

SINDH BUILDING CONTROL AUTHORITY
PUBLIC NOTICE

Name of the Project: **“NORTH TOWN RESIDENCY”**

Plot No. **SURVEY NO. 137, LAND MEASURING 12 ACRES, DEH JAM CHAKRO GADAP TOWN, KARACHI.**

The Sindh Building Control Authority hereby informs to general public that NOC for Sale & Advertisement of **Open Plots** at above noted project has been issued vide No. **SBCA/DD(D-II)/1172/ADV-714/2015**, Dated: **10-03-2015** to **Mr. M. Essam Jawaid Rehman** Chief Executive of **M/s. Essam Rehmani Construction Pvt. Ltd.** Owner of Plot & having agreement for Sale & Development with **M/s. Global Solution Builder & Developer** Builder Lic. No. _____. Having its office at Suit No. 408, 4th Floor 12-C, Shahbaz Lane-4, D.H.A. PH-VI, Karachi.

The Project Consists of **RESIDENTIAL & COMMERCIAL** open plots.

Layout plan approved by LDA vide letter No. **LDA/TP/2014/F-22/293**

Dated: **11-06-14.**

Proposed Date of Completion: **30-05-2020**

Town Planner Name: **Mr. Abdul Hameed** **(LIC. NO. TP-070-07)**

Note:

Prices of plots are fixed on average 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.

SBCA 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 SBCAO-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 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.

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Summary of Plots offered for sale are as under: -

Category	Plot Type	Nos	Plot Size in Sq.Yds	Unit Price in Each
RESIDENTIAL	L	200	80.00	Rs. 5,000/- Per Sq.Yds
RESIDENTIAL	R	60	120.00	Rs. 5,000/- Per Sq.Yds
RESIDENTIAL	R	08	Odd	Rs. 5,000/- Per Sq.Yds
COMMERCIAL	COM	23	120.00	Rs. 15,000/- Per Sq.Yds

Following Plots Mortgages with SBCA and not for sale to general public

Category	Plot Type	Nos	Plot Size in Sq.Yds	Unit Price in Each
RESIDENTIAL	L	23	80.00	L-1 To L-23 (Total 23)
RESIDENTIAL	R	22	120.00	R-1 To R-22 (Total-22)
COMMERCIAL	COM	03	120.00	Com-01 To Com-03 (Total-03)

SCHEDULE OF PAYMENT

S. No.	Stage of Construction	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%