

**SINDH BUILDING CONTROL AUTHORITY**  
**PUBLIC NOTICE**

Name of the Project: **“MUHAMMADI TRADE TOWER”**

Plot No. **5, SHEET NO. SR-6, SERAI QUARTERS, SADDAR TOWER, KARACHI**

The Sindh Building Control Authority hereby informs general public that NOC for Sale & Advertisement of **Shops / Offices** at above noted project has been issued vide No. **SBCA/DD-(D-I)/2323/ADV-570/2013**, dt: **28-01-2013** to **Mr. Abdul Rauf Rasheed Memon** Co-owners and authorized partner of **M/s. M.R.A. Builder & Developers**, having it office at SR-6/5, 6/6, Altaf Hussain Road, New Challi, Karachi, Builder Lic. No. **BL-3013**.

The Project consists as approved for **Basement (Air Raid Shelter & Mechanical Room) + Ground Floor (Shops) 1<sup>st</sup> Floor (Office & Parking) + 2<sup>nd</sup> Floor to 5<sup>th</sup> Floor (Parking) + 6<sup>th</sup> to 11<sup>th</sup> (Offices) + 12<sup>th</sup> Floor (Recreation & Offices) + 13<sup>th</sup> to 18<sup>th</sup> Floors (Offices) only.**

As per approved Building Plan vide letter No. **SBCA/DD-II/Saddar Town-I/2012/01** dated: **14-12-2012**.

The Proposed date of completion: **31-03-2017**.

License Architect Name: **Mr. Ghulam Mohiuddin** (Lic. No. **AL-01-26**)

Licensed Engineer Name: **Mr. Arif Kasam** (Lic. No. **SE-06-96**)

**Units offered for sale are as under: -**

| <b>Flat Category</b> | <b>Floor</b>                        | <b>No. of Units</b> | <b>Covered Area in Sq.ft (Each)</b> | <b>Unit Price Rs. Each</b> |
|----------------------|-------------------------------------|---------------------|-------------------------------------|----------------------------|
| <b>SHOPS</b>         | Ground                              | 17                  | 5105.00                             | @ Rs. 10000/- Per Sq.ft    |
| <b>OFFICES</b>       | 1 <sup>st</sup>                     | 02                  | 2683.75                             | @ Rs. 5000/- Per Sq.ft     |
| <b>OFFICES</b>       | 6 <sup>th</sup>                     | 13                  | 4970.86                             | @ Rs. 4500/- Per Sq.ft     |
| <b>OFFICES</b>       | 7 <sup>th</sup> & 11 <sup>th</sup>  | 65                  | 25441.80                            | @ Rs. 45000/- Per Sq.ft    |
| <b>OFFICES</b>       | 12 <sup>th</sup>                    | 08                  | 3440.61                             | @ Rs. 35000/- Per Sq.ft    |
| <b>OFFICES</b>       | 13 <sup>th</sup> & 18 <sup>th</sup> | 66                  | 20499.06                            | @ Rs. 35000/- 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 150000/- per car parking (for general public & Government employees) optional.

**SCHEDULE OF PAYMENT**

| <b>S. No.</b> | <b>Stage of Construction</b>  | <b>Installment</b> |
|---------------|---|--------------------|
| 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](http://www.sbca.gos.pk).

**SINDH BUILDING CONTROL AUTHORITY**  
**Design Section, 4<sup>th</sup> floor, Annexe Building Civic Centre, Gulshan-e-Iqbal, Karachi.**