



# SINDH BUILDING CONTROL AUTHORITY

## PUBLIC NOTICE

Name of Project: **NAREEM HOMES**

Plot No: **279-A, BLOCK-13-D/2, JAMALI COLONY, GULSHAN-E-IQBAL, 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/D.D/(D-II)/1415/Adv-909/2017 Dated: 03-10-2017** In the name of **MR. ASHFAQ MOTIWALA** owner of plot and having agreement for sale and construction with **M/S: NAREEM ASSOCIATES** Builders License No. **BL-3375**, having its office at Shop No.1, Nareem Arcade Block-9, Yaseenabad, F.B. Area, Karachi.

The project Consists as **BASEMENT (ARS) + Ground Floor (Shops) + 1<sup>st</sup> & 2<sup>nd</sup> Floors (Flats) only.**

As per approved Architectural Concept Plan by Vide Letter No. **SBCA/DD/Sch-24/2017/624 Dated: 17-05-2017**

Proposed Date of Completion: **31-08-2020**

Name of Licensed Architect: **Mr. M. JAFFAR KHAN** **AL-01-81**

Name of Licensed Engineer: **MR. YAQOOB AHMED SEEDAT** **SE-06-173**

### **Units Offered 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>	1 <sup>st</sup> & 2 <sup>nd</sup>	02	924.00	Rs.32,34,000/-
<b>B</b>	1 <sup>st</sup> & 2 <sup>nd</sup>	02	803.32	Rs.28,11,620/-
<b>C</b>	1 <sup>st</sup> & 2 <sup>nd</sup>	02	957.66	Rs.33,51,810/-
<b>D</b>	1 <sup>st</sup> & 2 <sup>nd</sup>	02	872.66	Rs.30,52,910/-
<b>E</b>	1 <sup>st</sup> & 2 <sup>nd</sup>	02	597.06	Rs.20,89,710/-
<b>F</b>	1 <sup>st</sup> & 2 <sup>nd</sup>	02	718.46	Rs.25,14,610/-
<b>G</b>	1 <sup>st</sup> & 2 <sup>nd</sup>	02	777.97	Rs.27,22,895/-
<b>H</b>	1 <sup>st</sup> & 2 <sup>nd</sup>	02	446.25	Rs.15,61,875/-
<b>SHOPS</b>	Ground	06	4302.67 (Total)	@Rs.10,000/- 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 web site [www.sbca.gos.pk](http://www.sbca.gos.pk)