



SINDH BUILDING CONTROL AUTHORITY

PUBLIC NOTICE

Name of Project: **AYESHA BLESSING**

Plot No: **SB-03, SECTOR-52-A, ABUZAR GHAFFAR CHS, GADAP 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/D.D/(D-II)/1402/Adv-915/2017 Dated: 27-10-2017** In the name of **MR. KHURSHED ALAM** owner of plot and authorized partner of **M/S. ALAM BUILDER & DEVELOPERS** Builders License No. **BL-2637**, having its office at Suit No.C-7, 3rd Floor, OSIF Centre Block-13-A, Gulshan-e-Iqbal, Karachi.

The project Consists as **Basement (ARS) + Ground Floor (Shop) +1st To 4th Floors (Flats) only.**

As per approved Architectural Concept Plan by Vide Letter No. **SBCA/DD(Gadap Town)/2017/501 Dated: 13-04-2017**

Proposed Date of Completion: **30-06-2020**

Name of Licensed Architect: **Mr. DAWOOD MERAJ** **AL-01-794**

Name of Licensed Engineer: **MR. SHOAIB HABIB ANSARI** **SE-06-233**

Units Offered Are As Under:

| Flat Category | Floors | No. of Units | Covered Area in Sq.Ft (Each) | Unit Price Rs. (Each) |
|----------------------|------------------------------------|---------------------|-------------------------------------|------------------------------|
| A | 1 st To 2 nd | 02 | 742.44 | Rs.25,98,540/- |
| B | 1 st To 2 nd | 02 | 923.03 | Rs.32,30,605/- |
| C | 1 st To 2 nd | 02 | 428.38 | Rs.14,99,330/- |
| SHOPS | Ground | 06 | 1940.71 | @Rs.15,000/- 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 web site www.sbca.gos.pk