



# Sindh Building Control Authority

No. SBCA/AD (South)/PSAC/20200909-18/44/Adv- 48 /2021/  
Dated: 28/06/2021

**Mr. Danish s/o Farooq**  
(CNIC # 42000-0497403-1)

working in capacity of owner of the subject-noted plot &  
also being the proprietor of

**MS. HUNANI BUILDERS & DEVELOPERS**  
(with S.B.C.A. Builder License # **BL-3689**)  
Head Office at Suite # 304, 3<sup>rd</sup> Floor,  
Shah-Jahan Electronics Market, Opposite to Hashoo Centre,  
Abdullah-Haroon Road,  
Saddar, Karachi

**DATE OF COMPLETION: 31-05-2026**

**Construction Permit granted by the One-  
Window Cell/Town-Planning Section, S.B.C.A.,  
vide their letter dated 07-05-2021 (for  
Basement + Ground + 12 Upper Floors + Roof)**

**Subject:-** NO-OBJECTION CERTIFICATE FOR SALE & ADVERTISEMENT (FOR FLATS ONLY), IN  
RESPECT OF THE PROJECT "STAR RESIDENCY" ON PLOT # 90/2/2, SHEET # GRW-02,  
GARDEN-WEST QUARTERS, KARACHI

**Ref:** Your application # 20200909-18/44, dated 07-05-2021

I have been directed to convey the approval of the subject-noted Sale & Advertisement NOC. The copies of the 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 & ADVERTISEMENT NOC IS BEING ISSUED ON THE BASIS OF THE FOLLOWING:-**

- 1) This Sale & Advertisement NOC is being issued on the basis of A.B.A.D. Guarantee, submitted by the builder in favour of this Authority, against 1% Security Deposit (**total amounting to Rs. 27,13,412/-**); issued vide Guarantee # 0214, dated 22-06-2021.
- 2) This Sale & Advertisement NOC is being issued solely on the basis of the above-said Construction Permit, granted by the One-Window Cell/Town-Planning Section, S.B.C.A., for Basement (Air-Raid Shelter + Parking + Services), Ground Floor (Parking + Recreation Area), 1<sup>st</sup> to 12<sup>th</sup> Upper Floors (Flats) & Roof (Solar Panels + Battery Room + Services only); issued vide their letter # 231/GW/OWC/TP/Construction Permit/2021/46, dated 07-05-2021, in respect of the subject-noted plot (measuring 2175.00 sq. yds.).
- 3) This Sale & Advertisement NOC is being issued on the basis of submission of P.A.F. & C.A.A. NOCs, issued by the concerned authorities vide their letters dated 23-07-2019 & 10-04-2019 respectively (with height clearance up to **300'-0" A.G.L.**).
- 4) The builder shall follow the Terms & Conditions for allotment of units, as prescribed in Clause # 5-1 of KB & TPR-2002 & Section # 12 of SBCO-1979 (amended up to date).
- 5) In case of any sort of concealment/misrepresentation of the plot-ownership facts/documents OR any other violation/deviation, this Sale & Advertisement NOC shall be withdrawn/suspended without any notice.

**P.T.O.**

Dated: 28/06/2021

- 6) Notice Board (4'-0" x 4'-0) displaying the information pertaining to the subject-noted project shall be installed at the booking office by the builder; along with copy of this Sale & Advertisement NOC & the Approved Construction Permit. The information regarding numbers of units, covered area, etc. should also be indicated on the same notice board.
- 7) The builder shall submit Printed Brochure within 30 days. The builder shall also submit the List of Allottees of Booked Units + Site-Progress Report of subject project (duly verified by the licensed architect & the concerned Dy. Director, District South, S.B.C.A.) on quarterly basis.
- 8) 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. Otherwise, the builder shall not be allowed to collect any further payments/installments as per the Approved Payment Schedule.

**PROJECT SUMMARY IS AS FOLLOWS:-**

Type of Flats	Floors	Nos. of Units	Covered Area	Price "Each Unit"
A	1 <sup>st</sup> to 12 <sup>th</sup>	12	754.67 sq. ft.	Rs. 60,00,000/-
B	1 <sup>st</sup> to 12 <sup>th</sup>	12	737.43 sq. ft.	Rs. 58,00,000/-
C	1 <sup>st</sup> to 12 <sup>th</sup>	12	895.85 sq. ft.	Rs. 70,00,000/-
D	1 <sup>st</sup> to 12 <sup>th</sup>	12	497.12 sq. ft.	Rs. 38,00,000/-
E	1 <sup>st</sup> to 12 <sup>th</sup>	12	483.07 sq. ft.	Rs. 37,00,000/-
F	1 <sup>st</sup> to 12 <sup>th</sup>	12	612.52 sq. ft.	Rs. 48,00,000/-
G	1 <sup>st</sup> to 12 <sup>th</sup>	12	496.32 sq. ft.	Rs. 38,00,000/-

The above-mentioned prices do not include the Documentation Charges, Corner Charges, West-Open Charges & Road-Facing Charges. These extra charges shall 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 & shall only be levied on the units facing the 02 CDGK-planned roads (if applicable).
- ❖ West-Open Charges shall also be equal to 2% of the unit price (if applicable).
- ❖ Road-Facing Charges shall be equal of 1% of the unit price (if applicable).

*(Signature)*  
28/06/2021

**Assistant Director (South)**  
**Public-Sale Advertisement & Complaints (P.S.A.C.),**  
**S.B.C.A.**

**Copies to:-**

- ✓ Director, Design Section, S.B.C.A.
- ✓ Deputy Director (concerned), District South (Saddar Town), S.B.C.A., with request to obtain S.E.P.A. NOC from the builder, whenever the construction work is started on the subject-noted plot; as per Office Circular # SBCA/Secy to DG/2021/23, dated 15-02-2021 (copy enclosed)
- ✓ 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