

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

Name of the Project: **“EDEN RESIDENCY”**

Plot No. **420-JM, JAMSHED QUARTERS, JAMSHED TOWN,  
KARACHI**

The Sindh Building Control Authority hereby informs general public that NOC for Sale & Advertisement of **Residential Flats** at above noted project has been issued vide No. **SBCA/DD-(D-II)/1227/ADV-761/2015**, Dated: **29-07-2015** to **Mr. Muhammad Sohail 2) Mr. Muhammad Javed 3) Muhammad Arif** co-owners & having agreement with **M/s. Chinoy Suriya Builder & developers**, Builder Lic. No. **BL-3188**, for sale & construction office at 301, Mustafa Cloth market M.A. Jinnah Road, Karachi.

The Project consists as approved for **Basement (Air Raid Shelter + Parking) + Ground Floor (Recreation & Flats) + 1<sup>st</sup> to 3<sup>rd</sup> Floor (Flats) only.**

As per approved Architectural Concept Plan vide letter No. **SBCA/DD-I/ JMT/655/15/25/2015/275/2015** Dated: **24-04-2015**.

The Proposed date of completion: **31-10-2017**

License Architect Name: **Mr. Shahid Ahmed** (Lic. No. **AL-01-615**)

Licensed Engineer Name: **Mr. Ghulam Mohiuddin** (Lic. No. **SE-06-** )

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

<b>Flat Category</b>	<b>Floors</b>	<b>No. of Units</b>	<b>Covered Area in Sq.ft (Each)</b>	<b>Unit Price Rs. Each</b>
<b>A</b>	Ground	01	829.25	Rs.41,52,000/-
<b>A-1</b>	1 <sup>st</sup> To 3 <sup>rd</sup>	03	915.63	Rs.47,78,000/-
<b>B</b>	1 <sup>st</sup> to 3 <sup>rd</sup>	03	727.76	Rs.36,38,000/-
<b>C</b>	Ground + 3 <sup>rd</sup>	04	645.22	Rs.42,25,000/-
<b>D</b>	Ground + 3 <sup>rd</sup>	04	982.27	Rs.49,10,000/-

**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.**