

SINDH BUILDING CONTROL AUTHORITY
PUBLIC NOTICE

Name of the Project: **“SAIMA ARABIAN VILLAS EXTENSION-I”**

Survey Nos. **41, 51 (PART) DEH JAM CHAKRO TAPPO MANGHOPIR, GADAP TOWN, KARACHI**

The Sindh Building Control Authority hereby informs general public that NOC for Sale & Advertisement of **Open Plots** at above noted project has been issued vide No. **SBCA/DD-(D-II)/996/ADV-579/2012**, dated: **17-09-2013** to **Mr. Saleem Zaki** Attorney & Proprietor of **M/s. Saima Real Estate**, Builder Lic. No. **DL-2071**, having its Office at 118-F, Stadium Road Near Askari-IV, Gulshab-e-Iqbal, Karachi.

The Project consists of **Ground + 1st Floor.**

As per approved Type Design Vide Letter **No.SBCA/DD(Gadap Town)/2012/91 to 96** dated: **09-03-2012.**

The Proposed date of completion: **31-07-2017.**

Name of Licensed Architect: **Mr. Muhammad Raza Abbas** (Lic. No. **AL-01-655**)

Units offered for sale are as under:

Bungalow Category	Floor	No. of Units	Covered Area in sq.ft (Each)	Unit Price Rs. (Each)
A	Ground	145	973.00	Rs. 58,38,000/-
R	Ground	144	753.50	Rs. 45,21,000/-
R-1	Ground + 1st	108	1464.00	Rs. 87,84,000/-

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.

SCHEDULE OF PAYMENT

S. No.	Stage of Construction	Installment
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.kbca.gov.pk.

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

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The Project consists of **Residential & Commercial open Plots**.

Layout Plan approved by LDA vide Letter No. **LDA/TP/2011/359**

Dated: **18-07-2011**

The Proposed date of completion: **31-07-2017**.

Town Planner: **Mr. Shamsher Soomro** (**Lis. No. TP-07-29**)

NOTE:

Prices of plots are fixed on average basis and does not includes OUTER DEVELOPMENT / DOCUMENTATION / UTILITY CONNECTION CHARGES / CORNER / ROAD FACING CHARGES etc payment should be made to the Developer strictly in accordance with stage of development work as given on the next page attached herewith.

KBCA further advises General Public to sign a WRITTEN AGREEMENT with the BUILDER/DEVELOPER at the time of booking on Rs.20 Stamp Paper in accordance with MODEL AGREEMENT of SBCA as per Clause (4) Section-12 of SBCO-1979 upto date otherwise SBCA will not act an arbitrator in any dispute between the Builder / Developer and allottee.

Copy of **Model Agreement** may be obtained from Design Section, SBCA

NOTE: THE SUMMARY OF SALEABLE / MORTGAGED PLOTS IS ATTACHED HEREWITH.

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Design Section, 4th Floor, Annexe Building Civic Centre, Gulshan-e-Iqbal, Karachi.

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MANGHOPIR, GADAP TOWN, KARACHI**

SUMMARY OF PLOTS OFFERED FOR SALE ARE AS UNDER: -

CATEGORY	PLOT TYPE	NOS	PLOT SIZE IN Sq.Yds	Unit Price in Each
RESIDENTIAL	RP (BLOCK“F”)	375	120.00	Rs. 6,00,000/-

**FOLLOWING PLOTS MORTGAGED WITH KBCA AND NOT FOR SALE TO
GENERAL PUBLIC**

CATEGORY	PLOT TYPE	NOS.	PLOT SIZE IN Sq.Yds	MORTGAGED PLOTS NOS. WITH SBCA
RESIDENTIAL	RP (BLOCK“F”)	67	120.00	380 to 446 (Block-F)

SCHEDULE OF PAYMENT

S. No.	Stage of Developments	Installment
1	On Booking	10%
2	On Allocation	10%
3	3 rd Installment: Development of Park & play ground	10%
4	4 th Installment: Road & Walkway	10%
5	5 th Installment: Sewerage Disposal system	10%
6	6 th Installment: Water supply system	10%
7	7 th Installment: Electrification, Storm Water refuse collection	10%
8	On Completion of lease	10%
9	On Possession	10%
10	On expiry of maintenance period	10%