

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

Name of the Project: **“SURJANI VILLAS”**

Survey Nos. **10,24,30,31,37,33,85,86 & 87, BLOCK-6, SECTOR-12, SCHEME-41, SURJANI TOWN, TAPPO MANGHOPIR GADAP TOWN, KARACHI**

The Sindh Building Control Authority hereby informs general public that NOC for Sale & Advertisement of **Bungalow** at above noted project has been issued vide No. **SBCA/DD(D-II)/1331/ADV-837/2016**, Dated: **26-11-2016** to **Mr.Arif** attorney of **M/s. Suburs Properties** Builder Lic. No. **BL- 3208**, having its office at 10<sup>th</sup> Floor Fortune Centre, Near Nursery Shahrah-e-Faisal, Karachi.

The Project Consists as approved for **56 No. Bungalows on Ground Floor & 172 No. Bungalows on Ground + 1<sup>st</sup> Floor only.**

As per approved Type Design Vide letter No. **SBCA/DD(Gadap Town)/2016/912/913/914/915/916/917/918/919** Dated: **28-09-2016**

Proposed date of completion: **31-12-2021**

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

License Engineer Name: **Mr. Atif-ur-Rehman** (Lic. No. AL-01-41)

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

Type of Plot	Type of Bungalow	Nos. of Unit	Floors	Covered Area “Sq.fts”	Unit Price Rs. Each
R-1	A	80	Ground + 1 <sup>st</sup>	1347.49	Rs.26,95,000/-
R-1	B	02	Ground + 1 <sup>st</sup>	1343.05	Rs.26,86,000/-
R-1	C	02	Ground + 1 <sup>st</sup>	1348.30	Rs.26,96,000/-
R-1	D	86	Ground + 1 <sup>st</sup>	1348.14	Rs.26,96,000/-
R-1	E	01	Ground + 1 <sup>st</sup>	1349.54	Rs.26,99,000/-
R-1	F	01	Ground + 1 <sup>st</sup>	1334.62	Rs.26,89,000/-
R	G	40	Ground	750.07	Rs.21,00,000/-
R	H	16	Ground	744.40	Rs.20,89,000/-

**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 up to 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.**