

SINDH BUILDING CONTROL AUTHORITY
PUBLIC NOTICE

Name of the Project: **“BAHRIA TOWN ICON”**

Plot No. **5 & 6, C.E. 1-5, OLD CLIFTON QUARTERS, KARACHI**

The Sindh Building Control Authority hereby informs general public that NOC for Sale & Advertisement of **SHOPS / OFFICES** at above noted project has been issued vide No. **SBCA/DD-(D-I)/2208/ADV-589/2013**, dated: **04-10-2013** to **Mr. Zain Malik S/o. M. Arshad Malik** (Chief Executive) of **M/s. Galaxy Construction (pvt) Ltd.,** Builder Lic. No. **BL-123**, having its Office at 41-K, Block-6, PECHS, Karachi.

The Project consists as approved **07 Basement (Parking) + Ground Floor (Parking) + 1st Floor to 59th Floors (Pental / Office / Resturant / Cine Plex / Hotel Sweet Hotel Apartment) only.**

As per approved Architectural Concept Plan vide letter No. **SBCA/KR/DD-III/Saddar Town-II/2013/75** dated: **14-03-2013.**

The Proposed date of completion: **31-12-2017.**

License Architect Name: **Syed Najmi Hasan** (Lic. No. **AL-01-585**)

Licensed Engineer Name: **Mr. M. Shoaib Ismail** (Lic. No. **SE-06-267**)

Units offered for sale are as under: -

TYPE	FLOOR	SELLABLE AREA IN SQ.FT	UNIT PRICE
RETAIL SHOPS	Basement-1	11,021	Rs. 180,000/- Per Sq.ft To Rs. 80,000/- Per Sq.ft
	Ground Floor		
	Level 01		
	Level 02 & 03		
	Level 4 th		
	Level 5 th till 7 th		
	Level 8 th		
	Level 9 th		
	Level 46 th		
	Level 60 th		

TYPE	FLOOR	SELLABLE AREA IN SQ.FT	UNIT PRICE
OFFICE	Level 4 th	8,610	Rs. 35,000/- per Sq.ft To Rs. 15,000/- per sq.ft
	Level 5 th till 12 th	159,120	
	Level 13 th till 23 rd	217,965	
	Level 25 th till 34 th	198,150	
	Level 36 th till 39 th	79,000	
	Level 40 th	20,826	
	Level 41 th till 45 th	98,750	
	Level 48 th till 59 th	107,076	
SERVICES APARTMENTS	Level 15 th till 24 th	97,900	Rs. 10,000/- Per sq.ft To Rs. 40,000/- 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.

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.kbca.gov.pk.

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