



SINDH BUILDING CONTROL AUTHORITY

PUBLIC NOTICE

Name of Project: **OCEAN SHAMSI**

Plot No: **07, BLOCK-03, DEHLI MERCANTILE CHS, JAMSHED TOWN, 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-II)/1344/ADV-864/2017** Dated: **07-02-2017**. In the name of **Mr. Muhammad Tariq Rafi** owner of plot & having agreement for sale & construction with **M/s. T.M. Associates**, Builder License No. **(BL- 3124)**, having its office at Plot No.9/1, Rohail Khan CHS, Shaheed-e-Millat Road, Karachi.

The project Consists as **Basement-I (Parking) + Basement-2 (ARS Services) + Ground Floor (Shops & Services) + 1st Floor (Parking & Recreation) + 2nd Floor (Parking & Recreation) + 3rd Floor (Flats & Recreation) + 4th to 12th Floor (Flats) only.**

As per approved Architectural Concept Building Plans Vide Letter No. **SBCA/DD(JMT-II)/3706/12/2016/382/2016** Dated: **07-10-2016**.

Proposed Date of Completion: **31-03-2021**

Name of Licensed Architect: **Mr. Zeeshan Umair** (**AL-01-770**)

Name of Licensed Engineer: **Mr. M. Siddiq Essa** (**SE-06-34**)

Units Offered Are As Under:

Flat Category	Floors	No. of Units	Covered Area in Sq.ft (Each)	Unit Price Rs. (Each)
A	4 th To 11 th	08	1247.29	Rs.1,49,76,000/-
A-1	4 th To 11 th	08	1252.17	Rs.1,50,24,000/-
A-2	3 rd	01	1417.27	Rs.1,70,00,000/-
A-3	3 rd	01	1498.18	Rs.1,79,76,000/-
B	4 th To 12 th	09	1184.91	Rs.1,42,20,000/-
B-1	4 th To 12 th	09	1152.50	Rs.1,38,24,000/-
B-2	3 rd	01	1350.45	Rs.1,62,00,000/-
SHOPS	Ground	01	2904.88	Rs.7,26,25,000/-



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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

Sr. No.	Stage Of Construction	Installments
1.	On Booking	5%
2.	On Allocation	5%
3.	On Completion of Plinth	5%
4.	On casting of Column	5%
5.	On Casting of Roof Slab	5%
6.	On Completion of Block Masonry	5%
7.	On Completion of Sanitary & Plumbing works	5%
8.	On Completion of Plaster work	5%
9.	On completion of Finishing work	10%
10.	On Possession	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