

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

Name of the Project: **“IMAM HEIGHTS”** **(Revised)**

Plot No. **151-S, BLOCK-2, PECHS, JAMSHED TOWN, KARACHI**

The Sindh Building Control Authority hereby informs general public that NOC for Sale & Advertisement of **Shops / Residential Flats** at above noted project has been issued vide No. **SBCA/DD-(D-II)/994/Revised ADV-699/2015**, dated: **13-01-2015** to **Mr. Saeed-ul-Haq** co-owner and attorney & Proprietor of **M/s. I.S. Builder**, Builder Lic. No. **BL-2886**, having its office at 602, 6<sup>th</sup> Floor Plot No.A-2, C.C. Area, Block-7 & 8, K.C.H.S. Karachi.

The Project consists as approved for **Basement (Air Raid Shelter) + Ground Floor (Showrooms) + 1<sup>st</sup> to 3<sup>rd</sup> Floors (Parking) + 4<sup>th</sup> Floor (Recreational Area & Flats) + 5<sup>th</sup> to 15<sup>th</sup> Floors (Flats) only.**

As per approved Architectural Concept Plan vide letter No. **SBCA/DD-II/JMT/Revised Prop/2224/14/90/14/74/2014/** Dated: **27-05-2014.**

The Proposed date of completion: **30-06-2016**

License Architect Name: **Mr. Muhammad Raza Abbas** (Lic. No. AL-01-655)

License Engineer Name: **Mr. Yaqoob Chhotani** (Lic. No. SE-06-251)

**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>	4 <sup>th</sup> To 12 <sup>th</sup>	09	1154.86	Rs.88,01,000/-
<b>B</b>	4 <sup>th</sup> to 14 <sup>th</sup>	11	997.05	Rs.75,97,000/-
<b>C</b>	5 <sup>th</sup> To 14 <sup>th</sup>	10	932.97	Rs.71,09,000/-
<b>D</b>	4 <sup>th</sup> To 12 <sup>th</sup>	09	881.96	Rs.67,20,000/-
<b>E</b>	13 <sup>th</sup> To 14 <sup>th</sup>	02	719.62	Rs.54,86,000/-
<b>F</b>	13 <sup>th</sup> To 15 <sup>th</sup>	03	630.20	Rs.48,00,000/-
<b>A (DUPLEXES)</b>	11 <sup>th</sup> To 14 <sup>th</sup>	02	913.20	Rs.69,57,000/-
<b>SHOWROOM</b>	Ground	08	2667.99	@Rs.40,000 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.**