

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

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

Plot No. **285, SHEET GR-5, GARDEN WEST, 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)/1061/ADV-582/2013**, dated: **07-10-2013** to **1) Mr. Shakeel 2) Mr. Anwar Ali Lakhani 3) Muhammad Ashraf** (Co-owners) having Agreement with **M/s. Mansoori Builders & Developers** Builder Lic. No. **BL-3012**, having its Office No.6, Faizan Homes, Manakji Street, Garden East, Karachi.

The Project consists as approved **Basement (Parking) + Ground Floor (Services) + 1<sup>st</sup> Floor (Recreational Area & Flats) + 2<sup>nd</sup> to 8<sup>th</sup> Floors (Flats) only.**

As per approved Architectural Concept Plan vide letter No. **SBCA/DD-II Jamshed Town/2013/19/2013** dated: **27-08-2013.**

The Proposed date of completion: **31-12-2016.**

License Architect Name: **Mr. Matinuddin** (Lic. No. **AL-01-219**)

Licensed Engineer Name: **Mr. Essa Baba** (Lic. No. **SE-06-272**)

**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>             | 1 <sup>st</sup> To 8 <sup>th</sup> | 16                  | 962.18                              | Rs. 33,67,000/-            |

**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.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.**