

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

Name of the Project: **“CHAYELL RESIDENCY PH-II”**

Plot No. **LS-40, BLOCK-19, F.B. AREA, 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)/2418/ADV-690/2016**, Dated: **18-10-2016** to **Mr. Fawad Ahmed S/o. Syed Saeed Ahmed**, owner & proprietor of **M/s. Chayell Properties** Builder Lic. No. **BL- 3040**. Having its office at Plot No. LS-53, Block-19, F.B. Area, Karachi.

The Project Consists as approved for **Ground Floor (Shops) + 1<sup>st</sup> to 4<sup>th</sup> Upper Floor (Flats) only.**

As per approved Architectural Concept Plan Vide letter No. **SBCA/DD(Gulberg Town)/2015/886** Dated: **26-11-2015**

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

License Architect Name: **Mr. Muhammad Sabir Syed** (Lic. No. **AL-01-43**)

License Engineer Name: **Mr. Yaqoob Ahmd Seedat** (Lic. No. **SE-06-173**)

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

Type	Floors	No. of Units	Covered Area in Sq.ft (Each)	Unit Price Rs. Each
<b>A</b>	1 <sup>st</sup> To 2 <sup>nd</sup>	918.09	02	Rs.36,72,000/-
<b>A-1</b>	1 <sup>st</sup> To 2 <sup>nd</sup>	835.47	02	Rs.33,40,000/-
<b>B</b>	3 <sup>rd</sup>	790.00	01	Rs.31,60,000/-
<b>C</b>	3 <sup>rd</sup>	735.00	01	Rs.29,00,000/-
<b>D</b>	4 <sup>th</sup>	597.45	01	Rs.23,92,000/-
<b>E</b>	4 <sup>th</sup>	543.75	01	Rs.21,76,000/-
<b>SHOPS</b>	Ground	1141.20	02	@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.**