

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

Name of the Project: **“BURJ-UL-KHALID PHASE-II”**

Plot No. **SB-169, 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)/1136/ADV-657/2014**, dated: **09-09-2014** to **Mr. Raja Kamran Khalid & Mr. Javed Raffat Khan** co-owner & partners of **M/s. R & J Builder Developers** Builder Lic. No. **BL- 3033**, having its office at Plot No.171, Sector-4-B, Scheme-41, Surjani Town, Karachi.

The Project consists as approved for **Ground Floor (Shops) + 1<sup>st</sup> to 4<sup>th</sup> Floors (Flats) only.**

As per approved Architectural Concept Plan vide letter No. **SBCA/ DD/ Gadap Town/2014//274** Dated: **27-08-2014.**

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

License Architect Name: **Mr. Muhammad Sabir Syed** (Lic. No. **AL-01-43**)

License Engineer Name: **Mr. Shoaib Habib Ansari** (Lic. No. **SE-06-233**)

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

<b>Flat Category</b>	<b>Floors</b>	<b>Total Nos.</b>	<b>Nos. Booked</b>	<b>Nos. un Booked</b>
<b>A</b>	1 <sup>st</sup> To 4 <sup>th</sup>	04	362.62	Rs.14,48,000/-
<b>A-1</b>	1 <sup>st</sup> To 4 <sup>th</sup>	04	442.06	Rs.17,68,000/-
<b>B</b>	1 <sup>st</sup> To 4 <sup>th</sup>	04	329.07	Rs.13,16,000/-
<b>B-1</b>	1 <sup>st</sup> To 4 <sup>th</sup>	04	413.71	Rs.16,56,000/-
<b>C</b>	1 <sup>st</sup> To 4 <sup>th</sup>	04	305.10	Rs.12,20,000/-
<b>C-1</b>	1 <sup>st</sup> To 4 <sup>th</sup>	04	244.64	Rs.09,80,000/-
<b>C-2</b>	1 <sup>st</sup> To 4 <sup>th</sup>	04	303.79	Rs.12,16,000/-
<b>SHOPS</b>	Ground	10	1413.81 (Total)	@Rs.8,000/- 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.**