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**PUBLIC NOTICE**

REGARDING PROJECT: KULSOOM SKY VIEW ON PLOT NO.111 BLOCK-A  
SINDHI MUSLIM C.H.S 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)/1517/ADV-98/2019 DT: 31-12-2019  
TO MR. RAHEEL CO-OWNER OF PLOT & PROPRIETOR OF M/S R.R. BUILDER & DEV; HAVING OFFICE AT FLAT NO.13 RAINBOW CENTRE SADDAR TOWN KARACHI.

Builder License No. (BL-2935).

Project consists as BASEMENT (PARKING) + GROUND FLOOR (SHOW ROOMS + BIKE PARKING) + 1st FLOOR (RECREATION) + 2nd TO 13th FLOOR FLATS ONLY.

As per approved FINAL BUILDING PLAN VIDE NO. SBCA/DD (JAMSHED TOWN-II) / 2017/634/136/2017/20 Dated: 21.1.2019.

Proposed Date of Completion : 31.12.2022.

Name of Licensed Architect : MR. MATIN UDDIN (AL-01-219)

Name of Licensed Engineer : MR. MUHAMMAD USMAN (SE-06-255)

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.	2nd TO 10th.	27.	1306.86.	RS.91,48,020/=
2.	B.	2nd TO 10th.	09.	1069.98.	RS.74,89,860/=
3.	A-1.	11th TO 12th.	06.	1212.26.	RS.84,85,820/=
4.	B-1.	11th TO 12th.	02.	0998.33.	RS.69,88,310/=
5.	A-2.	13th.	03.	0887.08.	RS.62,09,560/=
6.	B-2.	13th.	01.	0750.93.	RS.52,56,510/=
7.	SHOW ROOMS.	GROUND FLOOR.	06.	2900.00 (TOTAL.)	@ RS.25,000/= 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**

<b>Sr. No:</b>	<b>Stage of Construction</b>	<b>Installments</b>
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.