



Sindh Building Control Authority

No. SBCA/DD (D-1)/Adv- /2502/2019/50
Dated: 16.07.2019

Civic Centre, Annexe University Road,
Gulshan-e-Iqbal, Karachi-5(Pakistan)
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- (1) Md. Haroon Siddiqui s/o Abdul Ghaffar Siddiqui
(CNIC # 42201-6646642-3) &
- (2) Mrs. Zoncera Haroon w/o Md. Haroon Siddiqui
(CNIC # 42201-2722174-4)

both being the co-owners of the subject-noted plot &
the 2nd one also being the proprietor of

MS. HOORIA BUILDERS (BL-3293 & NTN # 3641320-8)
having Head Office at Suit # A-12, 2nd Floor,
Al-Mubashir Apartments, Plot # SB-36,
Block # 13, Gulshan-e-Iqbal, Karachi

Approved for Basement-II (Air-Raid
Shelter + Parking), Basement-I
(Parking), Ground Floor
(Showrooms), 1st Floor (Recreation +
Flats), 2nd to 10th Upper Floors (Flats)
& Roof Top (with Solar Panels)

DATE OF COMPLETION: 31-07-2022

Subject: NO-OBJECTION CERTIFICATE OF SALE & ADVERTISEMENT (FOR SHOWROOMS &
FLATS) IN RESPECT OF THE PROJECT "HOORIA RESIDENCY" ON COMMERCIAL PLOT #
07, BLOCK 5-D, NAZIMABAD, KARACHI

Ref: Your application # 2502, dated 05-07-2019

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

This Sale & Advertisement NOC is being issued with the following conditions:-

- 1) This Sale & Advertisement NOC is being issued on the basis of submission of Pay-Order by the builder in favour of this Authority, against the 1st installment of 1% Security Deposit (amounting to Rs. 12,38,968/-), issued by Ms. Summit Bank (Jamshed Quarters Branch, Karachi) vide # 70508224, dated 16-07-2019.
- 2) The builder shall deposit the balance 2nd installment of 1% Security Deposit in Design Section-I, S.B.C.A. upon approval but before the issuance of Plinth Verification Certificate (P.V.C.) from the concerned North Nazimabad Town, S.B.C.A.; strictly in compliance with Section # 5-1.6.2 (ii) of KB & TPR-2002 (amended up to date).
- 3) This Sale & Advertisement NOC is being issued solely on the basis of Final Approval/Construction Permit granted by the Deputy Director, North Nazimabad Town, S.B.C.A., for Basement-II (Air-Raid Shelter + Parking), Basement-I (Parking), Ground Floor (Showrooms), 1st Floor (Recreation + Flats), 2nd to 10th Upper Floors (Flats) & Roof Top (with Solar Panels), issued vide letter # SBCA/DD/NNI/Prop/2017/108/2019/97, dated 26-06-2019; strictly in compliance with (A) Notification issued vide letter # SBCA/PS-CE/2017/125, dated 18-01-2019, in compliance with Supreme Court Orders dated 11-12-2018 in context of CMA # 1590/2018 read with Constitution Petition # 38/2016, regarding de-notifying of the notifications dated 23-05-2017 & 08-02-2018 as withdrawn (lifting of ban on high-rise approvals) & (B) Notification dated 26-10-2017 for the issuance of Sale NOC after Final Approval/valid Construction Permit.
- 4) This Sale & Advertisement NOC is being issued on the basis of submission of the attested copies of P.A.F. & C.A.A. NOCs; issued by the concerned authorities vide their letters dated 20-06-2019 & 25-04-2017 respectively.
- 5) This Sale & Advertisement NOC is being issued on the basis of submission of the attested copies of K.W.S.B., S.S.G.C. & K-Electric NOCs; issued by the respective departments vide their letters dated 06-02-2019, 06-06-2018 & 16-08-2018 respectively.

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- 6) The Builder shall follow the terms & conditions for allotment of units, as prescribed in the Clause # 5-1 of KB & TPR-2002 & Section # 12 of SBICO-1979 (amended up to date).
- 7) In case of any sort of concealing/misrepresentation in the plot-ownership facts/documents OR any other violation/deviation, this Sale & Advertisement NOC shall be treated as withdrawn/suspended without any notice.
- 8) Notice Board (4'-0" x 4'-0") displaying the information material pertaining to the subject-noted project shall be installed at the site/booking office, along with copy of this Sale NOC & the Approved Building Plans/Construction Permit. The information regarding the numbers of saleable units, their respective covered areas, etc. shall also be placed/indicated on the same notice board.
- 9) The builder shall submit the Printed Brochure within 30 days. The builder shall also submit the List of Allottees of Booked Units & Site Progress Report of the project (duly verified by the Licensed Architect & the concerned Deputy Director, North Nazimabad Town, S.B.C.A.) on quarterly basis.
- 10) 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 the issuance of Allocation Letter. This agreement shall be countersigned & witnessed by the authorized representative of A.B.A.D. within 15-days time. Otherwise, the builder shall not be allowed to collect any further payments as per approved Payment Schedule.

PROJECT SUMMARY IS AS UNDER: -

Type of Units	Floors	Covered Area each	Nos. of Units	Price in Rs. "Each Unit"
A	1 st to 10 th	1110.58 sft.	10	Rs. 85,76,000/-
A-1	2 nd to 10 th	924.23 sft.	09	Rs. 71,57,000/-
B	1 st to 10 th	897.52 sft.	10	Rs. 62,49,000/-
B-1	2 nd to 10 th	766.78 sft.	09	Rs. 66,99,000/-
C	1 st to 10 th	696.96 sft.	10	Rs. 52,90,000/-
C-1	1 st to 10 th	442.02 sft.	10	Rs. 41,27,000/-
D	1 st to 10 th	616.76 sft.	10	Rs. 52,47,000/-
Showrooms	Ground	3874.00 sft.	03	@ Rs. 25,000/- per sft.

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 2% of the unit price.
- ❖ Corner Charges shall also be equal to 2% of the unit price & can only be levied on the units facing two 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 to 1% of the unit price (if applicable).

Enclosures:-

- Work Program is attached herewith.

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At Firdausio
16/07/2019
Deputy Director-II (look-after)
Design Section-I, S.B.C.A.

Copies to:-

- ✓ Director, Design Section-I, S.B.C.A.
- ✓ Deputy Director, North Nazimabad Town, S.B.C.A., with request to (1) provide Site Progress Report of the project on quarterly basis to Design Section-I, S.B.C.A. (2) strictly not to issue Plinth Verification Certificate (P.V.C.) without due clearance from Design Section-I, S.B.C.A.
- ✓ Sec. to D.G., S.B.C.A., for information please