



Sindh Building Control Authority

NO: SBCA/DD-I (Design-I)/41/Adv-68/2019
Dated: 03-06-2019.

Faisal S/O Gul Muhammad CNIC No. 422014-118641-5
Owner & Director of M/s H & K Properties (Pvt.) Ltd. (BL-3542)
Office No. 2, Plot No. 5-C, Street No. 32, Phase-5
Tauheed Commercial Area, Defence Housing Authority,
Karachi.

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

Basement-2 (Parking + Services) + Basement-1 (Parking + ARS + Services) + Ground floor (Parking + Recreation + Services + Shop) + 1st floor (flats & Recreation) + 2nd to 14th floor (Flats) + 15th floor (Flats + 3 Lower Level Duplexes) + 16th floor (flats + three upper level Duplexes) + 17th floor (flats + Three Lower Level Duplexes) + 18th floor (Four Lower Level Duplexes + Three Upper Level Duplexes) + 19th floor (Four Upper Level Duplexes) and on the top of the floor Solar Panel only.

DATE OF COMPLETION OF PROJECT: 30-06-2024

SUBJECT: NO OBJECTION CERTIFICATE FOR SALE & ADVERTISEMENT OF SHOP & FLATS FOR PROJECT "THE COURT TWIN TOWERS" ON PLOT NO. COM (HIGH RISE-10) CALLACHI CHS, NC-193, DEH OKEWARI SCH-24, GULSHAN-E-IQBAL, KARACHI.

Reference: Your application dated: 30-04-2019

I have been directed to convey the approval of the subject noted NOC. The copies of Approved Draft of Advertisement, Terms and Conditions and Specifications for Construction are enclosed. 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 Approved Building Plan vide letter No. SBCA/DD/Sch-24/G.T-I/2019/286/1179/178/30/60, Dated: 29-05-2019.
2. This NOC is being issued on the basis of cheque No. 0044665496 dated: 01-07-2019 amounting 42,23,656/- equivalent to 50% of 1% security deposit which will be encashed if builder fails to submit ABAD's Guarantee within 30 days from issuance of NOC as per the undertaking submitted by the builder and allowed by Competent Authority.
3. As per undertakings dated: 30-04-2019, and 03-06-2019 submitted by the builder.
4. That the Builder shall follow the terms & conditions for allotment of units as prescribed in Chapter 5-1 of KB & TPR-2002 as amended up to date and Section-12 of SBCO 1979 amended up to date.
5. The Builder shall submit the Printed Brochure within 30 days.
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 NOC, Building 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. In case of any violation/deviation of the NOC/Approval will be suspended /withdrawn.
9. The builder shall follow the decision of Anomaly Committee and instruction of the Authority.
10. The builder shall submit list of booked units and site progress report duly verified by the License Architect and D.D Concerned on quarterly basis.
11. Builder will execute an agreement with each individual allottee on stamp paper as per the approved Model Agreement of KBCA in pursuance of Section 12(4) of SBCO within 30 days 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 will not be allowed to collect further payments / installments as per approved schedule of payment.

PROJECT SUMMARY

TYPE	FLOOR	NOS	COVERED AREA	UNIT PRICE
XL	2 nd to 11 th	10	1747.78 Sq.ft	Rs. 1,05,00,000/-
XL-1	12 th to 16 th	05	1571.95 Sq.ft	Rs. 94,32,000/-
A	1 st to 17 th	34	1511.86 Sq.ft	Rs. 90,72,000/-
A-1	2 nd to 16 th	15	1305.43 Sq.ft	Rs. 78,30,000/-
A-2	2 nd to 16 th	15	1450.57 Sq.ft	Rs. 87,00,000/-
B	1 st to 14 th	28	1171.59 Sq.ft	Rs. 70,32,000/-
B-1	1 st to 14 th	14	936.18 Sq.ft	Rs. 56,16,000/-
B-2	1 st to 17 th	34	1092.44 Sq.ft	Rs. 65,54,000/-
DUPLEX				
XL-1	17 th + 18 th	01	2269.77 Sq.ft	Rs. 1,36,20,000/-
A	18 th + 19 th	02	2079.06 Sq.ft	Rs. 1,24,80,000/-
A-1	17 th + 18 th	01	1920.02 Sq.ft	Rs. 1,15,20,000/-
A-2	17 th + 18 th	01	1958.22 Sq.ft	Rs. 1,17,48,000/-
B	15 th + 16 th	02	1803.85 Sq.ft	Rs. 1,08,24,000/-
B-1	15 th + 16 th	01	1356.33 Sq.ft	Rs. 81,36,000/-
B-2	18 th + 19 th	02	1480.54 Sq.ft	Rs. 88,80,000/-
Shops	Ground	01	259.10 Sq.ft	Rs. 15,54,000/-

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 5-1.13 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:

As above.

160-13-276/19.
 (MUHAMMAD ARSHAD)
 Deputy Director-I
 Design Section-I, SBICA

Copy to: -

- Director (Design), SBICA.
- Deputy Director (Gulshan Town-I), SBICA, with the request to provide site progress report on quarterly basis & Look after the Terms & Conditions of NOC for Sale & not issue Plinth Verification Certificate without clearance from Design Section-I).