



# SINDH BUILDING CONTROL AUTHORITY

## PUBLIC NOTICE

Name of Project: **KULSOOM APARTMENT**

Plot No: **549, GRE JAMSHED TOWN, KARACHI**

The Sindh Building Control Authority hereby informs general public that NOC for Sale & Advertisement of **Residential Flats** at above noted project has been issued Vide No. **SBCA/DD(D-II)/1346/ADV-877/2017** Dated: **13-03-2017**. To **Mr. Muhammad Rafiq** owner & proprietor of **M/s. Malwala Construction Company** Builder License No. **(BL- 3320)**, having its office at Shop No.65, Hussaini Market Tower, Karachi.

The project consists as **Basement (ARS & Parking) + Ground Floor (Recreational Area & Flats) + 1<sup>st</sup> to 3<sup>rd</sup> Floors (Flats) only.**

As per approved Architectural Concept Building Plans Vide Letter No. **SBCA/DD/JMT-I/225/04/2016/566/2016** Dated: **08-09-2016**.

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

Name of Licensed Architect: **Mr. Matinuddin** (**AL-01-219**)

Name of Licensed Engineer: **Mr. Sajid Imran** (**SE-06-215**)

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

Flat Category	Floors	No. of Units	Covered Area in Sq.ft (Each)	Unit Price Rs. (Each)
A	Ground to 3 <sup>rd</sup>	04	767.76	Rs.38,40,000/-
A-1	1 <sup>st</sup> To 3 <sup>rd</sup>	03	683.39	Rs.34,20,000/-
A-2	Ground	01	547.94	Rs.27,40,000/-
B	Ground To 3 <sup>rd</sup>	07	528.00	Rs.26,40,000/-
B-1	Ground	02	599.16	Rs.29,95,000/-
B-2	1 <sup>st</sup> To 3 <sup>rd</sup>	06	719.84	Rs.36,00,000/-
B-3	Ground	01	473.27	Rs.23,70,000/-
C	1 <sup>st</sup> To 3 <sup>rd</sup>	03	553.20	Rs.27,65,000/-
C-1	1 <sup>st</sup> To 3 <sup>rd</sup>	03	644.05	Rs.32,20,000/-
C-2	Ground	01	596.80	Rs.29,85,000/-



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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)