority hereby informed general public that NOC for Sale & Advertisement of Shops / Residential Flats / ~~Shops/Residential Flats/Office/Clubhouse~~ at above noted project has been issued vide No. SBCA/D.D(D-II)/1563/ADV-1015/2020 DT: 17.9.2020.
TO MR. MUHAMMAD AMIN OWNER OF LAND & PARTNER OF M/S ESTATE I.COM
HAVING ITS OFFICE AT 106, 1st FLOOR A/30 M.YOUSUF CHAMBER KCHS
BLOCK 7 & 8 KARACHI.

Builder License No. (BL-2935).

Project consists as BASEMENT (ARS+PARKING+DRIVING SITTING AREA)+GROUND FLOOR
(SHOPS+RECREATIONAL AREA+PARKING)+ 1st TO 8th FLOOR (FLATS) ONLY.

As per approved PROPOSED BUILDING PLAN VIDE LETTER NO. SBCA/DD/SCH-33/G.T-I
/2020/2018/6381/45/78 Dated: 18.6.2020.

Proposed Date of Completion : 31.12.2022.

Name of Licensed Architect : MR. MUTI-UL-KARIM ANSARI (ALO1-576)

Name of Licensed Engineer : MR. MOIZ ALI (SE-06-264)

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 8th.	16.	1017.13.	RS.61,02,780/=
2.	B.	1st TO 8th.	32.	0503.25.	RS.30,19,500/=
3.	C.	1st TO 8th.	88.	0448.69.	RS.26,92,140/=
4.	SHOPS.	GROUND.	04.	1791.50(TOTAL)	@ RS.8,000/= PER SQ.FT.

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, 4th Floor, Annexe Buildings or may be downloaded from SBCA's web site www.kbca.gov.pk

SINDH BUILDING CONTROL AUTHORITY

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