



# Sindh Building Control Authority

SBCA/D.D-II (Design Section) /1580/Adv-1020/2020  
Dated: 06.11.2020

Civic Centre, Annexe University Road,  
Gulshan-e-Iqbal, Karachi-5(Pakistan)  
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**M/s. S.A ENTERPRISES**  
Through their partners  
**Mr. Muhammad Ashfaq (CNIC # 42000-0390058-7),**  
**Mr. Junaid Ahmed Khan (CNIC # 42000-0445353-9)**  
**(BL - 2644) (NTN # 2524794-8)**  
Office: 22-B, Muhammad Ali Memorial,  
Co-operative Housing Society, Fatima Jinnah Road,  
Karachi

(Tower A) Basement (Parking + ARS + Services) +  
Ground (Showroom + Parking + Services) + 1<sup>st</sup> to 15<sup>th</sup>  
Floor (Flats) & (Tower B) 1<sup>st</sup> Floor (Recreational Area)  
+ 2<sup>nd</sup> to 15<sup>th</sup> Floor (Flats) and (Tower C) 1<sup>st</sup> to 15<sup>th</sup>  
Floor (Flats) only  
**Plot Admeasuring: 12100.00 Sq. Yds.**

**DATE OF COMPLETION OF PROJECT: 31.12.2023.**

SUBJECT: - **NOC FOR SALE & ADVERTISEMENT OF "THE GARDEN BLOCK-A" ON PLOT # 01,  
NACLASS-21, SECTOR 36-B, SCHEME-33, DEH DOZAN, KARACHI**

Reference: Your application Dated: 07.01.2020

I have been directed to convey the approval of the subject noted NOC. The copies of Approved Draft of Advertisement, Terms and Conditions and Specifications for Construction are enclosed. No addition or alteration is allowed in the approved documents at any stage: -

### **THIS NOC IS BEING ISSUED WITH THE FOLLOWING CONDITIONS:**

1. This NOC is being issued on the basis of Bank Guarantee in favor of SBCA in lieu of 1% of Security Deposit, vide Bank Guarantee No.HMB/LG/99/64/1500113/2020, dated: 05.11.2020, for amounting to Rs. 2,13,47,765/-, duly issued by M/s. Habib Metropolitan Bank Ltd., Islamic Banking, Alfalaha Court Branch, Karachi (9964).
2. This NOC is being issued on the basis of Proposed Building Plan, duly approved by Deputy Director, Sch-36, Gulshan Town-I, SBCA vide letter # SBCA/DD/Sch-33/G.T-I/2019/1440/181/179, dated: 03.11.2020.
3. This NOC is being issued with the condition that the Builder will submit the Environmental Impact Assessment (EIA) within 40 days time positively, as allowed by DG, SBCA
4. As per undertakings dated: 15.07.2020 submitted by the builder.
5. The Builder shall follow the Terms & Conditions for allotment of Units as prescribed in Chapter 5-1 of KB&TPR-2002 (Amended up to date) & Section-12 of SBCO-1979 (amended up to date).
6. The Builder shall submit the Printed Brochure within 30 days time.
7. Notice Board (4'-0" x 4'-0") displaying the information material pertaining to the project should be installed at the booking office and copy of Approved NOC for Sale & Advertisement, Approved Building Plan, information regarding the covered area, number of units should place on the Notice Board.
8. In case of any misrepresentation of facts the NOC/Approval will be treated as withdrawn without any notice.
9. In case of any violation/deviation of the NOC/Approval will b suspended/withdrawn.
10. The Builder shall follow the decision of Anomaly Committee and instruction of the Authority.
11. The Builder shall submit list of booked units and site progress report duly verified by the Licensed Architect and Deputy Director concerned on quarterly basis.



12. Builder will execute an agreement with each individual allottee on stamp paper as per the approved Model Agreement of SBCA in pursuance of Section-12 (4) of SBCO-1979 (amended up to date) within 30 days time of booking of the unit and before issuance of allocation letter the agreement will be got countersigned and witnessed by the authorized representative of ABAD within 15 days, otherwise developer will not be allowed to collect further payments / installment as per approved schedule of payment.
13. This NOC for Sale & Advertisement is being issued on the basis of Construction Agreement dated: 21.10.2020, executed between M/s. S.A ENTERPRISES through their partners **Mr. Muhammad Ashfaq** (CNIC # 42000-0390058-7), **Mr. Junaid Ahmed Khan** (CNIC # 42000-0445353-9) (Builder) and the construction company M/s. **Anwer Haji Enterprises** (Contractor) through its Partner **Mr. Anwer Haji Muhammad** (CNIC # 42201-0424884-9)

**SUMMARY OF PROJECT**

Type	Nos. of Unit	Floors	Covered Area "Sq. Fts."	Price in Rs.
A	150	1 <sup>st</sup> to 15 <sup>th</sup>	1138.35	79,66,000/-
A-I	120	1 <sup>st</sup> to 15 <sup>th</sup>	1075.80	75,32,000/-
B	56	2 <sup>nd</sup> to 15 <sup>th</sup>	770.72	53,90,000/-
B-I	154	2 <sup>nd</sup> to 15 <sup>th</sup>	747.75	52,36,000/-
B-2	28	2 <sup>nd</sup> to 15 <sup>th</sup>	849.39	59,50,000/-
Showrooms	01	Ground	11737.92	@ RS: 15,000/-

**NOTE:** - The above mentioned prices do not include the documentation, Corner, West Open, Road Facing charges, Extra charges will be as follows:

- Documentation charges to be clearly mentioned in schedule of payment as per clause 5-1.13 of KB & TPR-2002 (Amended up to date).
- Transfer fee will be 2% of unit price.
- Corner charges is equal to 2% of unit price can only be levied on the units facing the two CDGK's planned roads (if applicable).
- West open is equal to 2% of unit price (if applicable).
- Road facing is equal of 1% of unit price (if applicable).

**Enclosure:**

- Work Programme is also attached.

  
 Assistant Director  
 Design Section, SBCA

**Copy to: -**

- Director General, SBCA
- Senior Director Master Plan Authority
- Director (Design Section), SBCA.
- Director (Town Planning Section), SBCA
- ✓ Director (I.T Section), SBCA (with request to issue QR Code for the project)
- Chairman ABAD
- Deputy Director (Gulshan Town-I), SBCA. (With the request to provide site progress report on quarterly basis & Look after the Terms & Conditions of NOC for Sale & not to approve further building plans, beyond numbers of unit in the NOC for Sale in the name of applicant (M/s. S.A Enterprises), without clearance from Design Section), SBCA.
- Deputy Director (Vigilance Section), SBCA
- Deputy Director (Public Relation Office), SBCA.