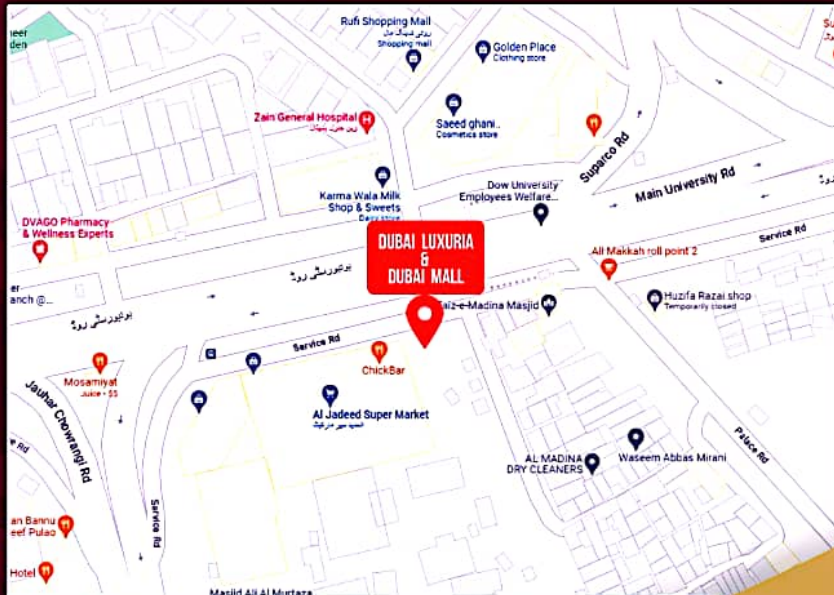




SAYBAN  
BUILDERS & DEVELOPERS

# Dubai Luxuria Dubai Mall

4 & 5 ROOMS APPARTMENTS  
COMMERCIAL OUTLETS IN YOUR TOWN



A PROJECT OF:



MEMBER OF



APPROVED BY



MARKETED BY:



Main University Road, Karachi.

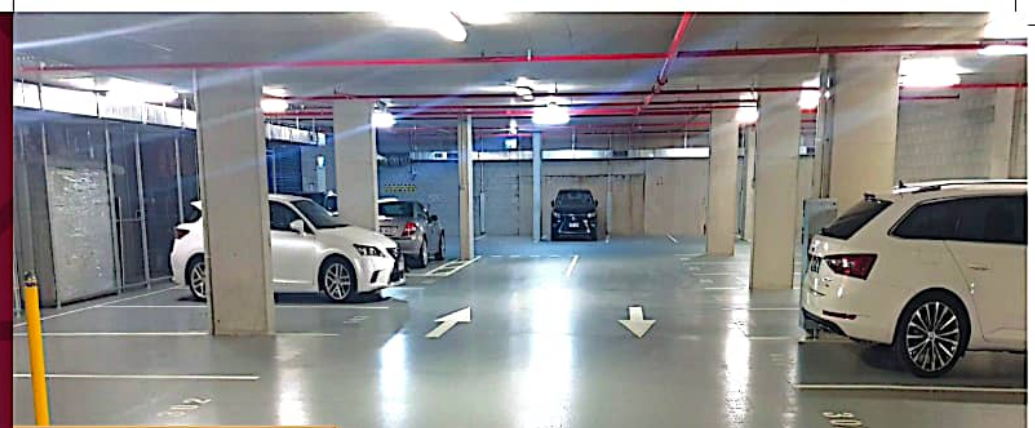


# INTRODUCTION

**Sayban Builders and Developers** comprise of a team of dedicated and hard working professionals united by a common goal. The company is dedicated to provide the best quality and standards when it comes to construction.

Since its beginning **Sayban Builders and Developers** has been conveying project and getting the higher in construction sector towards well standards of planning for a superior quality of life, and succeeded in carving itself a position at the top of the construction sector. The company is proud to possess a steadily growing team of dedicated professionals having many years of experience in the industry.

