



# SINDH BUILDING CONTROL AUTHORITY

## PUBLIC NOTICE

Name of Project: **SALMAN GREEN VIEW PH-IV**  
Plot No: **SB-4, SURVEY NOS. 217-B 217-C & 217-D, DEH DRIGH TAPPO MALIR, SHAH FAISAL 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)/1337/ADV-872/2017** Dated: **24-02-2017**, **M/s. Salman Enterprises Builder & Developers** through its managing partner Mr. Abdul Ghani (owner of plot) Builder License No. **(BL- 741)**, having its office at 202, Windsong Place A-16, K.C.H.S. office Shahrah-e-Faisal, Karachi.

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

As per approved Architectural Concept Building Plans Vide Letter No. **SBCA/DD/Shah Faisal Town/2016/359** Dated: **01-11-2016**.

Proposed Date of Completion: **01-01-2020**  
Name of Licensed Architect: **Syed Asghar Ali Rizvi** (**AL-01-135**)  
Name of Licensed Engineer: **Mr. Abdul Rehman Ansari** (**SE-06-297**)

### Units Offered Are As Under:

Flat Category	Floors	No. of Units	Covered Area in Sq.ft (Each)	Unit Price Rs. (Each)
A	1st To 4 <sup>th</sup>	08	528.50	Rs.26,40,000/-
A-1	1st To 4 <sup>th</sup>	04	434.50	Rs.21,75,000/-
B	Ground To 4 <sup>th</sup>	05	422.44	Rs.26,10,000/-
B-1	Ground To 4 <sup>th</sup>	05	329.21	Rs.16,45,000/-
C	1st To 4 <sup>th</sup>	04	421.90	Rs.21,10,000/-
SHOPS	Ground	05	1199.51	@Rs.10,000/- 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 Allocation	5%
3.	On Completion of Plinth	5%
4.	On casting of Column	5%
5.	On Casting of Roof Slab	5%
6.	On Completion of Block Masonry	5%
7.	On Completion of Sanitary & Plumbing works	5%
8.	On Completion of Plaster work	5%
9.	On completion of Finishing work	10%
10.	On Possession	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)