

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

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

Plot No. **SB-8, BLOCK-14, SCHEME-36, GULISTAN-E-JOUHAR, KARACHI**

The Sindh Building Control Authority hereby informs general public that NOC for Sale & Advertisement of **Shops / Residential Flats / Duplexes** at above noted project has been issued vide No. **SBCA/DD-(D-II)/1235/ADV-755/2015**, dt: **13-07-15** to **Mst. Bilgees** owner of plot & 03 others, having agreement for sale & construction with **M/s. The Esquare (Pvt) Ltd.,** Builder Lic. No. **BL-3104,** having its office at B-08, Block-16, Gulshan-e-Iqbal, Karachi.

The Project consists as approved for **Basement (Air Raid Shelter) + Ground Floor (Showrooms + Building Service Area) + 1<sup>st</sup> to 2<sup>nd</sup> Floor (Parking) + 3<sup>rd</sup> Floor (Flats + Recreation Area) + 4<sup>th</sup> to 10<sup>th</sup> Floor (Flats) + 11 & 12 Upper Floors (Flats + Duplexes) only.**

As per approved Architectural Concept Plan Vide letter No. **SBCA/DD-Sch-36/G.T-I/2015/94** Dated: **11-05-2015.**

Proposed date of completion: **31-10-2018**

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

License Engineer Name: **Mr. Arif Kasam** (Lic. No. **SE-06-96**)

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

<b>Flat Category</b>	<b>Floors</b>	<b>No. of Units</b>	<b>Covered Area in Sq.ft (Each)</b>	<b>Unit Price Rs. Each</b>
<b>A</b>	3 <sup>rd</sup> To 10 <sup>th</sup>	08	649.36	19,50,000/-
<b>A-1</b>	3 <sup>rd</sup> To 10 <sup>th</sup>	15	1035.63	31,08,000/-
<b>A-2</b>	11 <sup>th</sup> To 12 <sup>th</sup>	02	493.78	14,82,000/-
<b>B</b>	3 <sup>rd</sup> To 10 <sup>th</sup>	16	627.12	18,81,000/-
<b>DUPLEX</b>				
<b>D-1</b>	11 <sup>th</sup> to 12 <sup>th</sup>	02	840.19	25,20,000/-
<b>D-II</b>	11 <sup>th</sup> to 12 <sup>th</sup>	01	921.82	27,66,000/-
<b>SHOPS</b>	Ground	04	1981.93	@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 up to 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.**