*Dubai Luxuria*  
Dubai Mall



CAR PARKING FLOOR



FIRE FIGHTING SYSTEM



STAND BY GENERATOR

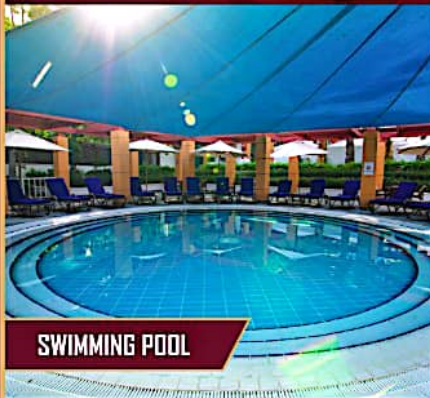


CCTV MONITORING

## EXTRA ORDINARY AMENITIES



KIDS PLAY AREA



SWIMMING POOL



KIDS POOL



GYMNASIUM



LIFT LOBBY

## SHOPPING EXPERIENCE



SHOPPING ARENA



HIGH TECH ESCALATORS



CORRIDOR

## OTHER AMENITIES



MOSQUE



FOOD COURT

## EXPERIENCE THE LIFESTYLE



SPACIOUS LOUNGE



BED ROOM

BATHROOM



DRAWING ROOM

PROPOSED SHOP SIZE

14'

12'



**SAYBAN**  
BUILDERS & DEVELOPERS

## PAYMENT SCHEDULE MEZZANINE FLOOR SHOPS

| Mode of Payment                    | Amount               |
|------------------------------------|----------------------|
| On Booking (10%)                   | Rs. 9,00,000/-       |
| On Allocation                      | Rs. 9,00,000/-       |
| On Confirmation                    | Rs. 700,000/-        |
| On Start of Work                   | Rs. 1,500,000/-      |
| Monthly Installments (75,000 x 36) | Rs. 2,700,000/-      |
| Casting of Slabs (5,00,000 x 3)    | Rs. 1,500,000/-      |
| On Possession                      | Rs. 800,000/-        |
| <b>Total Cash Amount</b>           | <b>Rs. 9,000,000</b> |

Documentation & Development charges are exclusive.



**SAYBAN**  
BUILDERS & DEVELOPERS

Discounts are subjected to the regular payments.

All Installments are meant to be paid the 10 of each month.

### EXTRA CHARGES

|             |    |
|-------------|----|
| Corner      | 5% |
| West Open   | 5% |
| Park Facing | 5% |
| Road Facing | 5% |

### Terms and Conditions:

- A. All extra charges will be payable within 180 days from the date of booking.
- B. Documentation Charges for Sub-Lease, Loan, Connection Charges for Gas, Electricity, Water & Sewerage, etc, are exclusive and has to be paid when demanded by the Company.
- C. The allocation of unit shall remain provisional until full and final payment is received by the company.

## PAYMENT SCHEDULE BASEMENT FLOOR SHOP

| Mode of Payment                    | Amount               |
|------------------------------------|----------------------|
| On Booking (10%)                   | Rs. 750,000/-        |
| On Allocation                      | Rs. 750,000/-        |
| On Confirmation                    | Rs. 500,000/-        |
| On Start of Work                   | Rs. 1,000,000/-      |
| Monthly Installments (70,000 x 36) | Rs. 2,520,000/-      |
| Casting of Slabs (4,00,000 x 3)    | Rs. 1,200,000/-      |
| On Possession                      | Rs. 780,000/-        |
| <b>Total Cash Amount</b>           | <b>Rs. 7,500,000</b> |

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### EXTRA CHARGES

|             |    |
|-------------|----|
| Corner      | 5% |
| West Open   | 5% |
| Park Facing | 5% |
| Road Facing | 5% |

### Terms and Conditions:

- A. All extra charges will be payable within 180 days from the date of booking.
- B. Documentation Charges for Sub-Lease, Loan, Connection Charges for Gas, Electricity, Water & Sewerage, etc, are exclusive and has to be paid when demanded by the Company.
- C. The allocation of unit shall remain provisional until full and final payment is received by the company.

PROPOSED SHOP SIZE

14'

12'



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## PAYMENT SCHEDULE GROUND FLOOR SHOPS

| Mode of Payment                     | Amount                |
|-------------------------------------|-----------------------|
| On Booking (10%)                    | Rs. 1,875,000/-       |
| On Allocation                       | Rs. 1,875,000/-       |
| On Confirmation                     | Rs. 1,225,000/-       |
| On Start of Work                    | Rs. 1,875,000/-       |
| Monthly Installments (150,000 x 36) | Rs. 5,400,000/-       |
| Casting of Slabs (15,00,000 x 3)    | Rs. 4,500,000/-       |
| On Possession                       | Rs. 2,000,000/-       |
| <b>Total Cash Amount</b>            | <b>Rs. 18,750,000</b> |

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All Installments are meant to be paid the 10 of each month.

