



SINDH BUILDING CONTROL AUTHORITY

PUBLIC NOTICE

Name of Project: **SARAH GRAND**

Plot No: **SB-29, BLOCK-07, 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)/1355/ADV-868/2017** Dated: **20-02-2017**, to Mr. Muhammad Jahanzaib Khan owner of plot & having agreement for sale & construction with **M/s. Sarah Properties Builder & Developers**, Builder License No. **(BL- 3244)**, having office at 3rd floor Syeda Chamber Plot No. SB-4, Block-13-C, Gulshan-e-Iqbal, Karachi.

The project consists as **Basement-I & II (ARS & Parking) + Ground Floor (Showrooms & Services Area) + 1st Floor (Recreational Area & Flats) + 2nd to 9th Floors (Flats) only.**

As per approved Architectural Concept Building Plans Vide Letter No. **SBCA/DD/Sch-36/2016/219** Dated: **02-01-2017**.

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

Name of Licensed Architect: **Mr. Dawood Mera** (**AL-01-794**)

Name of Licensed Engineer: **Mr. Arif Kasam** (**SE-06-96**)

Units Offered Are As Under:

| Flat Category | Floors | No. of Units | Covered Area in Sq.ft (Each) | Unit Price Rs. (Each) |
|----------------------|------------------------------------|---------------------|-------------------------------------|------------------------------|
| A | 1st To 5 th | 05 | 1111.03 | Rs.72,22,000/- |
| A-1 | 1st To 5 th | 05 | 1063.26 | Rs.69,16,000/- |
| B | 1st To 5 th | 05 | 819.04 | Rs.53,24,000/- |
| B-I | 2 nd To 5 th | 04 | 987.61 | Rs.64,22,000/- |
| D-I | 6 th To 9 th | 02 | 1682.33 | Rs.1,09,33,000/- |
| D-II | 6 th To 9 th | 02 | 1885.95 | Rs.1,22,60,000/- |
| D-III | 6 th To 9 th | 02 | 1460.04 | Rs.94,90,000/- |
| D-IV | 6 th To 9 th | 02 | 1263.04 | Rs.82,10,000/- |
| SHOPS | Ground | 06 | 1493.05 | @Rs.25,000/- 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 Allocation | 5% |
| 3. | On Completion of Plinth | 5% |
| 4. | On casting of Column | 5% |
| 5. | On Casting of Roof Slab | 5% |
| 6. | On Completion of Block Masonry | 5% |
| 7. | On Completion of Sanitary & Plumbing works | 5% |
| 8. | On Completion of Plaster work | 5% |
| 9. | On completion of Finishing work | 10% |
| 10. | On Possession | 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