

**PUBLIC NOTICE**

REGARDING PROJECT: **MUHAMMADI HEIGHTS ON PLOT NO. SB-47,  
SECTOR 4-B SCH-41, SURJANI TOWN GADAP TOWN KARACHI.**

Sindh Building Control Authority hereby informed general public that NOC for Sale & Advertisement of Shops / Residential Flats / ~~XXXXXXXXXXXXXXXXXXXX~~ at above noted project has been issued vide No. SBCA/D.D(D-II)/1487/ADV-967/2019 Dt: 3.6.2019  
**TO MR. SCHAIL SIDDIQUI OWNER OF PLOT & PARTNER OF M/S BIN SCHAIL  
BUILDER & DEV: HAVING OFFICE AT PLOT NO. SB-47, SECTOR 4-B SCH-41  
SURJANI TOWN GADAP TOWN KARACHI.**

Builder License No. (BL-3531).

Project consists as **BASEMENT (AIR RAID SHELTER) + GROUND FLOOR (SHOPS + FLATS) +  
1st TO 4th FLOORS (FLATS) ONLY.**

As per approved **FINAL BUILDING PLAN VIDE LETTER NO. SBCA/DD (GADAP TOWN) /  
/PROP/2109/950/424/609** Dt: 11.4.2019.

Proposed Date of Completion :

31.12.2021.

Name of Licensed Architect :

MR. MUTI-UL-KARIM .A. ANSARI (AL-01-578)

Name of Licensed Engineer :

MR. SAIFUDDIN (SE-06-253)

UNITS OFFERED FOR SALE ARE AS UNDER:

S. No.	Flat Category	Floor	No of Units	Covered Area in sft. (Each)	Unit Price Rs. (Each)
1.	A.	GROUND TO 1st.	02.	399.52.	RS. 19,97,600/-
2.	A-1.	2nd TO 4th.	03.	358.48.	RS. 17,92,400/-
3.	B.	GROUND TO 1st.	02.	453.75.	RS. 22,68,750/-
4.	B-1.	2nd TO 4th.	03.	401.32.	RS. 20,06,600/-
5.	C.	1st TO 4th.	04.	607.50.	RS. 30,37,500/-
6.	C-1.	1st TO 4th.	04.	353.17.	RS. 17,65,850/-
7.	D.	1st TO 4th.	04.	343.93.	RS. 17,19,650/-
8.	SHOPS.	GROUND.	04.	511.95.	@ RS. 10,000/- PER SQ. FT.

NOTE: -

- Above mentioned prices does not includes documentation / utility 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 2.0 % (for general public)
- West Open charges 2.0 % (for general public)
- Transfer fee will be 2.0 % 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 and Plumbing work of concerned unit / floor.	5%
8	On Completion of Plaster of concerned unit / floor.	5%
9	On Completion of Finishing of concerned unit / floor.	10%
10	On Possession of 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 / 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, 4<sup>th</sup> Floor, Annexe Buildings or may be downloaded from SBCA's web site [www.kbca.gov.pk](http://www.kbca.gov.pk).

**SINDH BUILDING CONTROL AUTHORITY**

Design Section, 4<sup>th</sup> Floor, Annexe Building, Civic Centre, Gulshan-e-Iqbal, Karachi.