

SINDH BUILDING CONTROL AUTHORITY
PUBLIC NOTICE

Name of the Project: **“CENTRAL TOWER”**

Plot No. **F-96, BLOCK-7, SCHEME NO.7, CLIFTON, 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)/2228/ADV-604/2014**, dated: **10-06-2014** to **Mr. Saleem Habib Godil S/o. Habib Godil** (owner & proprietor) of **M/s. Central Builders & Developer** Builder Lic. No. **BL-2862**, having its office at Plot No.03, Main Shahrah-e-Faisal Road, Karachi.

The Project consists as approved for **Basement (Air Raid Shelter) + Ground Floor(Showroom & Services Area) + 1st Floor to 4th Floor (Car Parking) + 5th Floor (Flats & Recreation Area) + 6th to 17th Floors (Flats) only.**

As per approved Plan vide letter No. **SBCA/DD(Saddar Town-II)/2014/291** Dated: **12-05-2014.**

The Proposed date of completion: **31-07-2019**

License Architect Name: **Mr. Muhammad Raza** (Lic. No. **AL-01-556**)

License Engineer Name: **Mr. Badrus Salam Baig** (Lic No. **SE-06-239**)

Units offered for sale are as under: -

Flat Category	Floors	Total Covered Area Sq.ft	No of Units	Price in Rs. Each Unit
A	5 th To 16 th	47	1950.07	RS.97,50,000/-
B	17 th	04	1093.90	Rs.54,70,000/-
SHOPS	Ground	01	8934.577	@Rs.25,000/- 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.