



# SINDH BUILDING CONTROL AUTHORITY

## PUBLIC NOTICE

Name of Project: **PARK PLAZA APARTMENT & SHOPPING MALL**

Plot No: **ST-21, SECTOR-11-I, NORTH KARACHI, 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-I)/2439/Adv-16/2017 Dated: 11-04-2017** In the name of **MR. SARFRAZ HAIDER RIZVI** (Attorney) Managing Director of **M/S. CITY TRADING & CONTRACTING (Pvt.) Ltd.** Builders License No. **BL-3267 & Income-Tax/ NTN # 2832057-3** having its office at Plot No. D-77/B, Block-09, Scheme No. 05, Clifton Karachi.

The project Consists as **Basement (ARS + Services) + Ground Floor (Shop & Recreation) + 2<sup>nd</sup> To 4<sup>th</sup> Floor (Parking) 5<sup>th</sup> to 14<sup>th</sup> Upper Floors (Flats) only.**

As per approved Architectural Concept Plan by Vide Letter No. **SBCA/DD(North Karachi Town)/2017/11/2017** **Dated: 04-01-2017**

Proposed Date of Completion: **31-03-2022**

Name of Licensed Architect: **MR. SHAHID M.D KHAN**

**AL-01-217**

Name of Licensed Engineer: **MR. SHOAB ISMAIL**

**SE-06-267**

### **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>	5 <sup>th</sup> To 14 <sup>th</sup>	200	554.84	Rs.66,58,000/-
<b>B</b>	5 <sup>th</sup> To 14 <sup>th</sup>	30	334.05	Rs.40,00,000/-
<b>Shops</b>	Ground	46	2585.64	@Rs.30,000/- Per Sq.ft
<b>Shops</b>	1 <sup>st</sup> Floor	20	5118.97	@Rs.25,000/- 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)