

**SINDH BUILDING CONTROL AUTHORITY**  
**PUBLIC NOTICE**

Name of the Project: **“FALAK AVENUE”**

Plot No. **2, ROW-1, BLOCK-1, SUB BLOCK-A, NAZIMABAD, 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)/2336/ADV-584/2013**, dated: **25-07-2013** to **1) Mr. Mansoor Ahmed 2) Mr. Nasir ahmed 3) Mr. Waseem Ahmed** (owner & having Construction Agreement with **M/s. Kamal Builder & Developers** Builder Lic. No. **BL-2940**, having its Office Plot No. III—F, 2/7, Nazimabad, Karachi.

The Project consists as approved for **Ground Floor (Parking) + 1<sup>st</sup> to 9<sup>th</sup> Floors (Flats) only.**

As per approved Building Plan vide letter No. **SBCA/DD(Liaquatabad Town/Prop/2013/49/140** dated: **21-05-2013.**

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

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

Licensed Engineer Name: **Mr. Ghulam Mohiuddin** (Lic. No. **SE-06-113**)

**Units offered for sale are as under: -**

<b>Flat Category</b>	<b>Floor</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>	01	497.77	Rs. 19,92,000/-
<b>A-1</b>	2 <sup>nd</sup> To 9 <sup>th</sup>	08	561.77	Rs. 22,48,000/-
<b>B</b>	1 <sup>st</sup> To 9 <sup>th</sup>	09	570.44	Rs. 22,80,000/-
<b>C</b>	1 <sup>st</sup> To 9 <sup>th</sup>	09	483.56	Rs. 19,36,000/-
<b>D</b>	1 <sup>st</sup>	01	493.79	Rs. 19,76,000/-
<b>D-1</b>	2 <sup>nd</sup> To 9 <sup>th</sup>	08	557.79	Rs. 22,32,000/-

**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**

<b>S. No.</b>	<b>Stage of Construction</b>	<b>Installment</b>
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](http://www.sbca.gos.pk).

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