



SINDH BUILDING CONTROL AUTHORITY

PUBLIC NOTICE

Name of Project: **LA CASA ONE**

Plot No: **CL-1/A, Block-21, Scheme-16, F. B. Area, GULBERG 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 Letter No. **SBCA/DD(D-I)/2474/ADV-35/2018 Dated: 22-02-2018.** In the name of **Shah Shoab ul Haq, S/o Shah Shamim ul Haq** Co-owners & Proprietor of **M/s. LA CASA Builder & Developer** Builders License No. **BL-4039**, having its office at Suit No. M-I & II, Mazzinian Floor, Plot No. 5-C, Stadium Commercial-09, 02, Khayaban-E-Shamsher, DHA Phase-V, Karachi.

The project Consists as **Basement-I (Parking) + Basement-II (ARS + Shops) + Ground To 2nd Floor (Shops) + 3rd Floor (Re-Creation + Shops) + 4th To 8th Floor (Parking) + 9th Floor (Flats) only.**

As per approved Building Plan vide Letter No. **SBCA/DD(Gulberg Town)/2018/52 Dated: 13-02-2018.**

Proposed Date of Completion: **31-05-2023.**

Name of Licensed Architect: **Matiul Kareem A. Ansari.** (AL-01-579)

Name of Licensed Engineer: **Muhammad Usman.** (SE-06-255)

Units Offered Are As Under:

Flat Category	Floors	No. of Units	Covered Area in Sq.ft (Each)	Unit Price Rs. (Each)
A-1	9 th	04	1174.50	Rs.80,00,000/-
B-1	9 th	04	1176.05	Rs.80,00,000/-
SHOPS	Basement-II	21	3594.45 Total	@Rs.40,000/- Per Sq.ft
SHOPS	Ground Floor	27	5131.02 Total	@Rs.50,000/- Per Sq.ft
SHOPS	1 st Floor	50	5954.35 Total	@Rs.45,000/- Per Sq.ft
SHOPS	2 nd Floor	50	5954.35 Total	@Rs.40,000/- Per Sq.ft
SHOPS	3 rd Floor	22	1809.10 Total	@Rs.35,000/- Per Sq.ft



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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 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 Website www.sbca.gos.pk