

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

Name of the Project: **“NOOR TRADE CENTRE”** (REVISED NOC)

Plot No. **B-27, BLOCK-13-A, GULSHAN-E-IQBAL, KARACHI**

The Sindh Building Control Authority hereby informs general public that NOC for Sale & Advertisement of **Shops / Offices** at above noted project has been issued vide No. **SBCA/DD-(D-II)/1017/Revised ADV-727/2015**, dated: **15-04-15** to **Mr. Muhammad Safar** owner of plot & proprietor of **M/s. Al-Ashhfaq Builder & Developers** Builder Lic. No. **BL-2993**, having its office at B-27-28, Block-13-A, Gulshan-e-Iqbal, Karachi.

The Project consists as approved for **Basement (Parking) + Ground Floor (Shops) + 1<sup>st</sup> Floor (Offices & Recreational Area) + 2<sup>nd</sup> to 12<sup>th</sup> Floors (Offices) only.**

As per approved Revised Proposed Building Plan vide letter No. **SBCA/(Gulshan Town-I)/DD(Sch-24)/2014/1817/1309/373/76/63** Dated: **09-05-2014.**

The Proposed date of completion: **31-12-2017.**

License Architect Name: **Syed Asghar Ali Rizvi** (Lic. No. **AL-01-135**)

License Engineer Name: **Mr. ghulam Mohiuddin** (Lic No. **SE-06-113**)

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

Size of Each Unit				Nos. of Unit	Floor	Total Covered Area	Unit Price Rs. Each
<b>O F F I C E S</b>							
11.33	x	11.66	=	132.11	12	1 <sup>st</sup> To 12 <sup>th</sup>	1585.29
12.16	x	13.66	=	166.11	12	1 <sup>st</sup> To 12 <sup>th</sup>	1993.27
23.33	x	10.00	=	233.30	11	2 <sup>nd</sup> To 12 <sup>th</sup>	2566.30
23.50	x	10.00	=	235.00	12	1 <sup>st</sup> To 12 <sup>th</sup>	2820.00
10.00	x	10.66	=	106.60	11	2 <sup>nd</sup> To 12 <sup>th</sup>	1172.60
11.66	x	10.00	=	116.60	12	1 <sup>st</sup> To 12 <sup>th</sup>	1399.20
11.66	x	10.00	=	116.60	12	1 <sup>st</sup> To 12 <sup>th</sup>	1339.20
11.66	x	12.08	=	140.85	12	1 <sup>st</sup> To 12 <sup>th</sup>	1690.23
11.66	x	21.16	=	246.73	12	1 <sup>st</sup> To 12 <sup>th</sup>	2960.71
<b>S H O P S</b>							
23.83	x	15.83	=	377.23	1	Ground	377.23
17.41	x	35.00	=	609.35	1	Ground	609.35
17.41	x	35.00	=	609.35	1	Ground	609.35

@Rs.8,000/-  
Per Sq.ft

@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 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.**