



Sindh Building Control Authority

No. SBCA/AD/Design-III/2415/Adv- 76 /2020
Dated: 09/11/2020

Civic Centre, Annexe University Road,
Gulshan-e-Iqbal, Karachi-5(Pakistan)
Phones: Tel: 021-9923029
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MS. H.S.J. CONSTRUCTION (the plot-owner company + the builder firm)
(with Builder License # BL-3653 & NTN # 5056855-7)

through its 02 partners named

- (1) Mr. Ahmed Hanif Jeewani s/o Md. Hanif Jeewani (CNIC # 42201-4336944-1) &
- (2) Mrs. Khair-un Nisa w/o Md. Hanif Jeewani (CNIC # 42201-2526889-8)

Head Office at Plot # 16-C,
Lane # 02, 1st Floor, Phase # 06,
D.H.A., Karachi

COMPLETION DATE OF PROJECT: 30-09-2024

Approved for Basement (Public Parking),
Ground Floor (Showroom + Recreation), 1st
Floor (Services), 2nd & 3rd Floors (Public
Parking), 4th to 8th Floor (Project Parking),
9th & 10th Floor (Recreation), 11th to 45th
Floor (Flats Only) & Helipad on the Roof Top

Subject:- NO-OBJECTION CERTIFICATE FOR SALE & ADVERTISEMENT (FOR SHOWROOM & FLATS), IN RESPECT OF THE PROJECT "H.S.J. ICON" ON PLOT # 17, SHEET # CL-09, CIVIL-LINES QUARTERS, KARACHI

Ref: Your application # 2415, dated 08-09-2020

I have been directed to convey the approval of the subject noted Sale NOC. The copies of Approved Draft of Advertisement, Terms/Conditions & Specifications of Construction Work are enclosed herewith. No addition/alteration is allowed in the approved documents at any stage.

THIS SALE NOC IS BEING ISSUED WITH THE FOLLOWING CONDITIONS:-

- 1) This Sale & Advertisement NOC is being issued on the basis of A.B.A.D. Guarantee, submitted by the builder in favour of S.B.C.A. against 1% Security Deposit (total amounting to Rs. 2,18,97,845/-), issued vide Guarantee # 0142, dated 05-11-2020, with validity up to 01 year after obtaining Completion/Occupancy Certificate.
- 2) This Sale NOC is being issued solely on the basis of (A) Change of Ownership of Proposed Building Plans & (B) Verification of Foundation Level/Building Lines/Plot Lines, in respect of the project on the subject-noted plot, in favour of the new plot-owner company i.e. MS. H.S.J. CONSTRUCTION through its above-said 02 partners, issued by the concerned Deputy Director, Saddar Town-II, S.B.C.A. vide their letters dated 07-02-2020 & 12-02-2020 respectively. However, the Final Approval of Building Plans/Construction Permit was earlier granted by the concerned Deputy Director, Saddar Town-II, S.B.C.A. in favour of the previous owner/builder, for Basement (Public Parking), Ground Floor (Showroom + Recreation), 1st Floor (Services), 2nd & 3rd Floors (Public Parking), 4th to 8th Floor (Project Parking), 9th & 10th Floor (Recreation), 11th to 45th Floor (Flats Only) & Helipad on the Roof Top, earlier issued vide their letter # SBCA/DD/ Saddar Town-II/Prop-03/2015/2019/01, dated 18-01-2019, in respect of the subject-noted plot (mentioned as residential-cum-commercial & measuring 4044.00 sq. yds.).
- 3) *This Sale & Advertisement NOC is being issued with particular condition that the builder shall with-hold the flats of 02 complainants (Mr. Khalid Mehmood & Mrs. Shaista Siddiqui) i.e. Flats # 1901 & 3001, & shall not re-book the said flats till settlement of complaint as per KB & TFR.*
- 4) This Sale & Advertisement NOC is being issued on the basis of submission of attested copies of P.A.F., C.A.A. & S.E.P.A. NOCs, issued by the concerned authorities vide their letters dated 03-10-2017, 08-01-2016 & 26-09-2017 respectively.

