

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

Name of the Project: **“HALIMA TOWER”**

Plot No. **44, BLOCK-3, MAQBOOL CHS, 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)/1042/ADV-561/2013**, dated: **22-05-2013** to **Mr. Muhammad Altaf** General Powe of Attorney & Authorized Partner of **M/s. Halima Builder & Developers**, having its office at Bab-e-Tabuk plot No.66, lock-3, C.P. Berar CHS, Karahi Builder Lic. No. **BL-2991**.

The Project consists as approved for **Basement (Air Reid Shelter) + Grond + 1<sup>st</sup> to 3<sup>rd</sup> Floos (Parking) + 4<sup>th</sup> Floor (Flats & Recreational Area) + 5<sup>th</sup> to 13<sup>th</sup> Upper Floors (Flats) only.**

As per approved Architectural Concept Plan vide letter No. **SBCA/DD-I/Gulshan Town-II/Prop-48/2013/04** dated: **29-04-2013**.

The Proposed date of completion: **31-05-2018**.

License Architect Name: **Mr. Ilyas B.M. Bawahab** (Lic. No. **AL-01-184**)

Licensed Engineer Name: **Mr. Arif Kasam** (Lic. No. **SE-06-96**)

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

| <b>Flat Category</b> | <b>Floor</b>                        | <b>No. of Units</b> | <b>Covered Area in Sq.ft (Each)</b> | <b>Unit Price Rs. Each</b>    |
|----------------------|-------------------------------------|---------------------|-------------------------------------|-------------------------------|
| <b>A</b>             | 5 <sup>th</sup> To 13 <sup>th</sup> | 09                  | 1573.65                             | Rs. 78,68,250/-               |
| <b>B</b>             | 4 <sup>th</sup> To 13 <sup>th</sup> | 10                  | 1306.57                             | Rs. 65,32,850/-               |
| <b>C</b>             | 5 <sup>th</sup> To 13 <sup>th</sup> | 09                  | 1229.74                             | Rs. 61,48,700/-               |
| <b>C-1</b>           | 4 <sup>th</sup> To 13 <sup>th</sup> | 10                  | 1121.26                             | Rs. 56,06,300/-               |
| <b>D</b>             | 4 <sup>th</sup> To 13 <sup>th</sup> | 30                  | 1160.13                             | Rs. 58,00,650/-               |
| <b>D-1</b>           | 4 <sup>th</sup> To 13 <sup>th</sup> | 10                  | 1280.02                             | Rs. 64,00,100/-               |
| <b>SHOPS</b>         | Ground                              | 09                  | 3519.32<br>(Total)                  | @ Rs. 20,000/-<br>(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.**