

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

Name of the Project: “**HYDERI EXECUTIVE TOWER**”

Plot No. **SC-11, BLOCK-F, NORTH NAZIMABAD, KARACHI**

The Sindh Building Control Authority hereby informs general public that Revised NOC for Sale & Advertisement of **Department Store / Residential Flats** at above noted project has been issued vide No. **SBCA/DD-(D-I)/2388/ADV-644/2015**, dated: **30-0-2015** to **1) Mr. Fahad Akhlaq Younisi (Plot co-owner) 2) Ashraf Alam 3) Mr. Muhammd Aslam (both plot attorney & later one being authorized partner of M/s. Goodluck Builder & Developers, Builder Lic. No. BL-3169, having its office at Suit No.01, SD-20, Block-I North Nazimabad, Karachi.**

The Project consists as approved for **Basement (APS +Parking) + Ground Floor (Department Store + Services) + 1<sup>st</sup> Floor to 11<sup>th</sup> Floor (Flats) only.**

As per approved Plan Vide letter No. **SBCA/DD(NNT)/03/2015/01**  
Dated: **27-02-2015.**

The Proposed date of completion: **31-12-2019.**

License Architect Name: **Mr. Shamsul Qamar** (Lic. No. AL-01-97)

License Engineer Name: **Mr. Muhammad Shafique** (Lic. No. SE-06-287)

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

Flat Category	Floors	No. of Units	Covered Area in Sq.ft (Each)	Unit Price Rs. Each
A	1 <sup>st</sup> To 9 <sup>th</sup>	09	757.92	Rs.39,42,000/-
A-1	2 <sup>nd</sup> To 11 <sup>th</sup>	10	849.30	Rs.44,20,000/-
B	2 <sup>nd</sup> To 9 <sup>th</sup>	08	547.12	Rs.28,44,000/-
B-1	1 <sup>st</sup>	01	670.42	Rs.34,84,000/-
C	10 <sup>th</sup> & 11 <sup>th</sup>	02	602.97	Rs.31,36,000/-
<b>DEPARTMENTAL STORE</b>	Ground	01	929.21	@Rs.12,000/- 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.**