P.T.O.

(I.T./Director.)

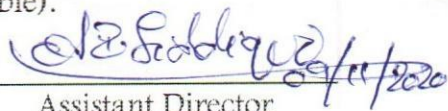
- 5) This Sale & Advertisement NOC is being issued on the basis of submission of attested copies of K.W.S.B., S.S.G.C. & K-Electric NOCs; issued by the respective departments vide their letters dated 19-12-2018, 30-08-2018 & 11-08-2018 respectively.
- 6) The builder shall follow the Terms & Conditions for allotment of units, as prescribed in the Clause # 5-1 of KB & TPR-2002 & Section # 12 of SBCO-1979 (amended up to date).
- 7) In case of any sort of misrepresentation of the plot-ownership facts/documents OR any other violation/deviation, this Sale & Advertisement NOC shall be withdrawn without any notice.
- 8) Notice Board (4'-0" x 4'-0") displaying the information material pertaining to the subject-noted project should be installed at the Booking Office, along with copy of this Sale & Advertisement NOC & the Approved Building Plans. The information regarding the covered area, numbers of units, etc. should also be placed/indicated on the same notice board.
- 9) The Builder shall submit the Printed Brochure within 30 days. The builder shall also submit the List of Allottees of Booked Units & Site-Progress Report of subject-noted project (duly verified by the licensed architect & the concerned Deputy Director, Saddar Town-II, S.B.C.A.) on quarterly basis.
- 10) The builder shall execute an agreement with each individual allottee on Stamp Paper (as per Approved Model Agreement of S.B.C.A.); in pursuance of Section # 12 (4) of S.B.C.O. within 30 days of unit booking & before issuance of Allocation Letter. This agreement shall be countersigned & witnessed by the authorized representative of A.B.A.D. within 15-days time. Otherwise, the builder shall not be allowed to collect any further payments/installments as per the Approved Payment Schedule.

PROJECT SUMMARY IS AS FOLLOWS:-

Flats	Floors	Covered Area (Each)	Nos.	Price In Rs. (Each)
A	11 th To 39 th	1445.53 sft.	58	Rs. 2,16,82,000/-
A-I	11 th To 45 th	1738.30 sft.	35	Rs. 2,60,74,000/-
A-II	11 th To 39 th	1456.82 sft.	58	Rs. 2,18,52,000/-
B	11 th To 45 th	801.16 sft.	70	Rs. 1,20,17,000/-
<i>Total Number of Flats: 221 Nos.</i>				
<i>221 - 02 (excluding disputed flats of 02 complainants i.e. Flats # 1901 & 3001)</i>				
<i>= 219 Nos.</i>				
Showroom	Ground	5297.81 sft.	01	@ Rs. 20,000/- per sft.

The above-mentioned prices do not include the Documentation Charges, Corner Charges, West-Open Charges & Road-Facing Charges. These extra charges will be as follows:

- ❖ Documentation Charges to be clearly mentioned in the Schedule of Payment, as per Clause # 5-1.13 of KB & TPR-2002 (amended up to date).
- ❖ Transfer Fees shall be equal to 2% of the unit price. Corner Charges shall also be equal to 2% of the unit price & can only be levied on the units facing the two CDGK-planned roads.
- ❖ West-Open Charges shall be equal to 2% of the unit price (if applicable).
- ❖ Road-Facing Charges shall be equal of 1% of the unit price (if applicable).


 Assistant Director
 Design Section-III, S.B.C.A.

Copies to:-

- ✓ Director, Design Section, S.B.C.A.
- ✓ Deputy Director (concerned), Saddar Town-II, S.B.C.A., with request to provide Site-Progress Report of the subject project on quarterly basis to Design Section, S.B.C.A.
- ✓ Director, Vigilance Section, S.B.C.A., with request to monitor sale & construction activities of the subject project, strictly as per S.O.P./Notification issued vide dated 20-11-2017
- ✓ Director, I.T. Section, S.B.C.A., with request to issue Q.R. Code for this Sale NOC