



SINDH BUILDING CONTROL AUTHORITY

PUBLIC NOTICE

Name of Project: **PATEL INDUSTRIAL PARK**

Survey No: **142, 143 & 144 FROM NC-89 OF DEH TAISER, SCHEME-45, TAISER TOWN, GADAP TOWN, Karachi**

The Sindh Building Control Authority hereby informs general public that NOC for Sale & Advertisement of **Open Plots** at above noted project has been issued Vide No. **SBCA/DD(D-II)/1290/ADV-862/2017** Dated: **27-01-2017**. In the name of **MR. IRFAN PATEL** Co-owner & attorney and partner of **M/S. PATEL CITY BUILDER & DEVELOPER**, Builder License No. **(BL-3118)**, having its office at Plot No.01, Sector-51-A, Scheme-33, Near Gulshan-e-Maymar Turning, Karachi.

The project Consists as **Residential & Commercial open plots**.

As per Layout Plan approved by **MDA Vide Letter No. MDA/MPD/T.T-32/2006/884**
Dated: **22-09-2015**.

Proposed Date of Completion: **01-06-2021**

Name of Town Planner **MR. SHAMSHER A. SOOMRO** (**AL-07-29**)

Note:

Prices of plots are fixed on average basis and does not includes OUTER DEVELOPMENT / DOCUMENTATION / UTILITY CONNECTION CHARGES / CORNER / ROAD FACING CHARGES etc. payment should be made to the Developer strictly in accordance with stage of development work as given on the next page attached herewith.

SBCA further advises General Public to sign a WRITTEN AGREEMENT with the BUILDER / DEVELOPER at the time of booking on Rs. 20 Stamp Paper in accordance with MODEL AGREEMENT of SBCA as per Clause(4) Section-12 of SBCO-1979 upto date, otherwise SBCA will not act an arbitrator in any dispute between the Builder / Developer and allottee.



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PROJECT SUMMARY:

Category	Plot Type	Plot Size (Sq.yds.)	Total Nos. Of Plot	Plots Nos. to be Mortgage	Saleable Plots	Unit Price in Rs. Of each
Industrial	CA-1	320.00	80	11	69	Rs.44,80,000/-
	CA-1	Odd	13	02	11	@Rs.14,000/- Per Sq.yds
	CA	240.00	290	47	243	Rs.33,60,000/-
	CA	Odd	33	04	29	@Rs.14,000/- Per Sq.yds
Commercial	COM	649.00	02	01	01	Rs.90,86,000/-
	COM	Odd	02	Nil	02	@Rs.14,000/- Per Sq.yds

SCHEDULE OF PAYMENT

Sr. No.	Stage Of Construction	Installments
1.	On Booking	10%
2.	On Allocation	10%
3.	3 rd Installment Development of Park & Play Ground	10%
4.	4 th Installment Road & walkway	10%
5.	5 th Installment Sewerage disposal system	10%
6.	6 th Installment Water Supply system	10%
7.	7 th Installment Electrification, Storm Water refuse collection	10%
8.	On Completion of Lease	10%
9.	On Possession	10%
10.	On expiry of maintenance period	10%



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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.