

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

Name of the Project: “**COM-3**” ( **REVISED NOC**)

Plot No. **COM-3, BLOCK-6, CLIFTON, KARACHI**

The Sindh Building Control Authority hereby informs general public that Revised NOC for Sale & Advertisement of **Residential Flats / Duplex / Showrooms** at above noted project has been issued vide No. **SBCA/DD-(D-I)/2282/Revised ADV-639/2015**, dated: **04-03-2015** to **M/s. Ishaq Enterprises (through their partners) 1) Mr. Muhammad usmani 2) Mrs. Hina 3) Mrs. Amber yayha 4) Mr. Muhammad Shabbir 5) Mr. Muhammad Ashraf** on behalf of **M/s. S.A. Enterprises**, Builder Lic. No. **BL-2644**, having its office at Plot No.22-B, Muhammad Ali Memorial CHS, Fatima Jinnah road, Karachi.

The Project consists as approved for **Lower Basement (Parking + Prayer Area Service Area) + Upper basement (Parking & Service Area) + Ground + 02 Floors (showrooms) + 3<sup>rd</sup> to 5<sup>th</sup> Floor (Parking) + 6<sup>th</sup> floor (Recreation Area) + 7<sup>th</sup> to 34<sup>th</sup> Floors (Apartment & Duplex) + Mechanical Room on Top only.**

As per approved Architectural Concept Plan Vide letter No. **SBCA/DD-I/Saddar Town-II/Rev. Prop/68/2014/2015/65** Dated: **16-01-2015.**

The Proposed date of completion: **31-03-2018.**

License Architect Name: **Mr. Zeeshan Umar** (Lic. No. **AL-01-770**)

License Engineer Name: **Mr. Siddiq Essa** (Lic. No. **SE-06-34**)

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

<b>Flat Category</b>	<b>Floors</b>	<b>No. of Units</b>	<b>Covered Area in Sq.ft (Each)</b>	<b>Unit Price Rs. Each</b>
<b>A</b>	7 <sup>th</sup> To 27 <sup>th</sup>	42	2181.02	Rs.87,00,000/-
<b>B</b>	7 <sup>th</sup> To 10 <sup>th</sup>	08	1982.94	Rs.80,00,000/-
<b>C</b>	7 <sup>th</sup> To 23 <sup>th</sup>	34	1734.93	Rs.70,00,000/-
<b>DUPLEX</b>	7 <sup>th</sup> to 34 <sup>th</sup>	48	2961.19	Rs.1,20,00,000/-
<b>SHOWROOMS</b>	G +_ 1 <sup>st</sup> + 2 <sup>nd</sup>	13	1666765.30	@Rs.14,000/- 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 upto 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.**