



# SINDH BUILDING CONTROL AUTHORITY

## PUBLIC NOTICE

Name of Project: **SAND VIEW**

Plot Nos: **SB-57, SECTOR-1, SCHEME-41, SURJANI, GADAP TOWN, KARACHI**

The Sindh Building Control Authority hereby informs general public that NOC for Sale & Advertisement of **Shops / Residential Flats** at above noted project has been issued Vide No. **SBCA/DD(D-II)/1405/ADV-932/2018 Dated: 20-04-2018.** In the name of **Mrs. Saima Mehfooz** owner of plot and having agreement for sale and construction with **M/s. Mehfooz Builder,** Builders License No. **BL-4026,** having its office at 3/110, Commercial Area Behind Al-Falah Bank Main Road, Liaquatabad, Karachi.

The project Consists as **Basement + Ground Floor (Shops + Flats) + 1<sup>st</sup> to 4<sup>th</sup> Floor (Flats) only.**

As per approved Final Building Plan vide Letter No. **SBCA/DD(Gadap Town)/2018/4878/596/490 Dated: 27-03-2018.**

Proposed Date of Completion: **31-05-2020**

Name of Licensed Architect: **Muhammad Sabir Syed** (AL-01-219)

Name of Licensed Engineer: **Shoaib Habib Ansari** (SE-06-233)

### **Units Offered Are As Under:**

Flat Category	Floors	No. of Units	Covered Area in Sq.ft (Each)	Unit Price Rs. (Each)
A	1 <sup>st</sup> To 4 <sup>th</sup>	04	474.50	Rs.23,70,000/-
A-1	Ground To 4 <sup>th</sup>	05	502.55	Rs.25,10,000/-
B	1 <sup>st</sup> To 4 <sup>th</sup>	04	323.00	Rs.16,15,000/-
C	1 <sup>st</sup> To 4 <sup>th</sup>	04	410.00	Rs.20,50,000/-
D	1 <sup>st</sup> To 4 <sup>th</sup>	04	312.00	Rs.15,60,000/-
SHOPS	Ground	04	578.00 (Total)	@Rs.12,000/- Per Sq.ft



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### Note:-

- Above mentioned prices does not includes documentation / Utilities 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% (for general public).
- West Open Charges = 2% (for general public).
- Transfer fee will be 2% 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 & Plumbing work of concerned Unit / Floor.	5%
8.	On Completion of Plaster of concerned Unit / Floor.	5%
9.	On completion of Finishing of the concerned Unit / Floor.	10%
10.	On Possession on 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 and 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 Ground Floor, annexe building or may be down loaded from SBCA web site [www.sbca.gos.pk](http://www.sbca.gos.pk)