

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

Name of the Project: **“PARK VIEW APARTMENTS”**

Plot No. **FL-101, SURVEY NOS. 197, 198 & 261, NAYA NAZIMABAD, DEH MANGHOPIR, GADAP TOWN, KARACHI**

The Sindh Building Control Authority hereby informs general public that NOC for Sale & Advertisement of **Residential Flats** at above noted project has been issued vide No. **SBCA/DD-(D-II)/1033/ADV-550/2013**, dated: **14-02-2013** to **Mr. Abdul Samad, Chief Executive Officer M/s. Javedan Corporation Ltd.**, having agreement for Sale & Construction with **M/s. International Builder & Developers**, having its office at 2<sup>nd</sup> Floor Pardesi House Survey No. 2/1, R.Y-16, Old Queens Road, Karachi, Builder Lic. No. **BL-2879**.

The Project consists as approved for **Tower H + G (G + 10<sup>th</sup> Floors) & Tower-J (G + 12<sup>th</sup> Floors) only**

As per approved Architectural Concept Plan vide letter No. **SBCA/DD(Gadap Town)/2013/74** Dated: **13-02-2013**.

The Proposed date of completion: **31-05-2013**.

License Architect Name: **Mr. Yawar Abbas Jilani (Lic. No. AL-01-572)**

Licensed Engineer Name: **Mr. Mushtaq H. Dawood (Lic. No. SE-06-08)**

**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. BLOCK-J</b>	Ground + 8 <sup>th</sup>	50	1535.59	Rs. 76,77,900/-
<b>DUPLEXES-I</b>	9 <sup>th</sup> & 10 <sup>th</sup>	06	2756.19	Rs. 1,37,80,950/-
<b>BLOCK-J</b>				
<b>DUPLEXES-II</b>	11 <sup>th</sup> & 12 <sup>th</sup>	02	2173.05	Rs. 1,08,67,500/-
<b>BLOCK-J</b>				
<b>A. BLOCK-H</b>	Ground + 10 <sup>th</sup>	22	1577.19	Rs. 78,85,950/-
<b>B. BLOCK-H</b>	Ground + 10 <sup>th</sup>	22	1553.19	Rs. 77,65,950/-
<b>A. BLOCK-G</b>	Ground + 10 <sup>th</sup>	22	1228.02	Rs. 61,41,000/-
<b>B. BLOCK-G</b>	Ground + 10 <sup>th</sup>	20	1157.93	Rs. 57,89,650/-
<b>A. BLOCK-F</b>	Ground + 9 <sup>th</sup>	40	1462.94	Rs. 73,14,200/-
<b>DUPLEXES-III</b>	10 <sup>th</sup> & 11 <sup>th</sup>	04	2570.00	Rs. 1,28,50,000/-
<b>BLOCK-F</b>				

**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.**