

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

Name of the Project: **“M.S. TOWER”**

Plot No. **40, MAQBOOL CHS, BLOCK-03, K.C.H.S, 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-II)/1049/ADV-570/2013**, dated: **05-07-2013** to **1) Mr. Abdul Majeed 2) Muhammad Iqbal Dawood 3) Mr. Haroon Dawood 4) M. Yousuf & M. Hanif** Co-owners of plot and partner of **M/s. M.U.S. Builder**, Builder Lic. No. **BL-3018**, having its office at Plot No. 40, Maqboolabad CHS, Block-3, K.C.H.S, Karachi.

The Project consists as approved for **Basement (Air Raid Shelter) + Ground Floor (Shops & Service Area) + 1<sup>st</sup> to 3<sup>rd</sup> Floors (Parking) + 4<sup>th</sup> Floor (Flats & Recreational Area) + 5<sup>th</sup> to 14<sup>th</sup> Upper Floors (Flats) + 15<sup>th</sup> Floor (Solar Power Hall) only.**

As per approved Architectural Concept Plan vide letter No. **SBCA/D.D-I/Gulshan Town-II/Prop-40/2013/06** Dated: **24-06-2013.**

The Proposed date of completion: **31-08-2017.**

License Architect Name: **Qazi Arshad Jamal** (Lic. No. **AL-01-712**)

Licensed Engineer Name: **Engr. Muhammad Shafique** (Lic. No. **SE-06-287**)

**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>	4 <sup>th</sup> To 14 <sup>th</sup>	22	1561.31	Rs. 85,85,000/-
<b>A-1</b>	4 <sup>th</sup> To 14 <sup>th</sup>	11	1370.33	Rs. 75,35,000/-
<b>A-2</b>	4 <sup>th</sup> To 14 <sup>th</sup>	10	1445.47	Rs. 79,48,000/-
<b>B</b>	4 <sup>th</sup> To 14 <sup>th</sup>	11	1228.41	Rs. 76,84,000/-
<b>B-1</b>	4 <sup>th</sup> To 14 <sup>th</sup>	10	1492.14	Rs. 82,06,000/-
<b>SHOPS</b>	Ground	07	7692.77 (Totoal)	@ Rs. 12,000/- 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**

<b>S. No.</b>	<b>Stage of Construction</b>	<b>Installment</b>
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 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.**