

SINDH BUILDING CONTROL AUTHORITY
PUBLIC NOTICE

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

Plot No. **SD-15, BLOCK-B, NORTH NAZIMABAD, 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-I)/2334/ADV-578/2013**, dt: **02-05-2013** to **1) Mr. Imtiaz Ahmed Khan 2) Mr. Muhammad Nadeem Qureshi (attorney& Proprietor)** of **M/s. Huzaifa Enterprises,** at the office B-87, Block-D, North Nazimabad, Karachi, Builder Lic. No. **BL-_____**.

The Project consists as approved for **Ground Floor (Carparking)**
+ 1st to 8th Floors (Flats) only.

As per approved Building Plan vide letter No. **SBCA/DD-II/ North Nazimabad Town/2009/62/10/2013** dated: **11-04-2013.**

The Proposed date of completion: **31-05-2016.**

License Architect Name: **Mr. Muti ul KarimA. Ansari (Lic. No. AL-01-576/90)**

Licensed Engineer Name: **Mr. Saifuddin (Lic. No. SE-06-253)**

Units offered for sale are as under: -

| Flat Category | Floor | No. of Units | Covered Area in Sq.ft (Each) | Unit Price Rs. Each |
|----------------------|------------------------------------|---------------------|-------------------------------------|----------------------------|
| A | 1 st To 8 th | 08 | 707.38 | Rs. 28,29,520/- |
| B | 1 st To 8 th | 08 | 568.53 | Rs. 22,74,120/- |
| C | 1 st To 8 th | 08 | 543.63 | Rs. 21,74,520/- |
| D | 1 st To 8 th | 08 | 559.73 | Rs. 22,38,920/- |

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 150000/- per car parking (for general public & Government employees) optional.

SCHEDULE OF PAYMENT

| S. No. | Stage of Construction | Installment |
|--------|---|-------------|
| 1 | On Booking | 5% |
| 2 | On Confirmation | 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.

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Design Section, 4th floor, Annexe Building Civic Centre, Gulshan-e-Iqbal, Karachi.