



Sindh Building Control Authority

NO: SBCA /DD (Design Section)/37/Adv-42-/2021.
Dated: 16-06-2021

Civic Centre, Annexe University Road,
Gulshan-e-Iqbal, Karachi-5(Pakistan)
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(1). Mr. Abdur Rehman S/o Muhammad Naqi,
CNIC # 42201-5037153-3,
(2). Mr. Muhammad Ameen S/o Abdul Karim
CNIC # 42201-8851148-1,
(3). Mr. Javed Suleman S/o Suleman Ahmed Holding
CNIC # 42201-7293245-1,
Owners of Land and Partners of
M/s Saudagar Corporation (BL-3700),
6th Floor Siddiq Sons Tower,
3 JCHS Shahrah-e-Faisal,
Karachi.

PROJECT ALREADY COMPLETED.

SUBJECT: **NO OBJECTION CERTIFICATE FOR SALE & ADVERTISEMENT OF OPEN PLOTS FOR THE PROJECT "PS CLASSIC-I" ON SURVEY NO. 304, DEH THOMING, SCHEME-33, KARACHI TOTAL ADMEASURING LAND 04.00 CARES.**

Reference: Your application dated: 12.04.2020.

I am directed to convey the approval of the subject noted NOC. Approved draft of Advertisement the Terms & Conditions and Specifications for Development & work program are enclosed herewith. 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 Pay Order in favour of SBCA bearing # 23102240 dated: 15-06-2021, amounting to Rs.4,75,000/- issued by M/s Habib Bank Bahadurabad Shop No. 3, Marium Complex, Karachi Pakistan, against the full & final Installment of 1% Security Deposit.
2. This NOC is being issued on the basis of Layout Plan approved by Master Plan Department vide letter # URP-URP-33-764/MPD/2019/2020/UD:280/L, Dated: 23-04-2020.
3. As per undertakings dated: 05.03.2021, submitted by the developer.
4. This NOC is being issued only for Advertisement & Marketing purpose only. Design Section is not responsible for violation in approved plan / delay in completion of project.
5. That the Developer shall follow the Terms & Conditions for allotment of units as prescribed in clause 5-2 of KB & TPR-2002 (amended up to date) and Section-12 of SBCO-1979 (amended up to date).
6. 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 Revised NOC, Layout Plan, information regarding the covered area, Numbers of units should place on the Notice Board.
7. In case of any misrepresentation of facts the NOC/Approval will be treated as withdrawn without any notice.
8. The Developer shall submit list of booked units and site progress report duly verified by the Licensed Town Planner and Deputy Director, concerned on quarterly basis.
9. The Developers shall follow the decision of Anomaly Committee and instruction of the Authority.
10. In case of any violation/deviation of the NOC/Approval will be suspended /withdrawn.
11. Developer 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 / installments as per approved schedule of payment.

12. The concerned town (District East) is liable for the compliance of conditions in respect of NOC for Sale and Advertisement.

PROJECT SUMMARY

| Category | Plot Type | Plot Area in Sq. Yds. | Total Nos | Unit Price |
|-------------|-----------|-----------------------|-----------|-----------------|
| RESIDENTIAL | R | 120.00 & ODD | 83 | RS. 60,00,000/- |

NOTE: -

Internal Development Charges are included in above mentioned prices.

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 5-2.13 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).

~~Assistant Director
District East
Design Section, SBCA~~

Copy to: -

- Senior Director Sindh Master Plan Authority.
- Director (Design), SBCA.
- ✓ ➤ Director (I.T) SBCA...with request to please insert QR Code.
- Deputy Director, (District East), SBCA. (With the request to provide site progress report on quarterly basis & Look after the Terms & Conditions of NOC for Sale & Advertisement).