

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

Name of the Project: **“BURHANI GARDEN”**

Survey No. **436, 454, 454/1, 457/1 & 571 TOTAL LAND MEASURING  
16.04 ACRES, DEH THANO TAPPO, MALIR TOWN,  
KARACHI**

The Sindh Building Control Authority hereby informs general public that NOC for Sale & Advertisement of **Open Plots** at above noted project has been issued vide No. **SBCA/DD(D-II)/855/ADV-676/2014**, Dated: **21-11-2014** to **1)Mr. Najamuddin Lanewala 2) Mrs. Nafisa Lanewala 3) Mr. Mansoor Hussain Lanewala 4) Mrs. Rasheeda Mussarat Shabbir** co-owner of land & having agreement for development & sale with **M/s. Al-Falah Developers** Builder Lic. No. **DL-2481**, having their office at 121, Garden Market, Nishtar Road, Garden West, Karachi.

The Project consists of **Residential & Commercial open plots.**

As per Layout Plan approved MDA vide letter No. **MDA/ MPD/  
Deh-191/08/624** Dated: **28-08-2014.**

The Proposed date of completion: **30-06-2019.**

Town Planner Name: **Mrs. Saima Sheikh** **(Lic. No. AL-01-030)**

**Note:**

Prices of plots are fixed on average and does not includes OUTER DEVELOPMENT / DOCUMENTATION / UTILITY CONNECTION CHARGES / CORNER / ROAD FACING CHARGES etc., payment should be made to the Developer strictly in accordance with stage of development work as given on the next page attached herewith.

SBCA further advises General public to sign a WRITTEN AGREEMENT with the BUILDER / DEVELOPER at the time of booking on Rs.20 Stamp Paper in accordance with MODEL AGREEMENT OF SBCA as per Clause(4) Section-12 of SBCAO-1979 upto date, otherwise SBCA will not act an arbitrator in any dispute between the builder / Developer and allottee.

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### Summary of Plots offered for Sale are as under: -

Category	Plot Type	Nos	Plot Size in Sq.yds	Price in Rs. “Each Unit”
RESIDENTIAL	R	40	120.00	Rs.11,40,000/-
RESIDENTIAL	L-1	150	100.00	Rs.9,50,000/-
RESIDENTIAL	L	121	80.00	Rs.7,60,000/-
COMMERCIAL	S	17	80.00	Rs.9,60,000/-
COMMERCIAL	LS	25	60.00	Rs.7,20,000/-

### Following Plots Mortgaged with SBCA and not for Sale to General Public

Category	Plot Type	Nos	Plot Size in Sq.yds	Mortgaged Plots Nos. with SBCA
RESIDENTIAL	R	07	120.00	39 To 45 (Total 07)
RESIDENTIAL	L-1	17	100.00	120 To 129 & 147 To 163 (Total 17)
RESIDENTIAL	L	12	80.00	99 To 108 & 117 To 128 (Total 12)
COMMERCIAL	S	03	80.00	5, 6 & 7 (Total 03)
COMMERCIAL	LS	05	60.00	15 To 19 (Total 05)

## SCHEDULE OF PAYMENT

S. No.	Stage of Construction	Installment
1	On Booking	10%
2	On Allocation	10%
3	3rd Installment: Development of Park & play ground	10%
4	4th Installment: Road & Walkway	10%
5	5th Installment: Sewerage Disposal System	10%
6	6th Installment: Water Supply System	10%
7	7th Installment: Electrification, Storm Water refuse collection	10%
8	On Completion of Lease	10%
9	On Possession	10%
10	On expiry of maintenance period	10%

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.**