

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

Name of the Project: **“SARAH DREAMS GOLD”**

Plot No. **SB-20, SECTOR-4-B, SCHEME-41, SURJANI TOWN,  
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)/1155/ADV-685/2014**, dated: **11-12-2014** to **Mr. Kamal Mumtaz** owner of plot & proprietor of **M/s. Sarah Enterprises**, Builder Lic.No. **BL-244**, having its office at 3<sup>rd</sup> Floor Syeda Chambers Plot No.SB-4, Block-13-C, University Road, Gulshan-e-Iqbal, Karachi.

The Project consists as approved for **Basement + Ground Floor (Shops) & 1<sup>st</sup> to 6<sup>th</sup> Upper Floors (Residential Flats) only.**

As per approved Architectural Concept Plan vide letter No. **SBCA/DD(Gadap Town)/2014/413** Dated: **11-12-2014**.

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

License Architect Name: **Muhammad Raza Abbas** (Lic. No. AL-01-655)

License Engineer Name: **Mr. Essa Baba** (Lic. No. SE-06-272)

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

Flat Category	Floors	No. of Units	Covered Area in Sq.ft (Each)	Unit Price Rs. Each
A	1 <sup>st</sup> To 6 <sup>th</sup>	06	575.68	23,04,000/-
B	1 <sup>st</sup> To 6 <sup>th</sup>	06	572.15	22,88,000/-
C	1 <sup>st</sup> To 6 <sup>th</sup>	06	565.61	22,64,000/-
D	2 <sup>nd</sup> To 6 <sup>th</sup>	05	501.54	20,08,000/-
E	2 <sup>nd</sup> To 6 <sup>th</sup>	05	471.94	18,88,000/-
F	1 <sup>st</sup> To 6 <sup>th</sup>	06	402.61	16,88,000/-
G	1 <sup>st</sup> To 6 <sup>th</sup>	06	337.43	13,52,000/-
SHOPS	Ground	10	1849.76	@Rs.10,000/- 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.

**SCHEDULE OF PAYMENT**

<b>S. No.</b>	<b>Stage of Construction</b>	<b>Installment</b>
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 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.**