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**PUBLIC NOTICE**

REGARDING PROJECT: ISRA TOWER ON PLOT NO.SB-08, BLOCK-7  
SCH-36, GULISTAN-E-JAUHAR 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)/1538/ADV-103/2020 DT: 13.8.2020  
TO MR.USMAN DAWOOD AND MR.JUNAID AHMED CO-OWNERS OF PLOT &  
PARTNERS OF M/S ISRA BUILDER & DEV; HAVING OFFICE AT NO.5,  
PLOT NO.A/205 SANA HOMES BLOCK-43/G GULSHAN-E-IQBAL KARACHI.  
Builder License No. (BL-3550).

Project consists as BASEMENT(ARS+SERVICES)+GROUND FLOOR(SHOPS+SERVICES)+1st  
TO 2nd FLOOR (PARKING+SERVICES)+3rd FLOOR(FLATS+RECREATION)+4th TO  
10th FLOOR(FLATS)+11th FLOOR PARTLY(FLATS+SOLAR PANEL)  
As per approved PROPOSED BUILDING PLAN VIDE LETTER NO.SBCA/DD/SCH-36/  
GULSHAN TOWN-I/2019/3587/19/89/160 DT: 25.10.2019.

Proposed Date of Completion : 31.3.2022.  
Name of Licensed Architect : MR.SYED FURQAN ALI JAFFRI (AL-01-137)  
Name of Licensed Engineer : MR.M.KAMRAN SIDDIQUI (SE-06-289)

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.	3rd TO 10th.	8.	827.83.	RS.49,66,980/-
2.	B.	3rd TO 10th.	8.	723.59.	RS.43,51,533/-
3.	C.	3rd TO 11th.	9.	624.59.	RS.37,49,686/-
4.	D.	3rd TO 11th.	9.	515.52.	RS.30,93,120/-
5.	E.	3rd TO 11th.	9.	555.11.	RS.33,30,660/-
6.	F.	3rd TO 11th.	9.	442.33.	RS.26,53,980/-
7.	SHOPS.	GROUND.	05.	2891.28(TOTAL).	@ RS.10,000/- 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, 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.