### EXTRA CHARGES

|             |    |
|-------------|----|
| Corner      | 5% |
| West Open   | 5% |
| Park Facing | 5% |
| Road Facing | 5% |

### Terms and Conditions:

- A. All extra charges will be payable within 180 days from the date of booking.  
 B. Documentation Charges for Sub-Lease, Loan, Connection Charges for Gas, Electricity, Water & Sewerage, etc, are exclusive and has to be paid when demanded by the Company.  
 C. The allocation of unit shall remain provisional until full and final payment is received by the company.

PROPOSED SHOP SIZE

14'

12'



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## PAYMENT SCHEDULE 4 ROOMS APARTMENT

| Mode of Payment                    | Amount                |
|------------------------------------|-----------------------|
| On Booking                         | Rs. 1,500,000/-       |
| On Allocation                      | Rs. 1,000,000/-       |
| On Confirmation                    | Rs. 1,000,000/-       |
| On Start of Work                   | Rs. 1,750,000/-       |
| Monthly Installments (60,000 x 48) | Rs. 2,880,000/-       |
| Quarterly Payments (100,000 x 16)  | Rs. 1,600,000/-       |
| On Excavation                      | Rs. 200,000/-         |
| On Foundation                      | Rs. 200,000/-         |
| On Plinth                          | Rs. 250,000/-         |
| On Roof Casting (200,000 x 16)     | Rs. 3,200,000/-       |
| On Block Masonry                   | Rs. 300,000/-         |
| On Plaster                         | Rs. 350,000/-         |
| On Electric Work                   | Rs. 350,000/-         |
| On Plumbing Work                   | Rs. 350,000/-         |
| On Coloring                        | Rs. 350,000/-         |
| On Flooring                        | Rs. 500,000/-         |
| On Finishing                       | Rs. 800,000/-         |
| On Possession                      | Rs. 920,000/-         |
| <b>Total Cash Amount</b>           | <b>Rs. 17,500,000</b> |

Documentation & Development charges are exclusive.



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Discounts are subjected to the regular payments.  
All Installments are meant to be paid the 10 of each month.

### EXTRA CHARGES

|             |    |
|-------------|----|
| Corner      | 5% |
| West Open   | 5% |
| Park Facing | 5% |
| Road Facing | 5% |

### Terms and Conditions:

- A. All extra charges will be payable within 180 days from the date of booking.
- B. Documentation Charges for Sub-Lease, Loan, Connection Charges for Gas, Electricity, Water & Sewerage, etc, are exclusive and has to be paid when demanded by the Company.
- C. The allocation of unit shall remain provisional until full and final payment is received by the company.

## PAYMENT SCHEDULE 5 ROOMS APPARTMENT

| Mode of Payment                    | Amount                |
|------------------------------------|-----------------------|
| On Booking                         | Rs. 2,000,000/-       |
| On Allocation                      | Rs. 1,000,000/-       |
| On Confirmation                    | Rs. 1,000,000/-       |
| On Start of Work                   | Rs. 2,500,000/-       |
| Monthly Installments (90,000 x 48) | Rs. 4,320,000/-       |
| Quarterly Payments (150,000 x 16)  | Rs. 2,400,000/-       |
| On Excavation                      | Rs. 250,000/-         |
| On Foundation                      | Rs. 250,000/-         |
| On Plinth                          | Rs. 350,000/-         |
| On Roof Casting (300,000 x 16)     | Rs. 4,800,000/-       |
| On Block Masonry                   | Rs. 400,000/-         |
| On Plaster                         | Rs. 400,000/-         |
| On Electric Work                   | Rs. 400,000/-         |
| On Plumbing Work                   | Rs. 450,000/-         |
| On Coloring                        | Rs. 450,000/-         |
| On Flooring                        | Rs. 450,000/-         |
| On Finishing                       | Rs. 480,000/-         |
| On Possession                      | Rs. 600,000/-         |
| <b>Total Cash Amount</b>           | <b>Rs. 22,500,000</b> |

Documentation & Development charges are exclusive.



**SAYBAN**  
BUILDERS & DEVELOPERS

Discounts are subjected to the regular payments.  
All Installments are meant to be paid the 10 of each month.

### EXTRA CHARGES

|             |    |
|-------------|----|
| Corner      | 5% |
| West Open   | 5% |
| Park Facing | 5% |
| Road Facing | 5% |

### Terms and Conditions:

- A. All extra charges will be payable within 180 days from the date of booking.
- B. Documentation Charges for Sub-Lease, Loan, Connection Charges for Gas, Electricity, Water & Sewerage, etc, are exclusive and has to be paid when demanded by the Company.
- C. The allocation of unit shall remain provisional until full and final payment is received by the company.