

PUBLIC NOTICE

REGARDING PROJECT: THE ADRES ON PLOT NO.25/13 BLOCK 7 & 8  
MAQBOOLABAD 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 / ~~Bungalow~~ at above noted project has been issued vide No. SBCA/D.D(D-II)/1535/ADV-989/2020 DT: 28.1.2020.  
MR.ABID IQBAL CO-OWNER OF LAND & PROPRIETOR OF M/S DANISH  
BUILDER & DEV; HAVING OFFICE AT PLOT NO.42 MODERN C.H.S  
MAIN SHAHEED-E-MILLAT ROAD KARACHI.

Builder License No. (BL- 2715).

Project consists as BASEMENT 1 TO 3(PARKING)+GROUND FLOOR(SHOWROOMS+ SERVICES)+1st FLOOR(OFFICES & RECREATION)+2nd TO 5th FLOOR (OFFICES)+6th TO 12th FLOOR(OFFICES) ONLY.

As per approved ARCHITECTURAL CONCEPT PLAN VIDE LETTER NO.SBCA/DD/JMT-II/ /2435/814/2018/382/2018 Dt:6.6.2018 & Thereafter Arch:Concept Plan restore/Release Upper Floors i.e. 6th TO 12th vide letter NO.SBCA/

Proposed Date of Completion : 31.12.2024. /DD/JMT)/2020/116 Dt:13.1.2020.

Name of Licensed Architect : SYED JUNAID IQBAL (AL-01-791)

Name of Licensed Engineer : MR.M.JAJAM BILAL (SE-06-15)

UNITS OFFERED FOR SALE ARE AS UNDER:

S. No.	Floor	No of Units	Covered Area in sft. (Each)	Unit Price Rs. (Each)
1.	SHOWROOMS GROUND.	05.	5655.75 (TOTAL)	@ RS.20,000/= PER SQ.FT.
2.	OFFICES 1st FLOOR.	04.	2866.89(TOTAL)	@ RS.10,000/= PER SQ.FT.
3.	OFFICES 2nd TO 12th	88.	49698.02(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.