



Sindh Building Control Authority

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

SBCA/DD (PSA&C) /2512/Adv- 05/2021.
Dated: 16.08.2021

Mr. M. Ahmed Thanvi (CNIC # 42201-2712705-3)
Owner of subject plot & Proprietor/ Partner of
M/s. King's Enterprises (BL-2599)
Office: Kings Presidency, FL-01, Block 3-A,
Gulistan-e-Jauhar, Karachi.

**Basement (ARS) + Ground Floor (Parking)
+ 1st (Flats + Recreation) + 2nd to 5th Floor
(Flats) only
Plot Admeasuring: 2000.00 Sq. Yds.**

DATE OF COMPLETION: 31.12.2024

SUBJECT:- NOC FOR SALE & ADVERTISEMENT OF **FLATS** OF PROJECT NAMEDLY
"KING'S REGENCY TOWER" ON PLOT # SURVEY # 652, DEH GUJRO,
TAPO SONGAL BLOCK 09, FEDERAL B AREA GULBERG TOWN, KARACHI

Reference: Your application Dated: 13.01.2020.

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 Pay Order vide in lieu of Security Deposit in favor of SBCA, bearing Pay Order No. 02533977, Dated: 06.07.2021, amounting to Rs. 4,35,790/-, issued by M/s. Silk Bank (5095), Ali Center Branch, Karachi, against the 50% of 1% Security Deposit.
2. This NOC is being issued on the basis of Final Approval of Building Plan, duly approved by Deputy Director, Gadap Town, SBCA, vide letter # SBCA/DD/GBT/PROP/158/2016/01, dated: 21.01.2020.
3. This NOC is being issued on the basis of Approved Layout Plan, duly approved by Master Plan Department, SBCA, vide letter # URP-59-61/MPD/2016/2017/UD:16/L, dated: 23.01.2017.
4. This NOC is being issued only for Advertisement & Marketing purpose only. The Design Section is not responsible for violation in construction/ delay in completion of project.
5. As per undertakings dated: 16.09.2016 submitted by the builder.
6. The Builder shall follow the Terms & Conditions for allotment of Units as prescribed in Chapter 5-1 of KB&TPR-2002 (Amended up to date) & Section-12 of SBCO-1979 (amended up to date).
7. The Builder shall submit the Printed Brochure within 30 days time.
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 Approved NOC for Sale & Advertisement, Approved Building Plan, information regarding the covered area, number of units should place on the Notice Board.
9. In case of any misrepresentation of facts the NOC/Approval will be treated as withdrawn without any notice.

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10. In case of any violation/deviation of the NOC/Approval will be suspended/ withdrawn.
11. The Builder shall follow the decision of Anomaly Committee and instruction of the Authority.
12. The Builder shall submit list of booked units and site progress report duly verified by the Licensed Architect and Deputy Director concerned on quarterly basis.
13. 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 developer will not be allowed to collect further payments / installment as per approved schedule of payment.

SUMMARY OF PROJECT

Type	Floor	No. of Units	Covered Area	Unit Price in Rs.
A	1 st to 5 th	05	739.77	96,17,000/-
A-1	1 st to 5 th	05	673.31	87,53,000/-
B	1 st to 5 th	20	481.01	62,53,000/-
C	2 nd to 5 th	08	449.00	58,37,000/-
D	1 st to 5 th	20	363.09	47,20,000/-

NOTE: - 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:

- Work Programme is also attached.

Assistant Director
P.S.A & C, SBCA

Copy to: -

- Director General, SBCA
- Director (P.S.A & C), SBCA.
- Director (District Central SBCA, (With the request to look after the Terms & Conditions of NOC for Sale.
- Director (Town Planning Section), SBCA
- Director (I.T Section), SBCA (with request to issue QR Code for the project
- Chairman ABAD
- Deputy Director (Vigilance Section), SBCA
- Deputy Director (Public Relation Office), SBCA.