



# SINDH BUILDING CONTROL AUTHORITY

## PUBLIC NOTICE

Name of Project: **BURJ-UL-KHALID PH-V**  
Plot No: **SB-57, SECTOR-4-B, SCHEME-41, SURJANI TOWN, GADAP 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)/1350/ADV-866/2017** Dated: **20-02-2017**. **M/s. R & J Builder & Developer** through its partners Mr. Raja Kamran Khalid & Mr. Jawaid Rifat Khan, Builder License No. **(BL- 3033)**, having their Office at Plot No.SB-171, Sector-4-B, Scheme-41, Surjani Town, Karachi.

The project Consists as **Basement(A.R.S) + Ground Floor (Shops) 1<sup>st</sup> to 4<sup>th</sup> Floor (Flats) only.**

As per approved Architectural Concept Building Plans Vide Letter No. **SBCA/DD(Gadap Town)/2016/1035** Dated: **28-10-2016**.

Proposed Date of Completion: **31-12-2018**  
Name of Licensed Architect: **Mr. Muti-ul-Karim Ansari** (**AL-01-576**)  
Name of Licensed Engineer: **Mr. Essa Baba** (**SE-06-272**)

### **Units Offered 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>
A	1 <sup>st</sup> To 4 <sup>th</sup>	08	396.47	Rs.17,82,000/-
B	1 <sup>st</sup> To 4 <sup>th</sup>	04	423.88	Rs.19,08,000/-
B-1	1 <sup>st</sup> To 4 <sup>th</sup>	04	482.67	Rs.21,70,000/-
C	1 <sup>st</sup> To 4 <sup>th</sup>	04	465.20	Rs.20,92,000/-
SHOPS	Ground	05	1104.20 (Total)	@Rs.7,000/- Per Sq.ft



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### 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

Sr. No.	Stage Of Construction	Installments
1.	On Booking	5%
2.	On Allocation	5%
3.	On Completion of Plinth	5%
4.	On casting of Column	5%
5.	On Casting of Roof Slab	5%
6.	On Completion of Block Masonry	5%
7.	On Completion of Sanitary & Plumbing works	5%
8.	On Completion of Plaster work	5%
9.	On completion of Finishing work	10%
10.	On Possession	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)