

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

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

Plot No. **C-13, BLOCK-02, SCHEME-24, GULSHAN-E-IQBAL, 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-II)/1127/ADV-643/2014**, dated: **06-08-2014** to **Mr. Muhammad Afroz Alam** owner of plot and having agreement for sale & construction with **M/s. Paramount Builder & Developers** Builder Lic. No. **BL-3051**, having Office at Shop No.77, Noman Centre, Block-5, Rashid Minhas Road, Gulshan-e-Iqbal, Karachi

The Project consists as approved for **Basement (Air Raid Shelter + Shops) + Ground Floor (Shops + Service Area) + 1<sup>st</sup> Floor (Parking) + 2<sup>nd</sup> to 3<sup>rd</sup> Upper Floors (Flats) only.**

As per approved Architectural Plan vide letter No. **SBCA/Gulshan Town-I/DD(Sch-24)/2014/1837/1087/1310/73-A/576** Dated: **20-06-2014**.

The Proposed date of completion: **30-09-2018**

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

License Engineer Name: **Mr. Aziz Ahmed** (Lic. No. **SE-06-24**)

**Units offered for sale are as under: -**

<b>Flat Category</b>	<b>Floors</b>	<b>No. of Unit</b>	<b>Covered Area in Sq. (Each)</b>	<b>Unit Price Rs. Each</b>
<b>A</b>	2 <sup>nd</sup> To 13 <sup>th</sup>	12	561.06	Rs.22,44,000/-
<b>A-1</b>	2 <sup>nd</sup> To 12 <sup>th</sup>	11	660.13	Rs.26,40,000/-
<b>B</b>	2 <sup>nd</sup> To 12 <sup>th</sup>	11	270.31	Rs.10,80,000/-
<b>B-1</b>	2 <sup>nd</sup> To 12 <sup>th</sup>	11	490.04	Rs.19,60,000/-
<b>C</b>	2 <sup>nd</sup> To 11 <sup>th</sup>	10	295.13	Rs.11,80,000/-
<b>C-1</b>	12 <sup>th</sup>	01	254.88	Rs.10,20,000/-
<b>SHOPS</b>	Basement	03	421.56	@Rs.8,000/- Per Sq.ft
<b>SHOPS</b>	Ground	02	324.10	@Rs.10,000/- 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.

**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.**