

PUBLIC NOTICE

REGARDING PROJECT: DEFENCE BRIDGE VIEW APARTMENTS ON PLOT  
126, NO-43 DEH DRIGH SECTOR 6-J/1 SHAHEED-E- MILLAT  
EXPRESSWAY 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)/1542/ADV-1012/2020 DT: 4.8.2020 TO ~~1.~~ 1.MR. MUHAMMAD KASIM 2. KALIMULLAH KHAN AND 3.MR. MUHAMMAD CO-OWNERS OF LAND & PARTNERS OF M/S DEFENCE BRIDGE VIEW APARTMENTS HAVING OFFICE AT PLOT NO. 126, NO-43 DEH DRIGH SHAHEED-E-MILLAT EXPRESSWAY JAMSHED TOWN KARACHI. Builder License No. (BL- 3617).

Project consists as BASEMENT (ARS+SHOPS+SERVICES)+GROUND FLOOR (SHOPS+B  
+1st TO 2nd FLOOR (PARKING)+3rd FLOOR (PARKING+RECREATION)+4th TO  
11th FLOORS (FLATS) ONLY.

As per FINAL APPROVED BUILDING PLAN VIDE LETTER NO.SBCA/DDD(JAMSHED  
TOWN-II)/2019/3553/3453/90/16 DATED: 18.6.2020.

Proposed Date of Completion : 31.3.2024.  
Name of Licensed Architect : MR. QAMAR KHALIL KHAN (AI-01-803)  
Name of Licensed Engineer : MR. SHABBAR HUSSAIN (SE-06-21)

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.	4th TO 11th	08.	1013.37.	RS.60,80,220/=
2.	A-1.	4th TO 11th.	16.	1015.02.	RS.60,90,120/=
3.	B.	4th TO 11th.	08.	0865.89.	RS.51,95,340/=
4.	B-1.	4th TO 11th.	08.	0951.26.	RS.57,07,560/=
5.	C.	4th TO 11th.	08.	0630.36.	RS.37,82,160/=
6.	C-1.	4th TO 11th.	08.	676.53.	RS.40,59,180/=
7.	D.	4th TO 11th.	08.	584.27.	RS.35,05,620/=
8.	SHOPS.	GROUND.	18.	4332.18.	@ RS.12,000/= PER SQ.FT.
9.	SHOPS	BASEMENT.	07.	1536.21.	@ RS.6,000/= 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	Instaliments
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 SBCC-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.