



# SINDH BUILDING CONTROL AUTHORITY

## PUBLIC NOTICE

Name of Project: **RANA RESIDENCY**

Plot Nos: **ST-1, BLOCK-16, SCHEME-36, GULISTAN-E-JOUHAR, 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)/1396/ADV-936/2018 Dated: 24-05-2018**. In the name of **Mrs. Azhar Ahsan Thanvi** owner of plot and having agreement for sale and construction with **M/s. Hareem Construction**, Builders License No. **BL-3061**, having its office at Plot No.C-25, C.E.C.H. Society, Gulistan-e-Jouhar, Karachi.

The project Consists as **Basement (ARS) + Ground Floor (Shops) + 1<sup>st</sup> to 3<sup>rd</sup> Floor (Parking) + 4<sup>th</sup> Floor (Recreational Area & Flats) + 5<sup>th</sup> to 8<sup>th</sup> Floors (Flats & Duplexes only.**

As per approved Final Building Plan vide Letter No. **SBCA/DD-I(Gulshan Town-I)/Prop/Sch-36/2015/4549/246/41 Dated: 30-03-2018**.

Proposed Date of Completion: **31-06-2022**

Name of Licensed Architect: **Syed Asghar Ali Rizvi** (**AL-01-135**)

Name of Licensed Engineer: **Ghulam Mohiuddin** (**SE-06-113**)



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**Units Offered Are As Under:**

Type	Floors	No. of Units	Covered Area in Sq.ft (Each)	Unit Price Rs. (Each)
<b>FLATS</b>				
A	4 <sup>th</sup>	01	981.00	Rs.78,48,000/-
B	4 <sup>th</sup>	02	817.30	Rs.65,38,560/-
C	4 <sup>th</sup>	01	1058.00	Rs.84,64,000/-
D	4 <sup>th</sup>	01	1005.14	Rs.80,41,120/-
E	4 <sup>th</sup>	01	1076.64	Rs.86,13,120/-
F	5 <sup>th</sup> To 6 <sup>th</sup>	02	981.00	Rs.78,48,000/-
G	5 <sup>th</sup> To 6 <sup>th</sup>	04	880.00	Rs.70,40,000/-
H	5 <sup>th</sup> To 6 <sup>th</sup>	02	949.00	Rs.75,92,000/-
J	5 <sup>th</sup> To 6 <sup>th</sup>	02	1101.00	Rs.88,08,000/-
K	5 <sup>th</sup> To 6 <sup>th</sup>	04	1134.00	Rs.90,72,000/-
L	5 <sup>th</sup> To 6 <sup>th</sup>	02	1189.00	Rs.95,12,000/-
M	7 <sup>th</sup> To 8 <sup>th</sup>	04	824.34	Rs.66,26,720/-
<b>DUPLEXES</b>				
A	7 <sup>th</sup> To 8 <sup>th</sup>	01	1762.00	Rs.1,40,96,000/-
B	7 <sup>th</sup> To 8 <sup>th</sup>	02	1264.24	Rs.1,01,13,920/-
D	7 <sup>th</sup> To 8 <sup>th</sup>	01	1564.96	Rs.1,25,19,680/-
E	7 <sup>th</sup> To 8 <sup>th</sup>	02	1267.81	Rs.1,01,42,480/-
<b>SHOPS</b>	Ground	11	6622.49	@Rs.40,000/- 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)