



Sindh Building Control Authority

Civic Centre, Annexe University Road,
Gulshan-e-Iqbal, Karachi-5(Pakistan)
Phones: Tel: 021-9923029
Fax: 021-99230326
www.sbca.gov.pk

NO: SBCA / D.D (Design Section) / 1562 / Adv- 18 / 2021.
Dated: 22 .04.2021.

M/s. Khidmat Low Cost Housing Scheme Pvt. Ltd
Owner of land through its Director
Miss Humaira Siddiqui S/o Abdul Hanif Siddiqui
Holding CNIC No. 42101-7049276-8
(DL-3712) (NTN # 7984862-8)
Office: Plot No. 44-P, Block 06, P.E.C.H.Society,
Karachi

DATE OF COMPLETION: 31.12.2025

SUBJECT: NO OBJECTION CERTIFICATE FOR SALE & ADVERTISEMENT OF OPEN PLOTS FOR THE PROJECT **RESIDENTIAL & COMMERCIAL OPEN PLOTS** OF PROJECT "PIR SARHINDI TOWN" ON TOTAL LAND ADMEASURING 42-18-41 (AC-GH-Sq.Yds) SITUATED ON SURVEY NO. 46, 61, 62, 85, 86, 89, 90 & 60/B, DEH KHAKHAR TALUKA MURAD MEMON, DISTRICT MALIR, KARACHI.

Reference: Your application dated: 21.07.2020.

I have been directed to convey the approval of the subject noted NOC. The Terms & Conditions and Specifications for Development are remains same. 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 Layout Plan approved by MDA, vide letter # MDA/MPD/Deh-391/2019/988, dated: 25.02.2020, and duly verified, vide letter # MDA/MPD/Deh-391/2019/1546, Dated: 10.09.2020.
2. This NOC is being issued on the basis of Verification from, Addl: Deputy Commissioner-I, District Malir, Karachi replied vide letter # DC/Malir/K/Rev. Br/SBCA/14678/2020, dated: 28.10.2020, along with reports of Assistant Commissioner, Sub Division Murad Memon, District Malir, Karachi, vide letter # AC/Murad Memon/DM/DM/1016/2020, Dated: 28.10.2020 & Mukhtiarkar, Taluka Murad Memon, District Malir, Karachi vide letter # Mukh/ M.M/Malir/K/1014/2020, Dated: 28.10.2020.
3. As per undertakings dated: 25.06.2020, submitted by the developer.
4. 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).
5. 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.
6. In case of any misrepresentation of facts the NOC/Approval will be treated as withdrawn without any notice.
7. 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.
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 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.
10. This NOC is being issued on the basis of NOCs from Utilities Agencies, i.e K-Electric vide dated: 27.08.2020, KW & SB vide dated: 18.09.2020 & SSGC, vide dated: 02.09.2020.
11. The Developers shall follow the decision of Anomaly Committee and instruction of the Authority.
12. In case of any violation/deviation of the NOC/Approval will be suspended /withdrawn.

P.T.O

13. 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.
14. This NOC for Sale & Advertisement is being issued on the basis of Construction Agreement dated: 10.01.2020, executed between M/s. Khidmat Low Cost Housing Scheme Pvt. Ltd through its Director Mr. Humaira Siddiqui (CNIC # 42101-7049276-8) (Builder) and the construction company M/s. Patel Associates (Contractor) through its Proprietor/ Partner Mr. Jawed Iqbal (CNIC # 42201-5573973-5).
15. 15% Plots out of approved layout plan have been Mortgaged with SBCA under section 5-2.5 of KB&TPR (amended - 2005) vide Mortgage Deed registered, vide receipt No.012, Serial No. 4342, Dated: 19.04.2021 in the office of Sub-Registrar-I, Gadap Town, Karachi, according to which following Plots are **NOT FOR SALE** to General Public.

FOLLOWING PLOTS ARE MORTGAGE WITH SBCA AND NOT FOR SALE TO GENERAL PUBLIC

Category	Type of Plot	Total No. of Plots	Block I	Block II
Residential	A	21	Nil	A-23 to A-29, A-37 to A-50
	R-I	68	RI-01 to RI-10, RI-17 to RI-26	RI-01 to RI-08, RI-21 to RI-30, RI-31 to RI-60
	R	05	R-03 to R-07	Nil
	L	05	L-02 to L-06	Nil
Commercial	S	11	S-01 to S-07, S-09, S-10, S-12, S-13	Nil

SUMMARY OF THE PROJECT

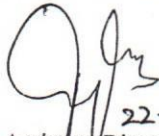
Category	Plot Type	Plot Area in "Sq. Yds."	Nos. of Plots	Nos. of Mortgage Plots	Saleable Plot	Price in Rs. "Each Unit"
Residential	A	200.00	138	21	117	16,00,000/-
	R-I	135.00	452	68	384	10,80,000/-
	R	120 & ODD	29	05	24	9,60,000/-
	L	80.00	29	05	24	6,40,000/-
COMMERCIAL	S	100.00	68	11	57	12,00,000/-

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).

Enclosure:

Work Programme is also attached.


 22-4-21
 Assistant Director
 Design Section, SBCA

Copy to: -

- Director General, SBCA
- Director, T.P (Malir Development Authority)
- Director (Design Section), SBCA.
- Director (District Malir), SBCA
- Director (One Window Facility/ T.P Section), SBCA
- Director (I.T Section), SBCA (with request to issue QR Code for the project)
- Chairman ABAD
- Deputy Director (Gadap Town), SBCA. (With the request to look after the Terms & Conditions of NOC for Sale).
- Deputy Director (Vigilance Section), SBCA
- Deputy Director (Public Relation Office), SBCA.