

SINDH BUILDING CONTROL AUTHORITY
PUBLIC NOTICE

Name of the Project: **“UNITED TOWER”**

Plot No. **31, SUB BLOCK-A, BLOCK-1, NAZIMABAD, KARACHI**

The Sindh Building Control Authority hereby informs general public that Revised NOC for Sale & Advertisement of **Shops / Residential Flats** at above noted project has been issued vide No. **SBCA/DD-(D-I)/2390/ADV-652/2015**, dated: **02-04-15** to **1) Mrs. Zaib un Nisa 2) Mr. Muhammad Azam Khan** co-owner having construction agreement with **M/s. MAAK Builders & Developers** Builder Lic. No. **BL-3049**, having its office at Plot No.B-46, Block-13-A, Gulshan-e-Iqbal, Karachi.

The Project consists as approved for **Basement (Parking + Air Raid Shelter) + Ground Floor (Shops + Services) 1st to 10th Floors (Flats) only.**

As per approved Plan vide letter No. **SBCA/DD(Liaquatabad Town)/Prop/14/105/2015/142** Dated: **10-03-2015.**

The Proposed date of completion: **31-12-2019.**

License Architect Name: **Qazi Arshad Jamal** (Lic. No. AL-01-71)

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

Units offered for sale are as under: -

| Flat Category | Floors | No. of Units | Covered Area in Sq.ft (Each) | Unit Price Rs. Each |
|----------------------|-------------------------------------|---------------------|-------------------------------------|----------------------------|
| A | 1 st To 10 th | 10 | 526.41 | Rs.23,69,000/- |
| B | 1 st To 10 th | 10 | 569.23 | Rs.25,65,000/- |
| B-1 | 1 st To 10 th | 10 | 657.34 | Rs.29,56,000/- |
| B-2 | 1 st To 10 th | 10 | 459.42 | Rs.20,70,000/- |
| SHOPS | Ground | 03 | 429.00 | @Rs.8,000/- 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

| 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.