



Sindh Building Control Authority

NO: SBICA/DD-I(Design)/82/Adv- 86 /2021.

Dated: 17 -03-2021

Mrs. Sadiqa Bano W/o Muhammad Aslam Rehmani
holding CNIC # 42101-7705077-4,
& Lubna Yaqoob W/o Jamshed Rehamani
holding CNIC # 42101-4088401-2
Co-owners of land & Authorized Directors of
M/s Essam Rehmani Company (PVT) LTD. (DL-3619)
Suite 201-202 Mehdi Towers S.M.C.H.S., Main Shahrah-e-Faisal,
Karachi.

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

DATE OF COMPLETION: 30.05.2024.

SUBJECT: **NO OBJECTION CERTIFICATE FOR SALE & ADVERTISEMENT OF OPEN PLOTS FOR THE PROJECT "REHMANI CATTAGE INDUSTRY" ON SURVEY NO. 140 & 141, OUT OF N.C NO. 71, MEASURING 10-00 ACRES, DEH JAM CHAKRO, TAPO MANGHOPIR, KARACHI WEST, GADAP TOWN, KARACHI.**

Reference: Your application dated: 22.11.2019.

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 Layout Plan approved by LDA, vide letter # LDA/TP/2019/205, Dated: 08-08-2019 and duly verified, vide letter # LDA/TP/43-97/2019/304, Dated: 16.12.2019.
2. This NOC is being issued on the basis of verification from Assistant Commissioner Sub-Division Manghopir District West, Karachi replied vide letter # AC/M-P/KW/480/2020, Dated: 18.11.2020 alongwith reports of Mukhtiarkar Taluka Manghopir Karachi West, vide # MUKH/TLK/MG-PR/K-W/1800/2020, Dated: 13.11.2020.
3. As per undertakings dated: **18.03.2019**, 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 In case of any misrepresentation of facts the NOC/Approval will be treated as withdrawn without any notice.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 town 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, Gadap Town on quarterly basis.
10. This NOC is being issued on the basis of NOCs from Utilities Agencies, i.e K-Electric vide dated: 03.11.2020 & KW & SB vide dated: 18.12.2020 & SSGC, vide dated: 27.01.2019.

11. In case of any litigation / enquiry in respect of land the owners would be liable for it the SBICA will not be responsible is any sort of legal matter.
12. The Developers shall follow the decision of Anomaly Committee and instruction of the Authority.
13. In case of any violation/deviation of the NOC/Approval will be suspended /withdrawn.
Developer will execute an agreement with each individual allottee on stamp paper as per the approved Model Agreement of SBICA 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.
15% Plots from the approved layout plan have been Mortgaged with SBICA under section 5-2.5 of KB&TPR (amended – 2005) Mortgage Deed registered, vide receipt No. **034**, Serial No. **1333**, Dated: **16.03.2021** in the office of Sub-Registrar, Gadap Town, According to which following Plots are **NOT FOR SALE** to General Public & Mortgage in favor of SBICA. **CI-2, to CI-15, CI-20 to CI-32 & CI-42 to CI-47 (Total = 33 Nos.)** only.
14. The concerned town (Gadap Town) is liable for the compliance of conditions in respect of NOC for Sale and Advertisement.

PROJECT SUMMARY

Category	Type	Plot Area Sq. Yds.	Total Nos.	Mortgage Nos.	Saleable Plots	Unit Rate
Cottage Industrial	C-I	120.11	174	06	168	Rs. 18,01,650/-
		ODD	21	21	0	Rs. 20,47,800/-
Commercial	COM-01	1126.90	01	01	0	Rs. 2,81,72,000/-
	COM-02	1293.50	01	0	01	Rs. 3,23,37,500/-

Following plots are mortgaged with SBICA and not for Sale to General Public

Detail of mortgaged plots:-

CATEGORY	NUMBER OF PLOTS	TOTAL NOS.
Cottage Industries	CI-2, to CI-15, CI-20 to CI-32 & CI-42 to CI-47	33

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
 Design Section, SBICA

Copy to: -

- Director (Design), SBICA.
- Deputy Director, (Gadap Town), SBICA. (With the request to provide site progress report on quarterly basis & Look after the Terms & Conditions of NOC for Sale & Advertisement).
- Director (I.T), SBICA...with request to please insert QR Code.
- Additional Director (T.P), LDA...with request to furnish development progress.
- Assistant Commissioner District West, Karachi...with reference to verification as referred above.
- Deputy Commissioner (District West).
- M/s ABAD.