

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

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

Plot No. **32/2, SHEET FT-3, FRERE TOWN QUARTERS,  
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)/2377/ADV-632/2015**, dated: **13-01-2015** to **1) Mr. Muhammad Kassim 2) Mr. Anas Abdani 3) Mst. Rubina Muhammad Hussain 4) Mr. Muhammad Iqbal** owner & Partners of **M/s. Cosmic Tower Builder & Developer**, Builder Lic. No. **BL-3149**, having its office at R/O.32/2, FT-2, Frere Town Quarters, Karachi

The Project consists as approved for **Basement (Showrooms + Air Raid Shelter) + Ground Floor (Showroom + Shops) + 1<sup>st</sup> Floor (shops = 2<sup>nd</sup> to 4<sup>th</sup> Floor (Parking) + 5<sup>th</sup> Floor (recreation & Flats) + 6<sup>th</sup> to 15<sup>th</sup> Floors (Flats) only.**

As per approved Plan Vide letter No. **SBCA/DD-I(Saddar Town-II)/2014/252** Dated: **23-10-2014.**

The Proposed date of completion: **31-12-2018.**

License Architect Name: **Mr. Shahid Ahmed** (Lic. No. **AL-01-615**)

License Engineer Name: **Mr. Shabbir Hussain** (Lic. No. **SE-06-21**)

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

Flat Category	Floors	No. of Units	Covered Area in Sq.ft (Each)	Unit Price Rs. Each
A	5 <sup>th</sup> To 11 <sup>th</sup>	18	989.50	Rs.35,64,000/-
B	6 <sup>th</sup> To 11 <sup>th</sup>	06	1042.92	Rs.37,54,000/-
DUPLEX-1	14 <sup>th</sup> To 15 <sup>th</sup>	02	1667.50	Rs.60,03,000/-
SHOWROOM / SHOP	Basement	06	2079.56	@Rs.10,000/- Per Sq.ft
SHOWROOM / SHOP	Ground	08	2345.86	@Rs.12000/- Per Sq.ft
SHOPS	1st	08	1668.70	@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 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](http://www.sbca.gos.pk).

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