

SINDH BUILDING CONTROL AUTHORITY
PUBLIC NOTICE

Name of the Project: **“EURO ICON TOWER”**

Plot No. **D-8, BLOCK-F, NORTH NAZIMABAD, 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)/2348/ADV-600/2014**, dated: **24-03-2014** to **1) Mr. Muhammad Waqas Ansar 2) Mr. Muhammad Wahaj Ansar** (attorney of owners & partner of **M/s. Euro Builder**, on behalf of **M/s. Euro Builders & Developers** Builder Lic. No. **BL-2846**, having its office D-31, Block-B, North Nazimabad, Karachi.

The Project consists as approved for **Basement (Air Raid Sheeler) + Ground Floor (Shops & Service Area) + 1st Floor (Shops + Parking) + 2nd to 4th Floor (Parking) + 5th Floor (Flats Recreation) + 6th to 15th Floors (Duplex) only.**

As per approved Plan vide letter No. **SBCA/DD/North Nazimabad Town /2014/65** Dated: **31-01-2014.**

The Proposed date of completion: **31-03-2018.**

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

Licensed Engineer Name: **Mr. Rafi Rangoonwala** (Lic. No. **SE-06-72**)

Units offered for sale are as under: -

Flat Category	Floor	No. of Units	Covered Area in Sq.ft (Each)	Unit Price Rs. Each
A	5 th	01	711.97	Rs.32,04,000/-
B	5 th	01	845.97	Rs.38,07,000/-
A-1	5 th	01	883.75	Rs.39,78,000/-
A-2	5 th	01	770.31	Rs.34,65,000/-
C-1	5 th	01	1053.25	Rs.47,38,000/-
C-2	5 th	01	777.30	Rs.34,96,000/-
DUPLEXES				

D-I	6 th To 15 th	05	954.53	Rs.42,93,000/-
D-II	6 th To 15 th	05	1269.17	Rs.57.10.000/-
D-III	6 th To 15 th	05	1087.00	Rs.48,96,000/-
D-IV	6 th To 15 th	05	1282.46	Rs.57,69,000/-
D-V	6 th To 11 th	03	1305.07	Rs.58,72,000/-
D-VI	6 th To 11 th	03	1157.52	Rs.52,06,000/-
V-VII	6 th To 11 th	03	1516.72	Rs.68,22,000/-
D-VIII	6 th To 15 th	05	1146.85	Rs.51,57,000/-
D-IX	12 th To 15 th	02	1526.44	Rs.68,67,000/-
D-X	12 th To 15 th	02	1010.19	Rs.45,45,000/-
D-XI	12 th To 15 th	02	1012.99	Rs.45,58,000/-
SHOPS				
SHOPS	Ground	04	1263.72	@ Rs. 8,000/- (Per Sq.ft)
SHOPS	Ground + 1 st	01	2185.27	@ Rs. 11,000/- (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 150000/- per car parking (for general public & Government employees) optional.

SCHEDULE OF PAYMENT

S. No.	Stage of Construction	Installment
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.

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