

SINDH BUILDING CONTROL AUTHORITY
PUBLIC NOTICE

Name of the Project: “**AISHA HOMES**”

Plot No. **18-III, SHEET CL-8, CIVIL LINES QUARTERS, 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-I)/2338/ADV-585/2013**, dated: **19-08-2013** to **Mr. Memon Muhammad Ishaq s/o. Muhammad Qasim** (owner) & Proprietor of **M/s. Hamidani Builders** Builder Lic. No. **BL-2952**, at the office on Plot No.18/III, Sheet CL-8, Civil Lines Quarters, Karachi.

The Project consists as approved for **Ground Floor (Shop + parking) + 1st to 7th Floors (Flats) + 8th Floor (Recreation & Services Area) only.**

As per approved Building Plan vide letter No. **SBCA/Saddar Town-II/2013/133** dated: **10-07-2013.**

The Proposed date of completion: **31-08-2016**

License Architect Name: **Syed Tehseen Ahmed** (Lic. No. **AL-01-369**)

Licensed Engineer Name: **Mr. Muhammad Ishque** (Lic. No. **SE-06-35**)

Units offered for sale are as under: -

| Flat Category | Floor | No. of Units | Covered Area in Sq.ft (Each) | Unit Price Rs. Each |
|----------------------|------------------------------------|---------------------|-------------------------------------|-----------------------------|
| A | 1 st To 7 th | 14 | 1822.12 | Rs. 1,09,32,720 |
| SHOP | Ground | 01 | 131.25 | Rs. 20,000/- (Per Sq.ft) |

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 150000/- per Car Parking (for general public & Government Employee) optional.

SCHEDULE OF PAYMENT

| S. No. | Stage of Construction | Installment |
|---------------|---|--------------------|
| 1 | On Booking | 5% |
| 2 | On Confirmation | 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 upto 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.

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Design Section, 4th floor, Annexe Building Civic Centre, Gulshan-e-Iqbal, Karachi.