

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

Name of the Project: **“SAGA ONE”**

Plot No. **COM-11/7, BLOCK-2, CLIFTON, 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)/2367/ADV-626/2014**, dated: **21-11-14** to **1)Mr. Abdul Aziz Rafiq 2)Mr. Anwar Ali 3)Mr. Sher Ali Abdullah 4)Mr. Noorullah Allidina** co-owner & partners having construction agreement with **M/s. Saga Associates** Builder Lic. No. **BL-3091**, having its office at 03 Marine Corner, Com-1/2, Block-2, Clifton, Karachi.

The Project consists as approved for **Basement + Ground + 1<sup>st</sup> Floor (Parking) + 2<sup>nd</sup> Floor (Recreation + Flats) + 3<sup>rd</sup> to 13<sup>th</sup> Floor (Flats) only.**

As per approved Plan vide letter No. **SBCA/DD-I (Saddar Town-II)/2014/403** Dated: **23-06-2014.**

The Proposed date of completion: **31-07-2017.**

License Architect Name: **Mr. Tanveer Ahmed** (Lic. No. **AL-01-664**)

License Engineer Name: **Mr. Shabbir Hussain** (Lic. No. **SE-06-21**)

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

<b>Flat Category</b>	<b>Floors</b>	<b>NOS. OF Units</b>	<b>Covered Area in Sq.Ft (Each)</b>	<b>Price in Rs. “Each Unit”</b>
<b>A</b>	2 <sup>nd</sup> To 9 <sup>th</sup>	16	1943.17	Rs.11,659,020/-
<b>B-1</b>	2 <sup>nd</sup>	01	578.30	Rs.34,70,280/-
<b>B</b>	3 <sup>rd</sup> To 9 <sup>th</sup>	07	1758.33	Rs.10,549,980/-
<b>PENT HOUSE</b>	10 <sup>th</sup> To 11 <sup>th</sup>	04	1984.40	Rs.11,906,400/-
<b>PENT HOUSE</b>	10 <sup>th</sup> To 11 <sup>th</sup>	01	2142.54	Rs.12,855,240/-

**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**

<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.**