



# SINDH BUILDING CONTROL AUTHORITY

## PUBLIC NOTICE

Name of Project: AYYAT PARK VIEW

Plot No: 3/1, SUB BLOCK-C, BLOCK-4, NAZIMABAD, LIAQUATABAD, TOWN KARACHI

The Sindh Building Control Authority hereby informs general public that NOC for Sale & Advertisement of **Shop / Residential Flats** at above noted project has been issued Vide No. **SBCA/DD(D-I)/2432/ADV-03/2017** Dated: **13-01-2017**. In the name of **MR. SALMAN RIAZ** having owner of the subject plot construction agreement with **M/S. KAIMKHANI BUILDERS**, Builder License No. **(BL-2319)**, having its office at Suit No. 402, 4<sup>th</sup> Floor, Doctor Inn Plaza Plot No. III-A-1/2, Nazimabad No.3, Karachi.

The project Consists as **Basement (Air Raid Shelter) + Ground Floor (Shops) + 1<sup>st</sup> to 3<sup>rd</sup> Upper Floors (Flats) only.**

As per approved Architectural Concept Plan by Deputy Director Jamshed Town, SBCA. Vide Letter No. **SBCA/DD(Liaquatabd Town/Prop/2015/99/2016/904** Dated: **29-09-2016**.

Proposed Date of Completion: **01-01-2019**

Name of Licensed Architect: **MR. MD. SABIR SYED** (AL-01-43)

Name of Licensed Engineer: **MR. YAQOOB A. SEEDAT** (SE-06-173)

### Units Offered Are As Under:

Flat Category	Floors	No. of Units	Covered Area in Sq.ft (Each)	Unit Price Rs. (Each)
<b>A</b>	1 <sup>st</sup> To 3 <sup>rd</sup>	03	1107.72	Rs.55,38,600/-
<b>B</b>	1 <sup>st</sup> To 3 <sup>rd</sup>	03	1135.68	Rs.56,78,400/-
<b>SHOPS</b>	Ground	02	1888.75	@Rs.20,000/- Per Sq.ft



# SINDH BUILDING CONTROL AUTHORITY

## PUBLIC NOTICE

### 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).