



Sindh Building Control Authority

No. SBCA/DD/(PSA&C)/300/Adv-297/2023
Date: 31-08-2023

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

By: Munammad Saleem
CNIC No. 42201-8937021-9
Owner of Plot & Proprietor of
Mrs Eastern Construction Company (BL-3643)
A-24, Momen Square, Block-6, Nipa Chowrangi,
Gulshan-E-Iqbal, Karachi

Basemen-2 (ARS + Parking + Services) +
Basement-1 (Parking + Services) + Ground Floor
(Showrooms + Services) + 1st Floor (Office) + 2nd
Floor (Recreation Area + Flats) + 3rd to 10th
Floors (Flats) + Roof (Solar Panel + Battery
Room + Services) Only. (Admeasuring 789.50
Sq. Yds.).

DATE OF COMPLETION: 31-07-2023

SUBJECT: **NO OBJECTION CERTIFICATE FOR SALE & ADVERTISEMENT OF FLATS, OFFICE & SHOWROOMS FOR PROJECT NAMELY "EASTERN ROYAL RESIDENCY" ON PLOT NO. B-79, BLOCK-01, GULISTAN-E-JAUHAR, KARACHI.**

Reference: Application dated: 03-08-2023

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 and alteration are 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 ABAD'S Guarantee in lieu of security deposit in favour of SBCA bearing # 0353, Dated: 26-08-2023, amounting Rs. 18,48,400/- Issued by M/s ABAD against the 1% Security Deposit.
2. This NOC is being issued on the basis of Approval of Building Plan / Valid Construction Permit which was approved by One Window Cell / Architectural & Planning Head Quarters, SBCA vide No. Sch-36/PC, 9/OWC/Arch: & Planning / Construction Permit/2022/2023/83, Dated: 20-04-2023.
3. In case of any litigation / dispute pertain to land status / ownership / violation of approved building plan, the PSA&C Section will not be a party and this NOC will be treated as withdrawn / cancelled
4. As per undertakings dated: 14-07-2023 submitted by the builder 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. This NOC is being issued for Advertisement & Marketing purpose only. PSA&C Section is not responsible for violation in approved plan / delay in completion of project.
6. In case of any misrepresentation of facts and violation/deviation of the NOC/Approval will be treated as withdrawn / cancel without any notice.
7. In case of any dispute in ownership or enquiry / litigation, the owner and lessor would be responsible. SBCA will not be liable for it.
8. 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.
9. The Builder shall submit list of booked units and site progress report duly verified by the Licensed Architectural and Deputy Director, concerned District on quarterly basis.
10. Builder 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 builders will not be allowed to collect further payment / installments as per approved schedule of payment.
11. The concerned District (District East) is liable for the compliance of conditions in respect of NOC for Sale and Advertisement positively.

SUMMARY OF PROJECT

TYPE	FLOOR	NOS	COVERED AREA	UNIT PRICE
A	2 nd to 10 th	09	668.26 Sq.ft	Rs. 53,40,000/-
A1	3 rd to 10 th	08	793.52 Sq.ft	Rs. 63,80,000/-
A2	3 rd to 10 th	08	633.89 Sq.ft	Rs. 50,70,000/-
A3	2 nd to 10 th	09	750.24 Sq.ft	Rs. 60,00,000/-
Office	1 st	01	3569.33 Sq.ft	@ Rs. 25,000/- PSF
Showrooms	Ground	04	2992.82 Sq.ft	@ Rs. 25,000/- PSF

The above mentioned prices are not included in documentation/Transfer fee/Corner/West Open/Facing Facing charges.


Assist. Director / Dy. Director
Public Sale Advertisement
& Complaints SBCA

Copy to:-

Director (PSA&C) SBCA.

Deputy Director (District East), SBCA, with the request to provide site progress report on quarterly basis after the Terms & Conditions of NOC for Sale and not to be issued Plinth Verification Certificate with clearance from Public Sale Advertisement & Complaints, SBCA.

Deputy Director (OWC/Town Planning Section) SBCA.

Deputy Director (I.T), SBCA, with request to please insert QR Code & uploaded in web site.

Secretary ABAD.