

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

Name of the Project: “**NASRULLAH HEIGHTS**”

Plot No. **882, JM JAMSHED QUARTERS, JAMSHED TOWN,  
KARACHI**

The Sindh Building Control Authority hereby informs general public that NOC for Sale & Advertisement of **Residential Flats** at above noted project has been issued vide No. **SBCA/DD-(D-II)/1184/ADV-735/2015**, dated: **07-05-2015** to **Mr. Muhammad Hafeezuddin** attorney & sub attorney of co-owners & having agreement for sale & construction with **M/s.Prism Builder & Developers** Builder Lic. No. **BL-3193**, having its office at Plot No.302, Block-A, 3<sup>rd</sup> Floor, Park View Apartment, Block-13-A, Gulshan-e-Iqbal, Karachi.

The Project consists as approved for **Basement (Air Raid Shelter) +  
Ground + 3<sup>rd</sup> Floor (Flats) only.**

As per approved Architectural Concept Plan vide letter No. **SBCA/DD-I/  
Jamshed Town/14/45/2014/749/14** Dated: **19-09-2014.**

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

License Architect Name: **Mr. Muhammad Sabir Syed** (Lic. No. **AL-01-778**)

License Engineer Name: **Mr. Yaqoob Ahmed Seedat** (Lic. No. **SE-06-239**)

**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>	Ground to 3 <sup>rd</sup>	07	760.63	Rs.30,40,000/-
<b>B</b>	Ground to 3 <sup>rd</sup>	04	496.30	Rs.19,84,000/-
<b>C</b>	Ground to 3 <sup>rd</sup>	04	376.01	Rs.15,04,000/-

**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.**