

SINDH BUILDING CONTROL AUTHORITY
PUBLIC NOTICE

Name of the Project: **“KULSOOM COMFORTS”**

Plot No. **304, GARDEN EAST QUARTERS, JAMSHED TOWN,
KARACHI**

The Sindh Building Control Authority hereby informs general public that NOC for Sale & Advertisement of **Residential Flats** at above noted project has been issued vide No. **SBCA/DD(D-II)/1273/ADV-794/2016**, Dated: **21-01-2016** to **1) Mr. Muhammad Nasir Doosa 2) Mr. Muhammad Aziz Doosa 3) Mr. Sadek Nisar Doosa 4) Miss. Rashiqay Nisar Doosa** co-owners of plot & having agreement for sale & construction with **M/s. S.B. Builder**, Builder Lic. No. **BL-3200**. Having its Office at Flat No.G-1, Mariam Tower Lawrance Quarters, Garden, Karachi.

The Project Consists as **Basement (Parking) + Ground Floor (Recreation & Flats) + 1st to 3rd Floors (Flats) only.**

As per approved Architectural Concept Plan Vide letter No. **SBCA/DD-I/JMT/4018/42/2015/524/2015** Dated: **30-12-2015**.

Proposed date of completion: **31-12-2015**

License Architect Name: **Mr. Matinuddin** (Lic. No. **AL-01-219**)

License Engineer Name: **Mr. Essa Baba** (Lic. No. **SE-06-272**)

Units offered for sale are as under: -

| Flat Category | Floors | No. of Units | Covered Area in Sq.ft (Each) | Unit Price Rs. Each |
|----------------------|------------------------------------|---------------------|-------------------------------------|----------------------------|
| A | Ground to 3 rd | 04 | 1162.35 | Rs.92,98,800/- |
| B | Ground | 01 | 858.32 | Rs.68,66,560/- |
| C | Ground | 01 | 1016.85 | Rs.81,34,800/- |
| D | Ground | 01 | 787.18 | Rs.62,67,440/- |
| E | Ground | 01 | 646.06 | Rs.51,68,480/- |
| F | Ground | 01 | 570.98 | Rs.45,67,840/- |
| G | 1 st To 3 rd | 03 | 1146.06 | Rs.91,68,480/- |
| B-1 | 1 st To 3 rd | 03 | 1099.69 | Rs.87,97,520/- |
| C-1 | 1 st To 3 rd | 03 | 1351.91 | Rs.1,08,15,280/- |
| D-1 | 1 st To 3 rd | 03 | 1739.54 | Rs.1,39,16,320/- |
| E-1 | 1 st To 3 rd | 03 | 777.47 | Rs.62,19,760/- |
| F-1 | 1 st To 3 rd | 03 | 697.94 | Rs.55,83,520/- |

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

| S. No. | Stage of Construction | Installment |
|---------------|---|--------------------|
| 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.

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Design Section, 4th Floor, Annexe Building Civic Centre, Gulshan-e-Iqbal, Karachi.