

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

Name of the Project: “**ORCHID BANA PALACE**”

Plot No. **C-31, BLOCK-6, SCHEME-16, F.B. AREA, KARACHI**

The Sindh Building Control Authority hereby informs general public that Revised NOC for Sale & Advertisement of **Shops / Residential Flats** at above noted project has been issued vide No. **SBCA/DD-(D-I)/2401/ADV-660/2015**, dated: **13-05-15** to **1) Mr. Suleman 2) Mrs. Humaira ali 3) Mr. Muhammad Shariq 4) Mr. Muhammad Sohail** co-owners having construction agreement with **M/s. Warind Builder & Developers** Builder Lic. No. **BL-2834**, having its office at ZC-10, Block-7, Gulshan-e-Iqbal, Karachi.

The Project consists as approved for **Basement (Parking + Air Raid Shelter) + Ground Floor (Shops) + 1<sup>st</sup> Floor (Recreation & Flats) + 2<sup>nd</sup> to 12<sup>th</sup> Floors (Flats) only.**

As per approved Architectural Concept Plan vide letter No. **SBCA/DD/GBT/2015/124** Dated: **10-04-2015**.

Proposed date of completion: **30-09-2019**

License Architect Name: **Mr. Matinuddin** (Lic. No. **AL-01-219**)

License Engineer Name: **Mr. Essa Baba** (Lic. No. **SE-06-271**)

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

Flat Category	Floors	No. of Units	Covered Area in Sq.ft (Each)	Unit Price Rs. Each
A	1 <sup>st</sup> To 12 <sup>th</sup>	12	436.07	Rs.28,34,000/-
A-1	1 <sup>st</sup> to 12 <sup>th</sup>	12	840.36	Rs.54,60,000/-
B	2 <sup>nd</sup> To 12 <sup>th</sup>	11	836.10	Rs.54,34,000/-
C	1 <sup>st</sup> To 10 <sup>th</sup>	11	503.73	Rs.32,76,000/-
C-1	12 <sup>th</sup>	01	480.57	Rs.31,20,000/-
SHOPS	Ground	06	1182.70	@Rs.20,000/- 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 Confirmation	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.**