

SINDH BUILDING CONTROL AUTHORITY
PUBLIC NOTICE

Name of the Project: **“SAWERA BRANKER HOUSE”**

Plot No. **21, FT-3, FRERE TOWN QUARTERS, KARACHI**

The Sindh Building Control Authority hereby informs general public that Revised NOC for Sale & Advertisement of **Shops / Residential Flats** at above noted project has been issued vide No. **SBCA/DD(D-I)/2320/Revised ADV-613/2014**, dated: **02-09-2014** to **1)Mr. Muhammad Jawed 2)Mr. Muhammad Anwar 3)Mr. Abdul Hadi Doni 4)Mr. Muhammad Shahid** Co-owners having construction agreement with **M/s. Balad Associates** Builder Lic. No. **BL-2661**, having its office at 02, at Plot No.2-III, Mezzanine Floor 1st Roundabout Alamgir Road, Karachi

The Project consists as approved for **Basement (Parking) + Ground Floor (Shops & Recreation) + 1st to 13th Floors (Residential Flats) only.**

As per approved Plan Vide Letter No. **SBCA/DD-I/ Saddar Town-II/ 2014/145** Dated: **24-06-2014**

The Proposed date of completion: **31-12-2017**

License Architect Name: **Mr. S.M. Misbah** (Lic. No. **AL-01-646**)

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

Units offered for sale are as under: -

| Flat Category | Floors | Total Nos. | Nos. Booked | Nos. un Booked |
|----------------------|-------------------------------------|-------------------|--------------------|-----------------------|
| B | 1 st To 12 th | 24 | 1747.31 | Rs.87,36,000/- |
| A | 13 th | 02 | 1396.50 | Rs.69,83,000/- |
| SHOPS | Ground | 02 | 376.00 | Rs.94,00,000/- |

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

| S. No. | Stage of Construction | Installment |
|---------------|---|--------------------|
| 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.

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Design Section, 4th floor, Annexe Building Civic Centre, Gulshan-e-Iqbal, Karachi.