

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

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

Plot No. **15/73, BLOCK-03, BIHAR MUSLIM CHS, GULSHAN TOWN, KARACHI**

The Sindh Building Control Authority hereby informs general public that NOC for Sale & Advertisement of **Shops / Residential Flats / Pent House** at above noted project has been issued vide No. **SBCA/DD-(D-II)/1116/ADV-641/2014**, dated: **06-08-2014** to **1) Mr. Wasif Nazar Siddiqui 2) Shaharyar Shafiq 3) Sikandar Amin** co-owners & proprietors of **M/s. Essani Builder & Developers** Builder Lic. No. **BL-2829**, having Office at Shop No.4, Pardesi Pride Block-8, Clifton, Chartered Accountant Avenue, Karachi

The Project consists as approved for Basement (Parking) **Ground Floor (Shops + Building Service Area) + 1<sup>st</sup> Floor (Parking) 2<sup>nd</sup> To 12<sup>th</sup> Floors (Pent House & Flats) only.**

As per approved Architectural Plan vide letter No. **SBCA/DD-I/Gulshan Town-II/Prop/44/2014/03** Dated: **11-04-2014**.

The Proposed date of completion: **31-05-2019**

License Architect Name: **Mr. Saleh Saleem Memon** (Lic. No. **AL-01-581**)

License Engineer Name: **Mr. Shoaib Habib Ansari** (Lic. No. **SE-06-233**)

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

<b>Flat Category</b>	<b>Floors</b>	<b>No. of Unit</b>	<b>Covered Area in Sq. (Each)</b>	<b>Unit Price Rs. Each</b>
<b>A</b>	2 <sup>nd</sup> Floor	01	1169.99	Rs.81,89,930/-
<b>B</b>	2 <sup>nd</sup> to 11 <sup>th</sup>	10	1111.26	Rs.77,78,820/-
<b>C</b>	2 <sup>nd</sup> Floor	01	1011.15	Rs.70,78,050/-
<b>A-1</b>	3 <sup>rd</sup> to 7 <sup>th</sup>	05	1452.44	Rs.1,01,67,080/-
<b>A-2</b>	8 <sup>th</sup> Floor	01	1355.46	Rs.94,88,220/-
<b>A-3</b>	9 <sup>th</sup> Floor	01	1081.01	Rs.75,67,070/-
<b>A-4</b>	10 <sup>th</sup> Floor	01	1049.35	Rs.73,45,450/-
<b>A-5</b>	11 <sup>th</sup> Floor	01	1015.69	Rs.71,09,830/-
<b>PENT HOUSE</b>	12 <sup>th</sup> Floor	01	2053.39	Rs.1,43,73,730/-
<b>SHOPS</b>	Ground	03	760.59	Rs.1,52,11,800 @Rs.20,000/- 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.**