

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

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

Plot No. **C-23, BLOCK-6. F.B. AREA, 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)/2344/ADV-594/2013**, dated: **28-11-2013** to **Mrs. Neena Arshad** (owner) through construction agreement with **M/s. M. Kamil Builders** Builder Lic. No. **BL-2940**, having its office No.III-F-2/2, Nazimabad No-3, Karachi.

The Project consists as approved for **Basement (Parking) + Ground Floor (Shops & Services) + 1<sup>st</sup> Floor to 10<sup>th</sup> Floor (Flats) only.**

As per approved Plan vide letter No. **SBCA/DD/Gulberg Town/2013/528** dated: **12-11-2013.**

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

License Architect Name: **Mr. S. Asgher Ali Rizvi** (Lic. No. AL-01-135)

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>	1st To 10 <sup>th</sup>	10	1051.56	Rs. 50,50,000/-
<b>B</b>	1st To 10 <sup>th</sup>	10	995.81	Rs. 47,38,000/-
<b>C</b>	1st To 10 <sup>th</sup>	08	633.36	Rs. 30,38,000/-
<b>SHOP</b>	Ground	01	267.00	Rs. 26,70,000/-

**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 carparking (for general public & Government employees) 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.**