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**PUBLIC NOTICE**

REGARDING PROJECT: SAMRINA GRAND ON PLOT NO. COM-06  
KATHIAWAR C.H.S SECTOR 19/A/1 SCH-33 GULSHAN TOWN KARACHI

Sindh Building Control Authority hereby informed general public that NOC for Sale & Advertisement of Shops / Residential Flats / ~~Show Rooms & Offices & Bungalow~~ at above noted project has been issued vide No. SBCA/D.D(D-II)/1526/ADV-31/2020 DT: 01.01.2020  
TO Mr. MUHAMMAD IQBAL & MRS. NASEEM BANO CO-OWNERS OF PLOT & PARTNERS OF M/S DREAM HOMES ASSOCIATES HAVING OFFICE AT PLOT NO. COM-06 SECTOR 19/A/1 SCH-33 GULSHAN TOWN KARACHI.  
Builder License No. (BL3624).

Project consists as BASEMENT (AIR RAID SHELTER + SERVICES) + GROUND FLOOR (SHOPS + RECREATION + SERVICES) + 1st TO 3rd FLOOR (PARKING) + 4th TO 15th FLOORS (FLATS) ONLY.

As per approved ARCHITECTURAL CONCEPT PLAN VIDE LETTER NO. SBCA/DD/SCH. 33/2019/648 Dated: 30.10.2019.

Proposed Date of Completion : 31.12.2024.  
Name of Licensed Architect : MR. DAWOOD MERAJ (AL-01-794)  
Name of Licensed Engineer : MR. MUHAMMAD USMAN (SE-06-255)

UNITS OFFERED FOR SALE ARE AS UNDER:

S. No.	Flat Category	Floor	No of Units	Covered Area in sqft. (Each)	Unit Price Rs. (Each)
1.	A.	4th TO 15th.	48.	786.50.	32,40,000/=
2.	A1.	4th TO 15th.	48.	1168.22.	46,72,000/=
3.	B.	4th TO 10th.	13.	669.64.	26,80,000/=
4.	SHOPS.	GROUND FLOOR	13.	9218.91 (TOTAL)	RS.5,99,22,915/- (TOTAL)

NOTE: -

- Above mentioned prices does not includes documentation / utility 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 2.0 % (for general public)
- West Open charges 2.0 % (for general public)
- Transfer fee will be 2.0 % 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 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 and Plumbing work of concerned unit / floor.	5%
8	On Completion of Plaster of concerned unit / floor.	5%
9	On Completion of Finishing of concerned unit / floor.	10%
10	On Possession of 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 up to date, within 30 days of booking of unit and before issuance of Allocation letter. The Agreement will be got counter signed / 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, 4<sup>th</sup> Floor, Annexe, Buildings or may be downloaded from SBCA's web site [www.kbca.gov.pk](http://www.kbca.gov.pk)

**SINDH BUILDING CONTROL AUTHORITY**

Design Section, 4<sup>th</sup> Floor, Annexe Building, Civic Centre, Gulshan-e-Iqbal, Karachi.