



# SINDH BUILDING CONTROL AUTHORITY

## PUBLIC NOTICE

Name of Project: **LORD'S VISTA**

Plot No: **LAND MEASURING 4-18, ACRES IN SECTOR-22, DEH SONGAL SCHEME-33, GULSHAN-E-IQBAL, 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/D.D/(D-II)/905//Revised Adv-907/2017 Dated: 28-08-2017** In the name of **MR. Arif Ali Shah Bukhari** owner and having agreement for sale and construction with **M/S: S.B. BUILDER** Builders License No. **BL-2615**, having its office at Plot No.G-1, Mariam Tower, Lawrance Quarters, Garden, Karachi.

The project Consists as **02 BASEMENT (Parking) + Ground Floor (Shops & Parking & Recreational Area) + 1<sup>st</sup> Floor (Shops & Flats) + 2<sup>nd</sup> to 18<sup>th</sup> Floors (Flats) Only Two Block & 2<sup>nd</sup> to 20<sup>th</sup> Floors (Flats) Only Two Blocks, 2<sup>nd</sup> To 22<sup>nd</sup> Floor (Flats) Only Two Blocks.**

As per approved Revised Building Plan by Vide Letter No. **KBCA/DCB/Sch-33/G.T-I/Prop/2007/1056/652/26 Dated: 08-02-2001.**

Proposed Date of Completion: **31-12-2022**

Name of Licensed Architect: **MR. S.M. MISBAH** **AL-01-646**

Name of Licensed Engineer: **MR. GHULAM MOHIUDDIN** **SE-06-113**

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

<b>Flat Category</b>	<b>Floors</b>	<b>No. of Units</b>	<b>Covered Area in Sq.ft (Each)</b>	<b>Unit Price Rs. (Each)</b>
<b>A</b>	1 <sup>st</sup> To 18 <sup>th</sup>	36	1687.15	Rs.59,04,000/-
<b>A-1</b>	1 <sup>st</sup> To 18 <sup>th</sup>	36	2351.65	Rs.82,32,000/-
<b>A-2</b>	1 <sup>st</sup> To 18 <sup>th</sup>	72	1738.65	Rs.60,83,000/-
<b>A-3</b>	1 <sup>st</sup> To 18 <sup>th</sup>	36	1844.40	Rs.64,54,000/-
<b>B</b>	1 <sup>st</sup> To 22 <sup>nd</sup>	168	1299.20	Rs.45,50,000/-
<b>B-1</b>	1 <sup>st</sup> To 22 <sup>nd</sup>	168	1329.45	Rs.46,55,000/-
<b>B-2</b>	1 <sup>st</sup> To 22 <sup>nd</sup>	168	1285.08	Rs.44,97,000/-
<b>SHOPS</b>	Ground	47	8890.41 (Total)	@Rs.15,000/- PerSq.Ft
<b>SHOPS</b>	1 <sup>st</sup> Floor	60	10747.50	@Rs.15,000/- 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)