

SINDH BUILDING CONTROL AUTHORITY
PUBLIC NOTICE

Name of the Project: “**NAYA NAZIMABAD VILLAS**”

Survey No. **33, 34, 36, TO 45, 55 59, 62, TO 69, 72 TO 77, 79, TO 83, 85, 87, TO 103, 109, 121 & 179 TO 263, DEH MANGHOPIR & DEH ORANGI, GADAP TOWN, KARACHI**

The Sindh Building Control Authority hereby informs general public that NOC for Sale & Advertisement of **Bungalow** at above noted project has been issued vide No. **SBCA/DD-(D-II)/990/Revised/ADV-596/2014**, dated: **30-01-2014** to **Chief Executivew Officer** of M/s. Javedan Corporation Ltd., having agreement for sale & construction with **M/s. International Builder & Developer (Pvt) Ltd.**, Builder Lic. No. **BL-2879**, having its office at 2nd Floor Arif Habib Centre, 23 M.T. Khan Road, Karachi

The Project consists as approved for **1. Ground Floor 2. Ground + 1st Floor only.**

As per approved Revised Type Design vide letter No. SBCA/DD(Gadap Town)/2013/277 dated: 14-10-2013 & SBCA/DD(Gadap Town)/2013/270 to 277 dated: 14-10-2013 Nad revised layout plan approved by M/s. Lyari Development Authority Karachi vide letter No. CTP/LDA/12 dated: 19-06-2013.

The Proposed date of completion: **31-12-2016.**

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

Units offered for sale are as under: -

Type of Plot	Plot Area (Sq.yds)	Nos. of unit	Floor		Unit Price Rs. Each
R	120.00	256	Single Storey	725.66	Rs. 34,83,000/-
R	120.00	11	Single Storey	751.30	Rs. 36,00,000/-
R	120.00	25	One Unit	1500.78	Rs. 72,00,000/-

R	120.00	04	One Unit	1553.25	Rs. 74,55,000/-
R	120.00	01	One Unit	1528.25	Rs. 73,35,000/-
R	120.00	25	Double Storey	1426.25	Rs. 68,46,000/-
R	120.00	25	Double Storey	1530.62	Rs. 73,50,000/-
R	120.00	06	Double Storey	1407.23	Rs. 67,55,000/-
R	120.00	03	Double Storey	1512.16	Rs. 72,60,000/-
A-1	160.00	52	Single Storey	1007.32	Rs. 48,35,000/-
A-1	160.00	01	Single Storey	1033.92	Rs. 49,62,000/-
A-1	160.00	20	One Unit	2013.58	Rs. 96,65,000/-
A-1	160.00	02	One Unit	1988.58	Rs. 95,45,000/-
A-1	160.00	07	Double Storey	2014.64	Rs. 96,70,000/-
A	240.00	67	Single Storey	1251.30	Rs. 60,00,000/-
A	240.00	05	One Unit	2521.78	Rs. 1,21,50,000/-
A	240.00	12	One Unit	2605.00	Rs. 1,25,00,000/-
A	240.00	19	Double Storey	2621.22	Rs. 1,25,85,000/-

The above mentioned prices do not include the documentation, corner, west open, road facing charges. Extra changes will be as follows:

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.sbca.gos.pk.

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