



SINDH BUILDING CONTROL AUTHORITY

PUBLIC NOTICE

Name of Project: **MS AL-RAFAY HEIGHTS**

Plot No: **CD-1, SECTOR-X, SUB SECTOR-I, GULSHAN-E-MAYMAR, GADAP 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 Letter No. **SBCA/DD(D-II)/796/Revised ADV-923/2018 Dated: 03-01-2018.** In the name of **Mr. Muhammad Afzal & Mr. Muhammad Arshad** Co-owners & Director of **M/s. Arshad Enterprises.** Builders License No. **BL-2319,** having its office at Plot No. CD-1, Sector-X-I, Gulshan-e-Maymar, Gadap Town, Karachi.

The project Consists as **Basement (Parking) + Ground Floor (Shops) + 1st & 2nd Floor (Parking) 3rd Floor (Flats & Recreational Area) + 4th to 10th Floor (Flats) only.**

As per approved Building Plan vide Letter No. **KBCA/DCB(Gadap Town)/208/1464/188/334/2008**

Dated: 17-11-2008.

Proposed Date of Completion: **31-12-2020.**

Name of Licensed Architect: **Saleh Saleem Memon.** (**AL-01-581**)

Name of Licensed Engineer: **Raees Akhtar.** (**SE-06-225**)

Units Offered Are As Under:

Flat Category	Floors	No. of Units	Covered Area in Sq.ft (Each)	Unit Price Rs. (Each)
A	3 rd To 10 th	08	1698.56	Rs.1,18,89,920/-
B	3 rd To 10 th	08	1180.56	Rs.82,63,920/-
C	4 th To 10 th	07	855.31	Rs.59,87,170/-
D	4 th To 10 th	07	912.12	Rs.64,84,840/-
E	3 rd To 10 th	08	856.81	Rs.59,97,670/-
F	3 rd To 10 th	08	806.07	Rs.56,42,000/-
SHOPS	Ground	08	2029.45 (Total)	@Rs.35,000/- Per Sq.ft



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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

Sr. No.	Stage Of Construction	Installments
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 up to 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 Website www.sbca.gos.pk